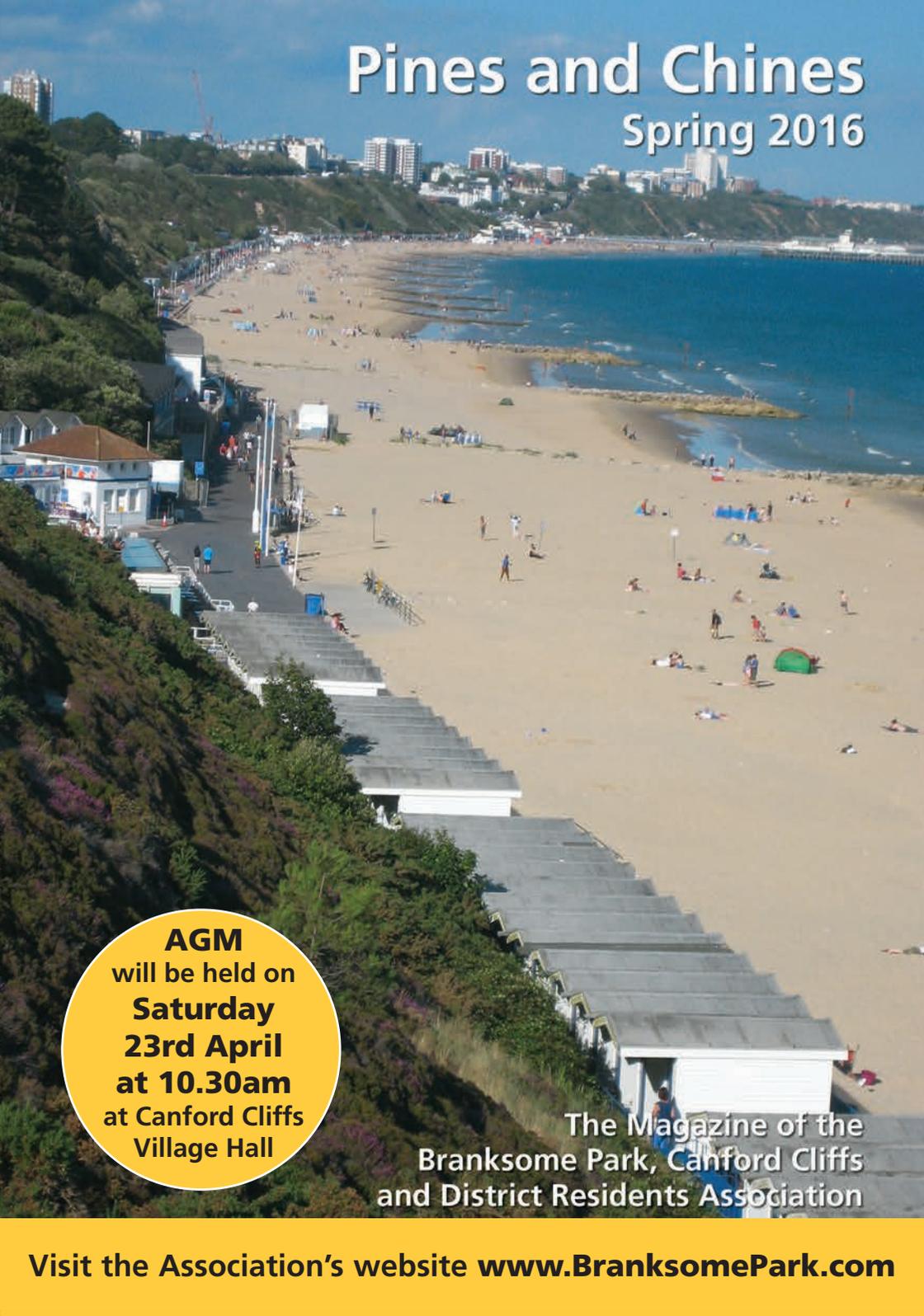


Pines and Chines

Spring 2016

An aerial photograph of Canford Cliffs beach. The beach is wide and sandy, with many people scattered across it. To the left, a paved promenade runs along the cliff edge, featuring a long set of concrete steps leading down to the beach. The cliffside is covered in green vegetation and purple flowers. In the background, a residential area with several apartment blocks is visible on the cliff top under a clear blue sky.

AGM
will be held on
Saturday
23rd April
at 10.30am
at Canford Cliffs
Village Hall

The Magazine of the
Branksome Park, Canford Cliffs
and District Residents Association

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EDITORIAL

Well, winter has almost gone and it’s been another year when my wish for a decent snowfall has not been fulfilled. Not only does snow tend to make everywhere look so clean but it also seems to make all of us more sociable. I can remember having lots of chats with strangers about how the trains weren’t running or the buses were late. Yes I know it melts but that’s a small price to pay.

In our area, development seems to be happening all over the place and it is quite right that your Association tries very hard to monitor and comment on what is happening. At times an issue arises which ignites opinion and one such issue has been a proposed development in Western Avenue. It led to lively meetings of the Association and perhaps, at times, sentiments could have been expressed in a more suitable manner. I will say no more other than residents need to remember that this organisation is completely voluntary with people giving generously of their time.

Charging for parking on roads close to the beaches has now been proposed by the Council and this has raised questions and concerns from residents. More about this in the Chairman’s Report. Ultimately the success of the Association depends on you and it would be really appreciated if you could make it to the AGM on Saturday 23rd April. Wine and soft drinks are provided with some nibbles.

Enjoy the summer!

John Gunton

EXECUTIVE COMMITTEE

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Notice of AGM

The Annual General Meeting of the Association will be held on
Saturday 23rd April 2016 at Canford Cliffs Village Hall at 10.30am.

The Guest speaker - to be advised

An invitation has been extended to our MP, Robert Syms.

Please make every effort to attend

Refreshments will be available at the close of the meeting.

THE AIM AND OBJECT OF THE ASSOCIATION

The aim of the Association is to protect the interests of residents, and to investigate on their behalf any aspects which could be detrimental to private properties or public services. The Association endeavours at all times to maintain good relationships with the Poole Borough Council and to bring to their notice all matters which adversely affect the amenities of the whole of the District.

It also submits recommendations to the Council concerning any plans, developments or financial matters which would improve the Environment, Community, Safety, Amenity and Cost Effectiveness of the area and the residents' quality of life.

The Association is a member of the National Organisation of Residents' Associations and the Campaign to Protect Rural England.

The minimum Annual Subscription is £3.00 per member (or £5.00 per couple). In many cases contributions exceed this figure. There is a special bulk subscription rate of £2 per flat for blocks of flats.

CHAIRMAN'S REPORT

Welcome to the Spring edition of the Association's magazine. This will be my last as Chairman. I took over this role at the AGM on May 2003 and I have, for the most part, enjoyed serving the community over the last 13 years in this capacity.

Keith Alcroft, the Association's Planning Officer, will be standing down at the same time. I thank Keith for all his work on behalf of the Association over the past 10 years or so.

I express my personal thanks to all the Associations Executive Committee members and Road Wardens for all their work on its behalf and to members for their valuable support.

May I take this opportunity to appeal for volunteers to put their names forward for Chairman and Planning Officer at the Association's AGM on 23rd April or discuss with our President, Terry Stewart (01202 701637).

I have also been grateful to our Canford Cliffs Ward Councillors, who attend the Association's monthly meetings.

I am sure that most members will be aware, by now, of the death of former Cllr Neil Sorton, who died on 6th December 2015. Neil, faithfully, attended most of the Association's meetings from the time he was appointed Councillor for Canford Cliffs Ward in 1999 and is greatly missed.

The Association continues to take an active interest in a wide variety of issues. In the past six months these have included...

1. Community Working Group (CWG) - The CWG was formed in 2009 and meets quarterly. Its objective is to improve the engagement and communication between the Planning and Regeneration Service and the community of Poole. The Association's current representative is Wayne Hancock.

