

**MINUTES OF BRANKSOME PARK, CANFORD CLIFFS & DISTRICT  
RESIDENTS' ASSOCIATION EXECUTIVE MEETING HELD ON WEDNESDAY 10 DEC 2014  
AT 7.30PM IN ST. ALDHELM'S CHURCH**

<b>PRESENT:</b>	Terry Stewart (TS)	President
	John Sprackling (JS)	Chairman
	Wayne Hancock (WH)	Vice-Chairman
	Mike Parkin (MP)	Mike Parkin
	Carol Parkin (CP)	Hon Secretary
	John Gunton (JG)	Magazine Editor
	Cllr Mrs May Haines (MH)	Ward Councillor
	Cllr Peter Pawlowski	ditto

Approx 25 Members/Wardens

**1. APOLOGIES AND ACCURACY OF MINUTE** **ACTION**

JS welcomed those present, particularly, those attending for the first time and Cllrs Mrs May Haines & Peter Pawlowski and Mohan Iyengar, who is standing as prospective Conservative Councillor for Canford Cliffs Ward to replace Cllr Neil Sorton.

**Apologies:** Apologies received from Cllr Neil Sorton & William Mutlow

**JS**

**Accuracy:** JS said would sign the Minutes as a true and accurate record of the meeting held on 12 NOVEMBER 2014.

**2. MATTERS ARISING**

**Poole Pottery/Old Orchard/Quay Thistle Hotel sites update:** JS reported.. **JS**

1. Quayside (former Dolphin Quays) development – No new developments
2. Former Poole Pottery & Swan Inn site – ditto
3. Quay Thistle Hotel site – ditto
4. Old Orchard House – ditto
5. Land at West Quay Road – ditto

**Planning Enforcement, TPOs/Tree replacements – update:**

Victoria Education Centre (Landscaping to the new entrance) – No new developments **JS**

Martello Corner, Martello Road (also known as 83 Canford Cliffs Road) - (Change of use of residential garage to dentists surgery) -.The Planning Enforcement Team have been asked by the Planning Committee Chairman to take immediate action to issue an Enforcement Order.

16 Western Avenue (Erection of Single Storey Garden Room) – It was reported in the Daily Echo dated 09 December 2014 that this is 360-degree football training arena designed to help players sharpen their skills. The circular arena features a 4G surface and has LED reactive lighting set within the wall, which provides players with targets at various different heights.

This has been reported to the Planning Enforcement Team for action.

**Community Working Group (CWG):** TS attended the meeting held on 20 November 2014 but said that he had nothing of particular interest to report, The Minutes of the meeting will be circulated with the Minutes of this meeting. **TS**

**Council Budget Monitoring report: (2014/15):** In the absence of WH, JS reported on the Council's Medium Term Financial Plan presented at last night's Cabinet meeting, which, currently, shows a Net Funding Gap of £1m (an increase of £½m over the previous predicted figure) for 2015/16 and £6.1m & £8.9m for each of the following two years **ACTION WM**

As reported at the last meeting, the plan is for a 0% Council Tax increase for the next financial year, followed by a 2% increase for the next two years.

**Public Rights of Way**

Westminster Road end of Dalkeith Road – No new developments. **RD**

Buccleuch Road to Lakeside Road – ditto

Bessborough Road – ditto

**Pinecliff Gardens (Sunken garden):** No new developments. **WH**

**Community Engagement:** A meeting with the Leader of the Council, Cllr Elaine Atkinson, and the Acting Chief Exec to be attended by Terry Stewart & Ken Bearcroft has been arranged for 18 December 2014 **JS/TS**

**Navitus Bay Offshore Wind Farm:** Roy Pointer reported that NBDL had, at the eleventh hour, submitted a Mitigation Option at the invitation of the Planners and had come up with a turbine area roughly half the area size of the original. This was brought up at the start of the latest series of six hearings which were attended by Poole & Christchurch Bays Association (PCBA) amongst others. **RP**

PCBA, along with Bournemouth Council representatives thought that this was totally inappropriate. In PCBA'S view, this was such a major change without any public consultation and represented a totally new application. The Inspectorate will decide by January 14th whether they will allow consideration of this option within the current process. Representations can be made by Interested Parties to the Inspectorate by January 7th.

Officers from Poole Council were present at one of the hearings seeking to get a protection that, in any Consent, the Developer would pay for any beach sand clearance caused by the construction of the windfarm. NBDL contended that this would be impossible to establish.

