

WINTER 2017



PINES AND CHINES

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



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WELCOME

It is 6.40 and as I look out of the window it is getting dark already. How quickly the evenings begin to draw in as we move through September. But we haven't had a bad summer and I can certainly remember some very nice days. Anyway enough of the reminiscing and welcome to the winter edition of our magazine.

Parking meters, toilets, planning and travellers have occupied our monthly meetings over the last few months and all are discussed in this edition.

Illegal encampments at the Beach Road car park although not as numerous as in previous years have again caused problems. Anti social behaviour from one group of travellers was serious with problems at Branksome Chine. Around Poole and Bournemouth and, indeed, nationally these encampments are a growing problem as events in Cromer recently proved. Serious discussions need to take place to ensure that anti social behaviour is not tolerated and the law is applied equally to all. We have asked the Council to consider height and width restrictions on the Beach Road car park and it is interesting to note that the council have recently started action to remove covenants from the car park so that residential development is allowed.

'Well done' to the Pinecliff Garden's team and the article in the magazine covers their progress in this important community project. It really does make a difference.

I would like to add my thanks and gratitude to our departing President, Terry Stewart. As Bob noted in his Chairman's statement Terry has been a stalwart of the Association over so many years and given so freely of this time. How he has survived so many committee meetings and talks with the council I do not know. Terry is also a vigorous 'emailer' and my inbox is going to notice a significant difference. He leaves us with a typically robust article on the dangers of over- development in Poole.

We welcome Dugald Eadie as our new Planning Officer. Dugald has taken over this important and challenging position and we are very grateful to him. Dugald's report and profile make an interesting read.

And, as usual with this edition, may I cheekily take the opportunity to be the first to wish you A Very Happy Christmas and all the best for 2018.

John Gunton

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EXECUTIVE COMMITTEE

President:
VACANT

Chairman: Bob Reid
Flat 46 The Oasis, 45 Lindsay Road,
Poole, BH13 6AP
T: 01202 761380
M: 07531 357938
E: bob.reid.bpcra@gmail.com

Vice Chairman: Roger Allen
23 The Oasis, 45 Lindsay Road,
Branksome Park, Poole BH13 6AP
T: 01202 760915
M: 07718 635949
E: waterfallallen@gmail.com

Treasurer: Paul Fearnley
102 Canford Cliffs Road,
Poole BH13 7AE
T: 01202 707128
E: pauldfearnley@gmail.com

Membership Secretary:
Mike Parkin
10 Moorfields Road, Canford Cliffs,
Poole, BH13 7HA
T: 01202 706591
E: parkinmt@yahoo.com

Planning Officer
Dugald Eadie
6 Ettrick Road,
Poole, BH13 6LG
T: 01202 761353
E: planning.bpcra@gmail.com

Secretary/Minutes Secretary:
Carol Parkin
10 Moorfields Road, Canford Cliffs,
Poole, BH13 7HA
T: 01202 706591
E: carolparkin.bpcra@gmail.com

Magazine Editor: John Gunton
36 Links Road, Lower Parkstone
Poole BH14 9QS
T: 01202 701626
E: jngunton@tiscali.co.uk

Magazine Advertising: Roger Allen
23 The Oasis, 45 Lindsay Road,
Branksome Park, Poole BH13 6AP
T: 01202 760915
M: 07718 635949
E: waterfallallen@gmail.com

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 flat.



CHAIRMAN'S REPORT

September already, where did the summer go? Autumn is already upon us and a new edition of Pines and Chines. Time to reflect on what has been happening in Branksome Park and Canford Cliffs since the last edition of Pines and Chines.



ANNUAL GENERAL MEETING

The 57th AGM on the 22nd April was well attended and we were pleased to be addressed by Robert Syms MP, our ward councillors May Haines and Mohan Iyengar, as well as our President Terry Stewart followed by Roger Allen who introduced us to the new Pines and Chines website. My wife Julie arranged and cooked refreshments all courtesy of Tesco click and collect.

With a hundred members present we took a vote on the draft plans to sell part of beach road car park, a huge majority were against selling and wanted the car park to remain intact. The Council are still pursuing this plan as I write.

Officers were elected and Tracy Holmes stood as caretaker planning officer until we could find a replacement. I am very pleased to say that Dugald Eadie has taken on this vital role. His monthly updates at our meetings are very thorough and you can read more about him in his article.

TOILETS AND PARKING METERS

Our Monthly meetings are well attended and we have discussed a variety of local issues.