The AGM is being held on Tuesday 19th April at 5.30pm in the Cattistock Room. This is open to ALL residents and I would encourage you to attend and raise any questions on planning matters.

The Minutes of the Group are published on the Borough of Poole website www.boroughofpoole.com/planning-and-buildings/planning-information/planning-working-group-meetings/

2. Community Engagement - The council is now considering various ways of replacing Area Committee meetings to ensure it maintain communications flow.

The Council held a 'pilot' Community Themed meeting at the Civic Centre in December last year which was attended a group of residents' representatives drawn from across the Borough.

Agenda items included the following presentation by Cllrs Mrs Walton and Mrs Haines

- Combined Authority Business Case for new Unitary Authority
- Current position on Council budget for 2016/17
- Proposal for change to waste collection

The intention of the Council is that there will be more of these meetings, as and when it is felt that there is information which needs to be made available, but these will not be scheduled, as were Area Committee meetings.

The Council operates an email Newsletter service - the Newsletters are circulated to all those who have subscribed. All members are encouraged to sign up, through the Borough of Poole website, to receive these, if they have not already done so.

3. Planning Enforcement, Tree Preservation Orders/Tree replacements - The Association is currently monitoring the illegal use of Ormonde Nursing Home, 12 Pinewood Road as this is being used as an illegal 'House in Multiple Occupation'.

The appeal in relation to the retrospective application to use the residential garage at **Martello Corner, Martello Road (also known as 83 Canford Cliffs Road)** as a dental surgery was

allowed and planning permission granted by the Planning Inspector on 18th February 2016.

4. Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan SPD) - This was adopted by the Council on 15 December 2015 and can be viewed via www.poole.gov.uk/planning-and-buildings/planning/ldp/spds/sustaining-pooles-seafront/

The Seafront Plan contains a number of proposals that have not gone out for Public Consultation, such as building a 2 storey car park on Sandbanks car park and developing the Canford Cliffs Library site.

Elite Skills Arena (Directors: Eddie & Mrs Brenda Mitchell) lodged a revised Planning Application for "*Alterations and first floor additions to pavilion to form 48 beach huts, construction of beach arena, children's play areas, outside classroom and education area, 3G multi use surface and erection of single storey detached ticket office*" at **Sandbanks Pavilion, Sandbanks Promenade** which was validated on 17 February 2016 and likely to prove controversial.

5. Council's proposed scheme to extend on-street parking to roads in areas close to the beach in Branksome Park, Canford Cliffs & Sandbanks - At its meeting on 10th February 2016, the Association discussed this scheme, at length, and those present were overwhelmingly opposed to these proposals. The Association believes that the Council's plans are a bad idea for the following reasons:-

- Immediate impact on those residents who live in the roads identified for Parking meters and, potentially, those living in nearby roads
- Visitors to Poole and its beaches
- The local economy

A well attended Public meeting was held at All Saints Church on 12th March 2016 and the Consultation ended on 6th April 2016.

Another of the Association's concerns the proposed sell-off of part of the Beach Road car park. We believe that the signage for the Beach Road, Western Road and Branksome Dene car parks should be substantially strengthened before any decision is made.

6. 'Party Houses' - I was informed that there is an on-going problem with a residence in the Canford Cliffs Area. As disturbances are usually at the weekend, affected residents should use the Council's Emergency hotline number (0800 506050).

7. Uniting the Conurbation - All nine of Dorset Councils are carrying out an exercise at the moment to look at the costs that would be involved in merging Councils in order to save money. The possible alternatives being looked at are:

- (a) An 'Urban' Unitary Authority comprising Poole, Bournemouth and Christchurch Councils. (*East Dorset District Council voted not to participate, but the new Leader is reviewing its policy*) and a 'Rural' Unitary Authority.
- (b) One Council to replace all the Councils within Dorset. The Leader of Dorset County Council is advocating this.

Poole Council is currently looking into the terms of the Business case - Council Tax equalisation, working together with Bournemouth etc.

The Council has approved the establishment and joint recruitment with Bournemouth Borough Council of a joint Director post which carries the responsibility for corporate support services in both Councils.

8. **Compton Acres** - Compton Acres has a Grade II listing from English Heritage and has legal protection from the Council to prevent any new owner changing its use, and to ensure it remains open to the public.

The construction of the twenty retirement apartments with basement parking continues apace but it seems that there is, no longer, any provision for off-road coach parking.

9. **Sunken Gardens at Pinecliff Gardens** - See Wayne Hancock's separate report elsewhere in magazine.

10. **Friends of Canford Cliffs Library** - The Friends meet for a coffee morning from 10.00am to 12.00 noon every Monday and a varied programme of other activities is provided during week

Activities are also organised in the **Canford Cliffs Village Hall, Ravine Road** but these are larger events such as Bridge, Keep Fit etc.

11. **Canford Cliffs Pocket Park** - The Canford Cliffs Land Society continue to improve this parcel of land between Haven Road and Bessborough Road.

12. **Public Rights of Way - *Bucleuch Road to Lakeside Road*** - No new developments

13. **Quayside (former Dolphin Quays) development, former Poole Pottery & Swan Inn, Old Orchard House, Quay Thistle Hotel & former Poole Pottery factory buildings in Sopers Lane** - The Association continues to take a close interest in these properties (*two of which are on Borough-owned land*), which were formerly owned by Orb Estates or its subsidiaries.

The Dolphin Quays lease was assigned to BAP Loanco Limited on 30 September 2015. There seems to be no sign that this site is being tidied up in time for the EU Maritime Festival in May next year. The Council has established a reserve of £225,000 to support this three day event.

There is no news in the public domain about the re-development of the Quay Thistle Hotel site.

14. **Council's Budget 2016/17** - The Council has approved a 3.99% rise in Council Tax, of which 2% is the specific "Social Care precept".

On top of a £20m per annum cut of Government Grant over the last 5 years, the Government will now be implementing further reductions which will grow to an additional £16m per annum by 2020. These reductions will mean that the Council will not only have lost all its annual cash grant from the Government but in addition will be required to pay a further £1.4m contribution from the 25p in the pound of business rates that it is currently allowed to retain. One way of trying to understand the magnitude of the financial challenge is to put these further cuts of £16m per annum in the context of the amount the Council is spending on providing today's local services. As an example only, the Council spending on seven key services is as follows:

- £1.9m Maintaining Parks
- £1.8m Children's Centres
- £1.8m Libraries

- £0.7m Street lights
- £0.6m Filling potholes
- £0.4m Museums
- £0.3m Leisure Centres

This equates to a total of £7.5m, not even half the reduction of Government funding, highlighting the difficult choices the Council faces.

15. Community Speed Watch - John Gunton is the Branksome Park Community Speed Watch co-ordinator. He is always pleased to hear from anyone who might wish to volunteer. As I said in the last magazine, it is important we do something other than just saying the authorities are responsible, when, clearly, the resources are not available.

16. Vision for Poole Group - Terry Stewart & I are members of this group.

The Poole Quays Neighbourhood Planning Document has been submitted, subject to agreement on traffic flow, but no date has yet been set for its consideration by the Cabinet. This will then go to the Planning Inspector, then a referendum of all residents in the area, hoping for final approval in July 2016.

The controversial 'Outline' application for **27 - 31 West Quay Road** (*Demolition of the existing premises and the erection of a part 8, part 5 storey mixed use building comprising of a commercial unit, 57 residential apartments (C3 use) and retail/commercial units, with associated access and underground parking*) was granted by the Planning Committee on 14 January 2016, with one abstention.

Another controversial application for **Salterns Marina/Hotel** (*Demolition of the existing buildings and the erection of 2 multi-storey mixed use developments containing 73 residential units, a 60 bedroom hotel as well as restaurants, offices and marina service facilities*) was validated on 6th July 2015 and is still a 'current application'.