JG asked about the precise location of the wind farm since the new proposals were to halve its size. RP answered that the location will stay the same but just be reduced in size to occupy the half of the site furthest from the shore; it would still be visible and noisy.

Mohan Iyengar was worried that asking them to make a new application might appear as if PCBA were just trying to frustrate the issue on procedural grounds. RP responded that the scale of the change justified this approach which was supported by Bournemouth Council amongst others..

**Road Safety concerns: Burton Road & Canford Cliffs Road** - No new developments **JS**

**Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan SPD)** - The 'Sustaining Poole's Seafront' SPG is still under development. **TS**

In the meantime, the Council is, currently, looking at sites at Branksome Chine, Canford Cliffs and Hamworthy Park, which could potentially provide up to 150 new additional huts by adding to existing sites and/or developing new huts where no viable alternative uses are being considered.

Officers are exploring feasibility and will bring forward proposals for consideration early in 2015, with a view to construction of new huts during the winter/spring of 2016 (subject to approvals).

The Council is also inviting proposals to improve and develop leisure

opportunities and attractions at Sandbanks Recreation Ground. The Council keen to hear from operators wanting to develop watersports and outdoor activities.

**ACTION**

**Chairman's note:** At the request of the Member Working Group, Sandbanks is being looked at afresh, a Public Engagement exercise is to be held on Wednesday 11 February 2015 from 5pm to 7.30pm.

Attendees will be asked to consider potential options and alternative ideas for the Sandbanks area.

**Gypsy and Travellers' Sites** – At the previous night's Cabinet meeting, it was agreed that

**No further action**

1. Existing policies on managing unauthorised encampments, including expedited legal action at priority open spaces and the provision of temporary toilets and skips be continued.
2. £40,000 from the unspent allocated capital budget for ECPS to be retained in order to ensure that the existing security measures on open spaces can be replaced, if breached.
3. The £155,000 unspent allocated capital budget be returned to central funds in order to resource other priorities.

**'Party houses'** – Jen Cameron reported that District Judge, Stephen Nicholls, has upheld a noise abatement notice issued by the Council to lettings agent, Michelle King, after an appeal was heard at Bournemouth Magistrates' Court. Jen sees this is a significant landmark.

**JC**

The lettings agent had maintained that a Noise Abatement should be issued to the lessees of the properties, rather than the lettings agent. Poole Council's environmental team have been extremely supportive and Jen thanked them. Jen also thanked Cllr. MH for her help and support.

The notice was issued following ongoing complaints about noise from a property on Elmstead Road in Canford Cliffs, Poole, when it was let out by her Deluxe Holiday Homes business.

The Party House Action Group have decided that no purpose would be served by holding a meeting with the Planning & Regeneration Unit as, by highlighting the similarities regarding the issues surrounding both "Pop Up" restaurants and party houses, it has now left the door wide open for applications for a series of "Ponsonby Road" type situations to be lodged, assuming enough parking is available.

There then followed lengthy discussion on any method of making Poole Council accountable for any actions in their handling of these issues.

**Canford Cliffs and Penn Hill Conservation Areas Boundary Review** – The recommendations agreed at the Economy Overview and Scrutiny Committee meeting on 6 November 2014 were confirmed at the Full Council meeting on 18 November 2014.

**No further action**

**Chairman's note:** Public Notice appeared in the Daily Echo dated 15 December 2014 announcing the following proposals...

- The rationalisation of the Article 4 Directions in the Ashington Conservation Area
- Minor revision to the boundary of the Brunstead Road Conservation Area
- Revision to the boundaries of the Canford Cliffs & Penn Hill Conservation Areas, resulting in the creation of a new Canford Cliffs Village Conservation Area and Branksome Park and Chine Gardens Conservation Area.
- Extension of the Article 4 Directions to all properties within the resulting Canford Cliffs & Penn Hill Conservation Areas, with the exception of the Haven Road character area.
- The de-designation of the Canford Cliffs, Compton Acres and Harbour Heights

Conservation Areas, and the de-designation of parts of the Beach Road and Evening Hill Conservation Areas. **ACTION**

**Succession planning:** No new developments. **JS**

**Pine Drive** – No new developments. **MH**

**Uniting the Conurbation (Bournemouth, Poole and Christchurch)** – The proposed date for the Supporters' Meeting with a guest speaker (again at Wessex Hotel, Bournemouth) is 23 February 2015. **JS**

**Withdrawal of various bus services** – JS said that he had briefly spoken to Andrew Flockhart about this, following the Poole Harbour Commissioners' Annual Open Evening last month, and he seemed to think that this proposed saving initiative was unlikely to be acceptable by "the politicians" **JS**

JS said that he had asked for this to be an Agenda item at the Canford Cliffs & Penn Hill Area Committee meeting planned for that evening, which had been cancelled.

A Transportation Services officer had responded to his request "*I'm afraid any update report would not really say much more than you have already said in your email, i.e. We are carrying out a consultation at the moment and the responses to the consultation will be considered by Transportation Advisory Group at its meeting on 5 Mar 2015 and its recommendation referred to the Cabinet meeting on 24 Mar 2015.*"

*No changes will be implemented before May 2015. There has been a big response to the consultation, which doesn't close until 5 December. We'll be analysing the results and preparing options during December and January."*

### 3 NEW HOUSING DEVELOPMENT -

KA reported

**KA**

**Martello Corner, Martello Road (also known as 83 Canford Cliffs Road)** (*Change of use of residential garage to dentists surgery*) - Application refused by Planning Committee on 04 December 2014

**29 The Avenue** (*Sever plot and erect a 2 storey dwelling in location of existing sunken garden/swimming pool*) - Application refused on 03 December 2014.

#### Other current planning issues

**2a Burton Road** (*Regularisation of existing use and separation of land forming separate dwelling (Non annexe)*) - Application registered 24 November 2014 – Part of the Burton Manor 'Party house'.

**16 Western Avenue** (*Erect Single Storey Garden Room (Partly Retrospective)*) Letter of objection lodged on behalf of the Association on 12 December 2014.

**4 Burton Road** (*Demolition of existing dwelling and erection of a replacement dwelling to be accessed via existing gates. Formation of a new access to serve the existing property at No. 4 Burton Road*) Application refused 09 December 2014.

**144 Canford Cliffs Road** (*Demolition of existing house and construction of a pair of detached houses with integral garages and construction of new access (Revised Scheme)*) - Application refused by Planning Committee on 04 December 2014

**Norfolk Lodge Hotel, 1 Flaghead Road** (The demolition of existing buildings and the construction of 18 apartments with basement car parking, landscaping, access and associated services.) - Application registered on 26 September

2014. CCLS is taking professional advice with a view to formulating objections..

**ACTION**

**Compton Acres, Canford Cliffs Road** (*Erection of building comprising 20 Apartments with basement parking; re-arrangement for the existing Compton Acres parking area, and demolition of the existing office building set within the current car park*) – This site has been acquired by Ortus Homes a subsidiary of McCarthy & Stone.

5. **ACCOUNTS TO DATE** – JS reported that the total Association funds as at 30<sup>th</sup> November 2014 amounted to £32,200.68.

**JS**

## 6 ANY OTHER BUSINESS

Packe Family Mausoleum – JS said that he had received a note from Poole's Conservation officer to say that there was a shortfall of funding for Property Services to restore the doors to this building which has been set at about £10,000 and he had been asked if the Association would have any ideas on how funds could potentially be raised to conserve this special site on Pinewood Drive at the entrance to the Branksome Dene Chine drive.

**All**

JS said that he would include more information about this in the Minutes (see below) and that this would be discussed at the next meeting.

The doors of the Grade II Listed Packe Family Mausoleum have been damaged by frost and weathering over the past years, and since it was restored under John Bigg's supervision. As a result BoP Property Service (who manage the site) have unfortunately, had to close the building to public open days.

Over the past summer we visited the site with a conservation mason who inspected the doors and their hinges and said that the damage to the stonework holding the hinges is more extensive than we thought and will need some careful and timely repairs. The doors will need to be removed and cleaned and their beautiful hinges will need to be cleaned and re-coated. We also need to introduce some ventilation into the structure as the internal walls are powdering up from a lack of air movement and will likely need an architectural conservator to examine the interior and to recommend remedial steps to stabilise the wall surfaces.

The Mausoleum is a special building of high quality craftsmanship and a memorial to the early, designers and founders of the park and the resting place of Charles Packe and his wife. It dates from 1869 and is highly valued within the BoP's Heritage Asset Collection but is not a high enough grade to be eligible for English Heritage funding.

**Date of next Meeting:** The next meeting will be on Wednesday 14<sup>th</sup> January 2015 at Committee Room (formerly Lounge), Rear of Branksome St Aldhelms Parish Centre (Access via Lindsay Road)

**All**

The meeting closed at 8.16pm.

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