17. Adoption of Planning policy documents

- **Draft Core Strategy & Revisions** - Work is ongoing on the draft Core Strategy evidence base, which is looking at wide range of information such as urban capacity, habitat regulations assessments, employment land review.

In terms of timescales, Council will be asked to agree an updated timetable for the review at the Full Council Meeting on 30th March 2016. The updated timetable proposes further consultations on key sites and development management policies in Summer 2016, publication of the draft plan in Spring 2017, submission for examination in Summer 2017 and then we are into examination late 2017 with a view to adopting by early 2018.

The Council is now proposing to bring forward a single Poole Local Plan thereby bringing together the existing Core Strategy, Infrastructure and Site Specific Allocations and Development Management Policies plans into a single, updated document.

- **CIL, and draft version of the charging schedule** - The Council is still working on the viability work with the consultants tasked with undertaking further analysis on some of the inputs. As a result there is not yet a firmed up timetable for publication of the draft CIL charging schedule but would not anticipate this to be taken forward until later in the summer at the earliest.

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- **Eastern Dorset 2015 Strategic Housing Market Assessment** - This can be accessed via www.poole.gov.uk/planning-and-buildings/planning/ldp/evidence-base/. A member writes, *“I believe that the ONS population growth is too high, but depends strongly on net inward migration. Housing need based on population growth, a return to trend on household sizes and projected employment growth also too high. Some one should look at worst case scenarios not the optimistic ones. Also a major problem is the wrong types of housing being built in the wrong places attracting too many retirees and not catering for local affordability).”*

18. **Southern Poole Chairmens’ Liaison Group** - We continue to meet on a bi-monthly basis so that we can present a united front on matters of common concern to all the Associations in our immediate area.

19. **Parkstone, Penn Hill & Canford Cliffs Neighbourhood Policing Team** - For more details visit www.dorset.police.uk/Default.aspx?page=829

Residents can also meet a member of Neighbourhood Watch and a local Police officer at the Canford Cliffs Library on the first Friday of every month between 10.30am and 12noon.

- Speak to them about any issues or concerns about local safety.
- Ask for advice on home security.

There is a small stock of alarms, safety & security items for sale. Neighbourhood Watch window stickers and signs are available free.

20. **Travellers** - Poole continues to be impacted by unauthorised encampments by Travellers and the Council has, finally, agreed to limit the access into Baiter Car Park. Up-to-date information about current unauthorised encampments is always available via www.selfservice.boroughofpoole.com/popup.aspx/RenderForm/?F.Name=TvboXnB7vhD

21. **Vision for Talbot Village** - The Supplementary Planning Document for this area was adopted at the Full Council meeting held on 15th December 2015. All adopted SPDs, along with their Consultation and Adoption Statements can be accessed at: www.poole.gov.uk/planning-and-buildings/planning/ldp/spds/

22. **Poole Borough Council** - Committee Dates

Please see the Borough of Poole website at www.boroughofpoole.com for Agenda and supporting papers.

Would any member with an email who wishes to receive the minutes of our monthly open meetings, and currently does not, please contact carolaparkin@tiscali.co.uk.

John Sprackling
Chairman

Treasurer's Report

We made a small deficit this year of £401, considerably less than in previous years. This is because there have been no significant exceptional items of expenditure.

Our total funds at £31,361 place us in a sound financial position.

Our net membership is 2729, an increase of 76 from last year.

We have 267 blocks of flats in our patch, of which 91 blocks have signed up to our bulk subscription scheme at the knock down price of £2 per flat per annum. There appears to be an ever-increasing threat to the unique character of our area, from wind farm to parking restrictions, to sea front overdevelopment. Whilst we are in a strong financial position, in order to be able fight what we may believe to be detrimental changes to our area, we need money. There is much scope in recruiting the 176 blocks of flats who are not members.

And once again my hobby-horse. Of our 843 member subscriptions received, only 233 are paid by standing order to our Barclays account. 210 subscriptions are still paid to our old Santander (previously Alliance and Leicester, previously Gyro) account. Many of these are at old subscription rates as low as £1 p.a. **You know who you are!** Please complete a new standing order form from the middle of the magazine and send it to me to update the amount and bank account. Thank you.

Paul Fearnley

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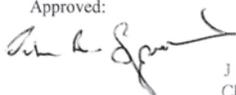
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BRANKSOME PARK, CANFORD CLIFFS & DISTRICT RESIDENTS ASSOCIATION**Income and Expenditure Account for the Year Ended 31 December 2015**

	<u>£</u>	<u>2015</u>	<u>£</u>	<u>2014</u>	<u>£</u>
Income					
Subscriptions received during the year			6,118		6,138
Donations			-		7
Deposit Interest:			13		15
			<u>6,131</u>		<u>6,160</u>
Expenditure					
Magazine and circular expenses	4,946			5,139	
Less Advertising revenue	2,300			3,425	
			<u>2,646</u>		<u>1,714</u>
Committee and secretarial expenses	1,058			1,296	
Committee and Association meetings	530			683	
Annual General Meeting	290			353	
CPRE	36			36	
Town Planning Consultants	-			2,400	
Insurance	197			197	
Sundries	200			323	
			<u>2,311</u>		<u>5,288</u>
Donations and subscriptions					
NORA	25			25	
Canford Cliffs Christmas lights	750			750	
Speed Watch	300			-	
Poole Park Heritage Group	500		1,575	-	775
			<u>6,532</u>		<u>7,777</u>
Excess of expenditure over income			<u>(401)</u>		<u>(1,617)</u>
<u>Balance Sheet At 31 December 2015</u>					
Accumulated fund					
At 1 January 2015			31,762		33,379
Excess of expenditure over income			<u>(401)</u>		<u>(1,617)</u>
At 31 December 2015			<u>31,361</u>		<u>31,762</u>
Represented by cash at bank:					
Barclays Saver Account			25,856		26,842
Barclays Current Account			795		1,181
Santander Business Account			4,710		3,739
			<u>31,361</u>		<u>31,762</u>

Approved:


J Sprackling
ChairmanP Fearnley
Honorary Treasurer


Date 29 Feb

2016



COMPTON ACRES



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- Stylish kitchenware
- Luxury beauty products
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Planning Report

Contentious planning applications against which the Association has raised objections are set out below.

Burnage Court, 6 Martello Park (*Outline planning application for the demolition of the existing flatted building and the erection of a new apartment building containing 13 flats in total with associated access, cycle and bin stores (Amended plans received 05/02/16)*) - Letters of objection lodged on behalf of the Association on 25th October 2015 and 25th February 2016.

20 Bury Road (*Demolition of existing detached chalet bungalow, garage extension and brick outbuilding. Erection of a new replacement detached six-bed residential house with integral garage, front drive and new secure access from Bury Road.*) - Letter of objection lodged on behalf of the Association on 7th February 2016.

23 Bingham Avenue (*Sever land, demolish existing garage and erect 1 No 3 bed detached house with parking. Create new parking spaces for existing house*) - Application allowed on appeal on 6th October 2015.

66, 68 & 68A Lilliput Road (*Outline planning application for the demolition of the existing properties and the erection of two separate apartment buildings containing 20 flats in total with associated access, cycle and bin stores*) - Appeal against refusal lodged on 22nd December 2015. Amended application (*Same description*) validated on 18th January 2016.

Ormonde Nursing Home, 12 Pinewood Road (*Application for alterations, extensions and conversion of the building to six flats with associated parking and landscaping*) - Application granted, subject to CIL contribution, on 15th January 2016. Amended application (*Alterations, extensions and conversion of the building to six flats and a semi-detached house with associated parking and landscaping*) validated on 4th February 2016.

27 Forest Road (*Demolish existing house and erect 5 houses with associated parking*) - Application granted, subject to CIL contribution, on 1st September 2015.

2 Dalkeith Road (*Sever land and construct a detached house with integral garage*) - Application refused on 14th October 2015.

12A Western Avenue (*Erection of new single storey flat roofed bungalow*) - Application registered 20th April 2015. Letter of objection lodged on behalf of the Association on 13th September 2015 and local concerns regarding abolition of minimum sized plots in Branksome Park. Appeal lodged on 10th November 2015 - currently awaiting date of site visit.

Keith Alcroft
Planning Officer

Membership Report

Wish to join the Resident's Association?

Our group is an ever expanding organisation with around 3,000 members. However, there's another 3,000 of you in our Association's area that we would love to join us.

Help us improve management of Canford Cliffs and Branksome Parks development by having an influence on the Poole Council by being members of our Association. Also, find out the latest on what the Council's up to before it's too late to influence their decisions.

You'll also find out more of a whole string of activities that are happening in your neighbourhood that you may want a say on including:-

- An outlet to represent concerns to the Council on planning submissions in their area;
- Potential of help from the RA to develop or support/fund areas of planning that might benefit concerned members;
- Working on trying to get discounts from retailers by giving them access to our membership through the RA magazine;
- Shared information on planning and local concerns in the monthly minutes circulation available to all members;
- Retention of the local bus service;
- Concerns about speeding on local roads;
- Influence on Poole Quayside development;
- Influence on the Group managing the Vision for Poole, Pinecliff (Sunken) Gardens maintenance;
- Responding to car parking issues;
- Representation on unauthorised tree work/felling;
- Representing residents' views on plans to 'improve' seafront
- And many more.

If you want to join please fill in the form enclosed in this magazine or please feel free to contact the Membership Secretary, Mike Parkin on **parkinmt@yahoo.com** or on his home phone **01202 706591** or mobile **07952 555206**.

Many thanks to those who already support us.

The Association's Website is
www.BranksomePark.com

Mike Parkin
Membership Secretary

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- » The world renowned Beaches with myriad Blue Quality Flags?
- » The distinctive, environmentally protected Chines?
- » The verdant treed landscape with views out over Europe's largest Bay?
- » The Conservation Areas with special protection for individuality?
- » The friendly, be-flowered Village and multi-activity Village Hall?
- » The residents' personally maintained sunken Gardens on the Cliff?
- » The active, highly successful Residents' Association and Neighbourhood Watch?

Are **YOU** worried about the threats to this unique character?

- » The Council's plans to over-develop the Seafront and Beaches?
- » The impact of Party Houses and Traveller Invasions?
- » The Council's plans to install parking meters outside your house?
- » The possibility of minimum $\frac{3}{4}$ acre plots being split in two?
- » Architecturally ugly blocks of flats being built in residential streets?
- » Convenient, wandering footpaths being built over?
- » Vandalised and burglarised personal Beach Huts for Grandchildren?

These **THREATS** and many more have been successfully taken up by **YOUR** Residents' Association and your family's interests and property protected.

John Sprackling will be retiring at the Residents' AGM on April 23 after 13 marvellous year's service to **YOUR** Community. We need to find a successor to continue his care on behalf of your neighbours and you. Do you know of anyone who loves this area and wants to protect our unique character - **PLEASE** give thought to anyone who has perhaps retired recently and cares about our environment. They will be supported by the active Committee, and Roger Allen has agreed to be Vice Chairman to help.

At the same time we need a new Planning Officer to take over from the helpful Keith Alcroft, to monitor planning applications in our Area and discuss the designs with your neighbours. She - or he - does not need to be an expert, but be concerned to protect the character of our area.

If you can suggest *anyone* please contact me on **01202 701637** or email me on **ts@terencestewart.plus.com**. Very many thanks for your thoughtful support.

Terry Stewart
Association President

Pinecliff Gardens

I am very pleased to be able to let regular readers know (who will remember that in the winter edition I referred to another visit to the Sunken Gardens by a Royal Horticultural Society judge) that we did, indeed, receive a certificate in the category “Level: 4 Thriving”. Last year we received 77 points. This time we achieved 82 points. We are now striving for 86 points for a “Level: 5 Outstanding”. Our main concern is the mosaics which are now showing their age. We have been in contact with the Borough of Poole and the Arts Department of Bournemouth University to see if an improvement (or even a renewal) can be achieved.

We shall be resuming our Tuesday morning activities towards the end of March, and anyone who would like to join us will be made most welcome (please see contact telephone number below). In the meantime, we owe our thanks to those members of the team who have given their valuable time on any reasonably clement day during the winter - and, possibly, knowing those involved, during inclement days! The compliments received during winter months are especially gratifying.

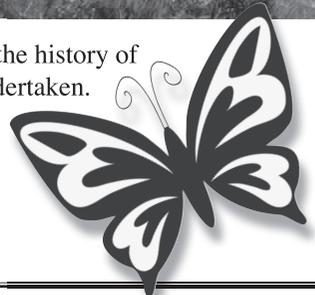
During spring we will again be removing some phormiums and also Japanese anemones, as they have become somewhat rampant. Please let me know (*email address below*) if you have any use for those plants we are discarding.

In the meantime, I hope you will visit the gardens, relax on one of the commemorative benches, and enjoy the surroundings. Every year we are visited by many types of butterflies and it is just a pity we are unable to reproduce their beautiful colours in the magazine. On most sunny days you will be privileged to see sand lizards soaking up the warmth from the rockery.



The association has produced a booklet giving a bit of the history of the Sunken Gardens and the restoration work being undertaken. If you would like a PDF copy, please do contact me by email.

Wayne Hancock
Tel. 01202 765993 • Email: hancock.wj@gmail.com



Navitus Bay - Gone with the Wind - But Not Forgotten!

The Government's decision to throw out the Navitus Bay application on 11th September 2015 was not challenged at Judicial Review and therefore we can be sure the threat has gone away for good. Planning Inspectorate's Chief Executive, Simon Ridley said in his decision statement that:

“Alongside national policy and evidence for the need for the project, the views and comments from communities, particularly those near the South West coast of England who might be affected by this proposal, greatly assisted the Examining Authority in considering the overall impact of the project.”

This is a credit to all members and other residents who made their strongly held views known which must have greatly influenced decision makers at all levels. It shows what can be achieved by people acting together in a focussed way.

The project was, far and away, the most contentious of all the offshore wind farms yet to be examined. Over 2,700 people got involved officially in the process and over 500 took the trouble to write to the Prime Minister personally. Around 90% of respondents were strongly against the proposal. On the other hand, our work was quite cost effective; the PCBA team all gave their time freely, a consultant did significant work on a pro-bono basis and our total expenditure was just under £3,000, most of which was spent on printing. One can only speculate on how much the applicant spent over the four years as well as the costs of the Examination itself.

As a final act, we feel the experience would benefit from a formal archive. We have arranged that all our papers together with relevant documents from the examination, many of which are held electronically, will be deposited with the Dorset Heritage Centre for the interest of researchers in the future. In this way, the project and its controversial history will never be forgotten.

Roy Pointer

Lately Chair - Poole and Christchurch Bays' Association

Footnote: Work is well underway on the Rampion offshore wind farm (Worthing). The cable connection works are now making an inevitable scar across miles of the beautiful South Downs and complaints of traffic disruption in the Worthing area are already attracting media interest...

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PLEASE USE THESE FORMS **BOTH TO JOIN THE ASSOCIATION
AND TO RENEW YOUR MEMBERSHIP**

To: The Hon. Treasurer
Branksome Park, Canford Cliffs & District Residents Association,
102 Canford Cliffs Road, Poole, Dorset BH13 7AE

I/We

of

.....

..... Post code Tel No

Email

wish to become member(s) of the Association.

wish to RENEW my/our membership

* I/We have completed the Bankers Order on the next page to cover the subscription of £ for the current year/succeeding years.

* I/We enclose a cheque for £ to cover the subscription for the current year payable to BPC CRA

* Delete as appropriate.

• Membership records are stored on computer accessible only by an officer of the Association.

Please send this page **and the Bankers Order on the next page**
(if appropriate) to the Treasurer, at the above address.

Subscription rates are £3.00 per annum for a single person and £5 for two or more at the same address. Many members pay more than these minimum rates.

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Account number 00201804
Sort code 20-11-39

This replaces any existing standing order to the Branksome Park and Canford Cliffs Residents Association paid to this account or to its account with Santander.

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Account number	
Sort code	

With the following amount and on the same date each year until further notice: (MINIMUM £3 single, £5 couple)

Amount in figures	
Amount in words	
Payable on following date	
<u>Reference: insert membership no. if known</u>	

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Address	

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Date	

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Lighten Up

There was a prison break and I saw a midget climb up the fence. As he jumped down he sneered at me and I thought, well that's a little condescending.

Q) What did the lawyer name his daughter?
A) Sue.

A recent study has found that women who carry a little extra weight live longer than the men who mention it.

If I had a pound for every girl that found me unattractive, they would eventually find me attractive.

Today a man knocked on my door and asked for a small donation towards the local swimming pool. I gave him a glass of water.

I changed my password to "incorrect". So whenever I forget what it is the computer will say "Your password is incorrect".

You know you're ugly when it comes to a group picture and they hand you the camera.

Money talks ...but all mine ever says is good-bye.

I'm not saying I hate you, but I would unplug your life support to charge my phone.

Two wrongs don't make a right, take your parents as an example.

Relationships are a lot like algebra. Have you ever looked at your X and wondered Y?

Artificial intelligence is no match for natural stupidity.

Team work is important; it helps to put the blame on someone else.

Apparently I snore so loudly that it scares everyone in the car I'm driving.

Never tell your problems to anyone...20% don't care and the other 80% are glad you have them...

'Pines' (mostly) and 'Chines' (in Passing)

I have borrowed the new(-ish) title of this magazine as a jumping off point for this article. The Chines have been with us since geological times (and no, I'm not that old...). Go back to the 18th century and earlier, and there were no 'pines' to speak of. The heathland around had for two millennia or so, formed part of Hardy's 'Egdon Heath'. Though the chines themselves, being more sheltered, would have had some tree cover.

The planting of pines in this area was very largely a Victorian invention. They believed in its 'valuable medicinal properties' added to the beneficial invigorating sea air. Indeed Bournemouth's coat of arms has a pine tree rampant (the heraldic adjective my entirely spurious addition). The beginning of such planting might have been just prior to Good Queen Victoria's reign, when the Bruce family, seeing a resemblance in the heather clad hills to their native Scotland, planted Scots Pine. The resemblance is also echoed in the name of a farm near Corfe. A signpost points to 'Scotland'. Hence the proud boast of a local walking group, The Purbeck Plodders that we had walked to Scotland in a day.

However, the ground proved too dry for Scots pine, and the Maritime pine predominated. It is this species which largely dominates my own tiny slice of Branksome Park. When researching the history of the area for my latest book, I came across a quotation from an 1857 legal document, forming part of Iris Morris' excellent history¹: Referring to the C.W. Packe estate it describes the trees there as 'fir, chiefly of a very inferior description, known as pineasters, which do not grow tall and straight like the Scots pine'. Not that this is a problem in my own backyard: they are too thickly planted to do anything but shoot heavenward, telegraph poles with a sparse canopy atop. A little earlier, William Cobbett was equally contemptuous, 'plenty of fir trees and other rubbish have been planted recently'².

Now 'pineasters' can only refer to 'pinus pinaster', or the maritime pine. It is not native to this country, though 'well-established and naturalised on heaths in southern England'. Looking at the impact of this, the relevant DEFRA site has the following; 'As trees grow they shade out native vegetation and needle drop causes smothering and acidification of the soils nearby. Over time they can turn open habitats into non-native woodland'.³ There is therefore an interesting dichotomy between the need to preserve the wooded nature of the area, the council's avowed intention, and one which I totally share. And the impact that the trees, particularly when tightly grouped, will have on their immediate environment. It is on all fours with the rhododendron: attractive as specimen plants, but the escapee ponticum will smother all else in its path, and is being cleared away in places like Brownsea Island.

And so, without realising what I'm doing (the story of my life, pretty much) I have, over the past couple of decades, been reconciling the two extremes. When I came, there was nothing under the trees, though bracken made its appearance the following spring (*see Pines and Chines Autumn 2015 p33*). Clearing the 'needle drop', turning the soil, and adding home grown compost has enabled me to establish a variety of native woodland plants. Cranesbill, wood sorrel, pendulous sedge, periwinkle, to name a few: plenty of different natives to add variety to a once barren underbrush. This realisation forms part of the conclusion to my latest book, still in draft form, of my life in gardens: the 'hortobiography' hinted at in my last. Watch this space!

David Reeves

¹ Iris Morris 'Looking Back' at Branksome Park Old Tyme Publishing (2005) ² William Cobbett *Rural Rides* October 30th 1821

³ www.nonnativespecies.org/factsheet/factsheet.cfm?speciesId=2727

Compton Acres Celebrating the Year of the English Garden

With 2016 celebrated as both 'The Year of the English Garden' and the 300th anniversary of the Great British landscaper, Lancelot 'Capability' Brown, Compton Acres in Poole has been exploring the evolution of their historic gardens.

In 1920 the land on which Compton Acres sits was purchased by wealthy margarine entrepreneur Thomas William Simpson, with the dream of creating a garden with a difference. Following in the footsteps of Capability Brown he remodelled the heathland landscape, creating a unique circular layout of five distinct gardens laid out like jewels in a necklace. Filling the gardens with exceptional plants and sculptures, Mr Simpson spent around £10 million in today's money.

The gardens include an Italian, Japanese, Heather, Rock and Water and Wooded Valley built by Mr Simpson to reflect his worldly travels. Compton Acres is now home to over 3000 species of plants, some which grow nowhere else in the county. With an unrivalled collection of magnificent trees, shrubs and herbaceous plants, it represents Dorset's finest example of English gardening heritage.

Having changed hands many times, it is thanks to Bernard and Kaye Merna the current owners of Compton Acres, that the legacy of Thomas Simpson remains. Having purchased Compton Acres in 2003, they undertook extensive renovations, keeping to the gardens original vision. With the construction of a Café and Tearooms, Plant Centre, Gift shop and most recently The Italian Villa wedding venue, Compton Acres is now celebrated as one of the country's most fascinating tourist attractions.



To find out more visit:
www.comptonacres.co.uk

Beach Road Car Park - Council Considering Selling It

I recently became interested in the Beach Road Car Park area, in view of the efforts by the Council to realise some of the property's capital value. The Echo published an article on Saturday 30th January by Juliet Astrup, 'What's next at Car Park'? The Council wished to discuss the matter in Cabinet without the Public or press. I found the history interesting, having obtained copies of a Conveyance and Deed from the Land Registry under DT 372044 Branksome Chine Gardens.

On 28th April 1926, the Esquires Henry Bury and Lindsay Bury sold their parcel of land, about 6.833 acres, the area of the current car park and Beach Road woodland, to Edward William Fisher Esq. of Westlands, Branksome Park for the sum of £2,850, less than £500 an acre. The stamps on the Conveyance are for 1% of that sum. The Westlands property became the Branksome Court Hotel, about 8 acres now shared by Branksome Court, Canford Heights, and Stone Leigh and Little Court on Martello Road South.

The Burys passed on their (or the Branksome Estate's) restrictive covenants and stipulations. *Quoted in Italic.*

Not to erect or be created upon the said parcel of land and premises whatsoever except for the purpose of not more than 6 dwellinghouses with or without, stables or garages and the usual or necessary outbuildings, and that with such dwellinghouse shall be of the value of not less than £1000 and shall have at least one statute acre of land attached thereto until the site and elevation thereof and the site of the necessary offices thereto and the stables or garage shall have been approved by the Vendors or their successors or successor in title to the Branksome Park Estate or their or his surveyor, and in modern parlance, that any alterations thereafter have to be confirmed in the same manner.

Most of us in the area have similar covenants. Restrictions included not carrying out business or a trade, *or allowing anything which may be a nuisance annoyance or disturbance to the Vendors, their heirs or assignees or the neighbourhood* and not to use any other buildings as dwellinghouses as such, *and will keep the said parcel of land and premises as ornamental or kitchen garden or pleasure ground.*

The plan attached to the Conveyance shows no road between Beach Road and the Library, up the hill. Beach Road was too narrow and something needed to change.

By 1931, the covenants were now controlled by the Branksome Park Association, the Company, and the Corporation (Council) had purchased, under its Statutory Powers, the lands it needed, including the area of Beach road Car Park and woodland.

The Corporation wanted to build that section of road, and widen the road from the end of The Avenue to the Chine, and straight up the hill to the Library. A Deed of Release and Covenant was prepared the Company would not enforce covenants and restrictions while the works were carried out, a partial Release, so the Corporation could make the new road and carry out other agreed works.

The Deed, in part. (i) *The Company hereby release the Corporation and the Corporation land and every part thereof from the covenants and stipulations contained in the Scheduled Conveyances as may be requisite to enable the Corporation to carry out the works and perform and do the acts and things mentioned in the Second Schedule in a manner therein authorised free from all*

continued over

claims to compensation on the part of the Company or persons claiming under it and subject to the stipulations and restrictions mentioned in the Third Schedule thereto.

(ii) Only applies to the Company, not claims made by others who are entitled to enforce the covenants.

(iii) Provided also that the covenants and restrictions contained in the Scheduled Conveyances and each of them shall save to the extent to which the same are hereby expressly released continue to be binding and effective and enforceable by the Company and its assignee in the manner as if the Deed had not been executed.

Schedule 2 covered the works and intentions of the Corporation. The establishment of two kiosks, cafés, the widening of Westminster Road and Beach Road from the Chine, the creation of the new road (Pinecliff) and paths.

The construction of Car Parks, use only by day.

Schedule 3 covers the stipulations to be observed and performed by the corporation. The first covers signage other than signs other than those for mentioned businesses. Next preventing pedlars and sellers from plying their trade. After that, not to permit the sale of *wines, spirits, beer or other intoxicating liquor in the cafes* or on the land. Four more, no vending machines, save in the cafes. *Not to encourage or permit facilities for the embarkation of passengers upon the foreshore*, rowing boats and sailing boats ok, but not speed or outboard powered boats exceeding 10 Knots. *Not to permit any roadway other than a public highway to become a 'stand' or parking for hackney carriages.*

Further, subject to byelaws, to permit the public to have free access to all parks on the map, except the buildings and the motor park. The next one only controls the business and trade to those of cafés, kiosks, the Motor park, The letting of huts, chairs and *not without the consent in writing of the Company to permit any buildings other than huts and cafe and other buildings mentioned in the second schedule hereto be erected upon any part of the Corporation land.*

The last stipulation covers the use of beach huts, allowing use only from an hour before daylight to an hour after dusk.

Subject to the express provisions of this Deed not to use the Corporation land or any part thereof to be used in a manner which may constitute a nuisance or annoyance to the owners and occupiers of houses on the Branksome Park Estate or any of them and to make and enforce all such regulations as may be requisite to ensure the user of the Corporation Land in an orderly manner. That one has me beaten!

Well, I found it interesting but there are questions for you.

Some of us will object, others will approve. Opinions, so far, vary...

One nearby block of flats says that development will stop 'wheelies' and 'donut' drivers, and others, that we will lose more trees and a view of the natural environment.

- Should Borough-owned land be sold just to cover expenditure?
- Why should parking be reduced when, year by year, the demand rises on fine days, and this is the only overspill area.

When the next consultation comes please voice your opinion.

Tony Beale

Changes in Haven Road

In 1918 on the corner of Cliff Drive was St Hilaire School run by Miss Rudd. This was the junior section of Redmoor Girls School which had an address of 111 Canford Cliffs Road and 3 De Mauley Road. The playing fields occupied the space between Elmstead and Ravine Roads and an annual tennis tournament was held. A resident remembers placing his grandmother in one of the upstairs windows so she could view the tennis from a good vantage point.

The property at 3 De Mauley Road, later converted into a nursing home, may date back to 1895. It was still the Redmoor School in 1939 but by 1961 had been turned into the Teeside Hotel run by FG Terrell and RE Stallworthy. The 16 rooms all had Hot and Cold wash basins, fitted carpets, interior sprung divans, electric fires, razor sockets and central heating. A laundry room was available Monday to Friday but regrettably pets could not be accommodated.

It is interesting to note that when what was to become the Redmoor site was first put up for auction in 1898 the open space was described as 'A Matchless Site for the erection of an institution, convalescent home, public school, hydropathic establishment or other kindred purpose'. It seems this 'matchless site' did not attract any buyers because on Thursday 17 August 1905, at the newly opened Canford Cliffs Hotel, it was for auction once again, but this time with the suggestion that it could be used for development of small residences.

Returning to Haven Road, St Hilaire School occupied a large site and appeared to be one of the only three properties shown on the 1889 plan of the Canford Cliffs Estates together with Carkeel (Norfolk Lodge Hotel - recently demolished) and Morwenstow (Sutton House). The land now contains Merrow Chase and Haven Heights - these apartments are on the actual site of the original building and it is believed Merrow Chase was the garden.

The Fitz Club (or the New Fitz's Club) at 41 Haven Road (Haven Heights) is remembered by many local folk as is the glamorous Becky Dean who was co proprietor with her husband, Lawrence, between 1952 and 1987. It has been suggested that the Club was set up by them in the early 1950s but other records indicate that the Honourable Mrs Eustace Fitzgerald owned and operated the Fitz Club during WWII and was still there in 1950.

continued over..

We know, from an advertisement in the Parkstone Yacht Club 1955 Handbook, that the proprietress Becky Dean (late of the Chez Moi Club in London) was promoting 'a Mayfair Club in Canford Cliffs' and it is probable that a decision was made to call it 'The New Fitz Club' when she became the owner in 1952. A former Windmill Girl, Becky Dean is remembered as a most glamorous host, appearing every night in full evening gown and fur wrap to welcome her regular visitors, among whom were showbiz personalities.

The Club was described as 'a place where time stood still', it was like a freeze-frame from a wartime movie, and boasted an upside down clock with the hands clicking backwards.

The New Fitz's Club closed in 1987 and Becky Dean died at the age of 80 two years later. The property fell into decay and became an eyesore. It was demolished in the early 1990's to make way for Haven Height apartments.

Two houses 'Brownleaves' and 'The Holt' were once to be found in Haven Road before Bessborough Road and the site on which stood the Sea-Witch Hotel and is now the Loch Fyne Restaurant. The whole plot was sold in 1886 for £310 and was bought by an ironmonger from Bournemouth, Charles William Brooke. It was still a private house in 1947 but by 1961 had become the Sunnifilde Guest House which was later taken over and run as the Sea-Witch Hotel by a Mr Dudley North. It is interesting to note that in a brochure from the hotel dated 1987/8 the price per person for bed and breakfast ranged from £29.95 to £34.95.

*(Taken from Looking Back at Canford Cliffs' by Iris Morris.
Thank you, Iris)*

Local Property - hit by Stamp Duty (SDLT)? - and what about apartments supply?

Land Registry data for 2015 will not be quite complete yet. I think the 2015 figures below may be understated by about 8-10% (delay in registration of new title) but, even making a due allowance for that, what is clear is that, locally - mainly within BH13 and BH14 sub-codes 8 and parts of 9 - the market **above £1.5 million** is 'off' by a substantial margin but that the market from £500,000 up to £1.5m is still healthy.

Price Category	2015		2014	
	No. of sales	Value of Sales	No. of sales	Value of Sales
		£ million		£ million
> £2 million	18	£61.85	27	£88.38
> £1.5 million +	22	£37.99	29	£51.72
> £1.0 million +	54	£62.96	43	£52.39
> £750,000+	72	£62.68	88	£74.07
> £500,000+	153	£93.37	164	£100.93
> £200,000+	337	£109.97	397	£129.84
TOTAL	656	£428.77	748	£497.33

Increased rates of SDLT have applied for around a year now (leave aside the 2015 Autumn Statement - 3% premium for second home and buy-to-let investments - being introduced from April 2016). The implications are clearer, confirming the story of declining top end sales in London. There are still sales at the upper end. Indeed, 5 properties at prices in excess of £4 million during the second half of 2015, 4 of these paying SDLT of more than £500,000 - on top and out of taxed income (one other was a Company purchase, with lower SDLT).

So, let's turn to apartments. It's hard to believe but there are currently over 500 apartments in the planning pipeline (212 x 3 bed; 263 x 2 bed, plus 14 x 4 beds and 35 x 1 bed). While some of these are still only applications which may or may not achieve approval, over 400 units are already approved; and 200 of those are either completed but not yet sold or are currently under construction. There is, I suspect, a potential over-supply looming, despite the fact that not all the potential supply will be delivered. Bank lending policies will see to that.

Interestingly, while some of these new apartments are being designed specifically for the retirement market (Woodlands and Compton Acres in Canford Cliffs; The Landing in Lilliput, for example), there are several instances where existing nursing homes are being taken out of commission and re-presented as new apartments, throughout the local area. The overall age demographics of the area may not currently be under threat. However, the cost of retiring here may be facing a sharp upward adjustment in prices.

The area continues to attract buyers and developers - for apartments - retirement and active alike; for houses - super homes and family homes; for diverse locations - coastal, village and sylvan. The attractions are still vital - seaside, beaches, harbour, sailing, golf, the adjacent countryside etc - and enduring. But both the Chancellor and developers, we all need to retain that lifestyle dynamic we all crave in perspective.

For further information, contact Jeremy Priestley FRICS, or call in and see Penny Skypala, Acting Branch Partner at Berkeleys in Haven Road on 01202 708383.

FCCL: Friends of Canford Cliffs Library

The Friends of Canford Cliffs Library was established some years ago to support the library services financially with materials and a number of charity functions that are held in the library.

We try to make sure the librarians and Poole library services efforts are able to sustain and develop the library in the local community from funds raised from membership (£4 annually), coffee mornings, donations and fund raising activities.

During 2015 we took major steps to restore the Edwardian garden with its sunken pond to its former glory - several members say it is now better now than at any time they remember - as a way of drawing more people from the community through the library, and supporting it. We have been fortunate in a volunteer gardener to assist in the re-establishment this Edwardian garden. This has proven very successful, and offers a tranquil and beautiful setting from late Spring to late Autumn.

Besides the coffee mornings on Monday's when a number of members and their guests come either periodically or regularly to meet and chat from around 10:15am - 11:30am, two lunches a year are held in June and December for members. In January 2016 a well-attended lunch was hosted for the librarians at Parkstone Golf Club, while further guest visitor talks are planned as is a garden party to raise funds to be held during the summer months besides the mid-year luncheon. Still expanding its membership, members and visitors becoming new members soon make new friends.

We are tremendously fortunate in having a really active community library with enthusiastic library staff, and the FCCL is there to help support their objectives serving the local community, and welcome the support and interest of members of the Branksome Park, Canford Cliffs and District Residents Association.

Richard Phillips
Chairman
Friends of Canford Cliffs Library



Poole Libraries



WHAT'S ON IN CANFORD CLIFFS LIBRARY?

Mondays

- Coffee morning** 10.30am to 11.30am
Crosswords & Dominoes 12.30pm to 1.30pm
Storytime for children 2-5 2pm to 2.30pm
Computer Buddy 2pm to 4pm
Homework Club 4.30pm to 5.30pm



Tuesdays

- Bookstart Rhymetime for children under 5**
2.15pm to 2.45pm
Computer Buddy 2.45pm to 4.45pm



Wednesdays

- Games Club for Adults and
Colouring for Adults**
10.30am to 12.30pm
Computer Buddy 1.45pm to 3.45pm
Reading Group 3rd Wednesday of the month 2.30pm to 3.30pm

Read, Reflect, Review



Fridays

- Computer Buddy** 10am to 12pm
Neighbourhood Watch
1st Friday of the month 10.30am to 12pm
Knit & Natter
1st & 3rd Fridays of the month
2pm to 4pm



Saturdays

- Games Club for Children**
11am to 12 pm



www.poole.gov.uk/libraries

Poole Park Bid for Lottery Funds

April sees the start of the next round of public consultation to gain as many views as possible from the residents of Poole to be included in the £2.7m bid to the Heritage Lottery Fund for Poole Park which will be submitted at the end of this year.

There are many ways to view and comment on proposed plans and help shape the final versions submitted. These range from questionnaires, drop-in exhibitions and themed workshops running throughout the summer. There is something to interest and entertain everyone - Wildlife, Traffic, Play, Lake, Landscape & Heritage with plenty of refreshments as well!

All the details of these and all the story so far can be found on the new Poole Park Life web page: **www.pooleprojects.net/pooleparklife**

If you prefer, you can contact the Poole Park Life Project Manager, Martin Whitchurch, on **01202 261323** for further information. Please do take this opportunity to have your say on the future plans for the Town Park. Your input would be very much welcomed and appreciated.

Thank you.

Eunice Marsden

Chair of the Poole Park Heritage Group

pooleparkheritagegroup@gmail.com

Being A Councillor

Only a few weeks into the new role and the questions arrived from family and friends. *“What’s it like - this councillor role? Is it what you imagined?”*

And my answer’s the same now as back then: *Twice as hard, ten times as good!*

It really is.

Many people find a way of touching local Government in some way. It could be to challenge their council tax, to volunteer, to seek a planning approval or make a lobby. A smaller number will volunteer to represent others and make their views heard. And a fewer number still will go through the dubious pleasure of campaigning for election.

But it’s worth it. My own recollection is that the *thought* of running for election and being judged on the doorstep is hard. But to get out there and be *doing* it is nicer - with momentum and with experienced colleagues to hand.

And it seems that so very quickly the euphoria is over and the work starts. The election came and went quickly, and after a summer break it became full-on. As chair of the overview and scrutiny committee for the economy, we debated and approved the planning frameworks for the development of the town centre and for Talbot Village, near the universities. We also approved the ‘Business Improvement District’ scheme in the town centre to go ahead to a vote by the 200+ businesses involved and with the chance to create a significantly higher investment in the High Street. Also as a member of Audit Committee, we debated and signed-off the council’s accounts for fiscal 2014/15. In all of these decisions, it was a privilege to be among residents, officers and councillors at the core of those debates and seeing first-hand how the mechanism of local Government actually worked.

Rolling into 2016 and new responsibilities have arrived as a Cabinet member - not least the challenge of how to prioritise services and live within a budget through to 2020 which will be reduced by Government cuts.

But the very best part of the job has been to walk this delightful ward and speak to residents such as yourselves on the things you care about most. The steep driveways of Ormonde Road and Bingham Avenue, and the long loop round Panorama Road, have kept me fit. But the scenery is breath-taking and - yes - worth preserving. It strikes me that many people *care* about local issues but don’t know how or when to make their views known to best effect. This is something I’ll be looking to make clearer as I meet many more of you in the weeks and months ahead.

Always feel free to contact me - and it’s been a pleasure writing to you at this time.

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Inheritance Tax - once more a pressing issue for local residents

Sarah Richards - Senior Associate
Trethowans
Tel 01202 673071

After two successive manifestos promising a £1,000,000 inheritance tax free band and after the General Election result which should have heralded this welcome change we now find that the situation, whilst still unclear, will certainly be somewhat different from that indicated.

The changes are not due to start until 2017 and then on a graduated basis until 2021 when the full additional inheritance tax exemption will, we are told, be available. At the moment the new rules are unconfirmed but we know that they are not going to be such that there will be a plain and simple £1,000,000 nil rate band for all estates.

Indeed the Chancellor has said that an estate will only qualify for a £1,000,000 IHT exemption if: (a) it includes a property (or did include one from July 2015 and until the deceased moved into permanent residential care) and (b) if that property is given in the Will to certain individuals. The list of qualifying individuals at the moment includes children and grandchildren for example but not nephews and nieces. Paradoxically just as the debate on whether we should leave the European Union is underway we seem to be facing what looks like "forced heirship" - a very European phenomenon!

With so much uncertainty over the impact of the new rules there never has been a more pressing time, especially in this part of the country, to undertake with the help of a specialist lawyer robust IHT planning and secure what tax savings you can for your beneficiaries. These steps might include a variety of regular or annual gifting patterns all of which will be tax free at the point of giving. This will help to ensure that your capital is kept within certain limits and unspent income does not turn into capital only to be lost to the Revenue when you die at 40%. Your Will, too, should be reviewed now with a view potentially to incorporating a Discretionary Trust so that if you do die before 2021 your Executors have the flexibility to take advantage of the new tax exemption if they possibly can.

A Discretionary Trust may seem complicated and is not necessary for everyone but for those otherwise facing a large Inheritance Tax bill it could make the difference between giving to your loved ones or giving to the Inland Revenue. A choice, which more most, is an easy one to make!

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Beach Road	Mrs G.C. Beale, Flat 10, 2 Beach Road BH13 7BT
Belgrave Road	Mrs. H. Schuster-Bruce, 4 Belgrave Road BH13 6DB
Bracken Hill	Mr G. Anderson, 6 Buccleuch Road BH13 6LE
Branksome Towers	Mr R. Dimpleby, 30 Westminster Road BH13 6JQ
Buccleuch Road	Mr G. Anderson, 6 Buccleuch Road BH13 6LE
Burton Road (<i>Houses only</i>)	Mr S Mellor, Flat 8, Albany House, 3 Balcombe Road BH13 6DX
Bury Road	Mrs I. Pearce, 17 Bury Road BH13 7DE
Canford Cliffs Road (<i>Odd Nos. 3-67</i>)	Vacant
Canford Cliffs Road (<i>Odd Nos. 69-99</i>)	Mr T.H.F. Stewart, 1 Canford Cliffs Avenue BH14 9QN
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Chester Rd	Mrs. H. Schuster-Bruce, 4 Belgrave Road BH13 6DB
Chesterfield Close	Mr K. G. Jackson, 18 Martello Road BH13 7DH
Dalkeith Road	Mrs S. Holt, 14 Ettrick Road BH13 6LG
Dover Road/Close	Mr J. Mills, Bay Tree House, 4 Dover Close BH13 6EA
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Martello Road South (<i>Houses only</i>)	Mr K. G. Jackson, 18 Martello Road BH13 7DH
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Tower Road West	Mr J. Flashman, Flat 10, 20 Tower Road BH13 3HN
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Westminster Road East	Mr R. Dimpleby, 30 Westminster Road BH13 6JQ
Wilderton Road	Mr R Pointer, 1 Pinetree Drive, 6 Wilderton Road BH13 6EE
Wilderton Road West	Mr R Pointer, 1 Pinetree Drive, 6 Wilderton Road BH13 6EE
Withingham Road	Vacant

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CANFORD CLIFFS

Banks Road	Mr K. Sanders, Flat 4, 25 Chaddlesley Glen BH13 7PB
Beaumont Road	Mrs C. Parkin, 22 Ravine Road BH13 7HY
Bessborough Road	Mrs C. Parkin, 22 Ravine Road BH13 7HY
Bodley Road	Mrs C. Parkin, 22 Ravine Road BH13 7HY
Canford Cliffs Ave	Mrs E. A. Knight, 40 Canford Cliffs Avenue BH14 9QN
Canford Cliffs Road (<i>Even Nos</i>)	Mr P.J. Gamble, 5, 166 Canford Cliffs Road, BH13 7ES
Canford Cres	Mr Kees Scholts, Flat 1, Corvesgate, 23 Nairn Road
Chaddlesley Glen	Mr K. Sanders, Flat 4, 25 Chaddlesley Glen BH13 7PB
Chaddlesley Wood Road	Mr K. Sanders, Flat 4, 25 Chaddlesley Glen BH13 7PB
Chaucer Road	Mr M.R. Heath, 26 Ravine Road BH13 7HY
Cliff Drive	Mr B. Kitson, 9 Nairn Road BH13 7NE
De Mauley Road	Mr M.R. Heath, 26 Ravine Road BH13 7HY
Elmstead Road	Mr M.R. Heath, 26 Ravine Road BH13 7HY
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Haig Avenue	Mrs S E Arnold, 26 Links Road BH14 9QR
Haven Road	Mrs C. Parkin, 22 Ravine Road BH13 7HY
Imbre Court	Mr Kees Scholts, Flat 1, Corvesgate, 23 Nairn Road
Inverness Road	Mr Kees Scholts, Flat 1, Corvesgate, 23 Nairn Road
Lawrence Drive	Mrs S E Arnold, 26 Links Road BH14 9QR
Macandrew Road	Mrs C. Parkin, 22 Ravine Road BH13 7HY
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Meriden Close	Mr E M Parry-Davies, Flat 2, 10 Ravine Road BH13 7HX
Maxwell Road	Mr N Blackmore, 9 Maxwell Road BH13 7JB
Moorfields Road	Mr M.R. Heath, 26 Ravine Road BH13 7HY
Nairn Road	Mr K Scholts, Flat 1, Corvesgate, 23 Nairn Road BH13 7NF
Newton Road	Mrs M. Hodsdon, 5 Newton Road BH13 7EX
Ravine Road	Mr E M Parry-Davies, Flat 2, 10 Ravine Road BH13 7HX
Spencer Road	Mr J.C. Pride, 2 Spencer Road BH13 7EU
St Clair Road	Mr R. Smith, 27 St Clair Road BH13 7JP

LINKS ROAD AND SURROUNDING DISTRICT

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Blake Dene Road	Mr R.S. Sharman, 29 Elgin Road BH14 8QU
Brudenell Ave	Vacant
Brudenell Road	Vacant
Clifton Road	Mrs D. Greenwood, 4 Links View Avenue BH14 9QT
Compton Avenue	Mr J.N. Gunton, 36 Links Road BH14 9QS
Compton Drive	Mr J.N. Gunton, 36 Links Road BH14 9QS
Compton Gardens	Mr J.N. Gunton, 36 Links Road BH14 9QS
Crichel Mount Road	Vacant
Elgin Road	Mr R.S. Sharman, 29 Elgin Road BH14 8QU
Links Road	Mr J.N. Gunton, 36 Links Road BH14 9QS
Links View Avenue	Mrs D. Greenwood, 4 Links View Avenue BH14 9QT
Overlinks Drive	Mrs D. Greenwood, 4 Links View Avenue BH14 9QT
Widdicombe Ave	Vacant

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