In May we heard that several public toilets were to be closed. Well, I have reached that stage in life that a walk in the park requires a toilet every 100 metres, so this was a bit disappointing. The row

over the closures reached the national press and eventually Baiter and Sandbanks were re-opened for the Summer. Their future is uncertain, the council would hope that someone may take them on but so far it has not happened. The closures are part of the £11 million cuts required to be made by the Borough of Poole Council. (BOP).

We had successfully kept parking meters away from Canford Cliffs with the support of our ward councillors and strong arguments from the R.A. and the Traders, but were less successful with Western road where some meters were installed.

PINECLIFF GARDENS

On a more positive note the new season at Pinecliff (Sunken) Gardens had got off to a good start with several new volunteers and led by Roger Allen it is looking at its best. There is an article further in this edition about its progress. We liaised with Richard Phillips of the Friends of Canford Cliffs Library and came to an agreement to share a tool store with the aid of a new lock and for which we are very grateful.



THE VILLAGE.

We had some good news about Canford Cliffs. The Canford Cliffs Forum, on which I had been representing the residents, has been meeting regularly. The main problem was the four empty shops which were run down and spoiling one end of the village. We learned

that Tesco were interested in all four and since that plans have been approved and work may start soon. Steph Stephenson of B&H Salon has been working on ideas from the Traders side, and many ideas have been explored. We now have architect plans for improving Haven Road through the village and the council is very supportive. Councillor Mohan Iyengar now attends the meetings and as I am not a resident of Canford Cliffs, Carol Parkin our Secretary has taken over attending on our behalf. If you are a resident of Canford Cliffs or are interested please let us know. Many of the Traders are involved and more residents would be welcome.

TRAVELLERS AND ILLEGAL ENCAMPMENTS

Unfortunately, once again Beach Road Car Park was invaded by a group of Travellers. This developed into a major problem and one person was assaulted and had their car damaged by a child in the car park. The clear up was particularly bad with an old caravan left behind full of detritus. BOP held a Place Overview & Scrutiny Committee meeting on the 9th August to discuss their report on the Traveller problems. John Gunton presented our case, at the meeting, and there were four other members, including myself, who attended. Many

“ The Canford Cliffs Forum, on which I had been representing the residents, has been meeting regularly. The main problem was the four empty shops which were run down and spoiling one end of the village. ”



ideas were discussed which had been proposed by the working group. Ideas such as height/width restrictions, creating temporary stopping places (which could rotate and include Beach Road), parking fines, all of which had problems. There was a strong feeling that the police are not strong enough in their response.

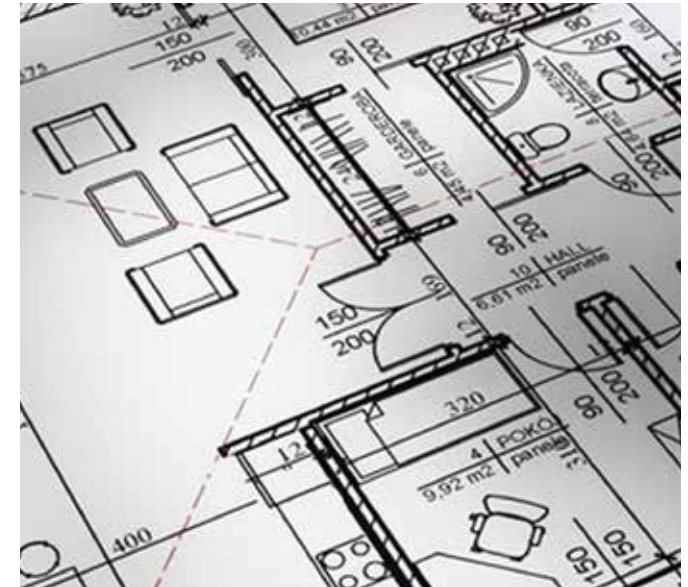
The main conclusion was that the Central Government needs to amend the legal status of Gypsies and Travellers which almost puts them above the law. There was a question put to the Prime Minister on this problem this week, as I write.

RENTING OUT OF HOUSES AND BEACH EVENT

Some problems have gone away such as the disturbances caused by Party Houses, but I have been contacted by a member who is alarmed to discover that the house next door is now an Airbnb with various different people turning up sometimes with dogs etc to stay for short periods. This could become an issue if it is not properly managed by the owner. The council are also considering the implications of this new form of unregulated short term letting. I have looked on the Airbnb website and there are recommended standards and safeguards mentioned but there is no enforcement. Another disturbance was the beach event which was so noisy that people in Bournemouth complained and the DJs language was not what people wanted their children to hear.

PLANNING

On the planning applications which we monitor there have been several notable ones such as 14 Pinewood Road. We thought it was solved when the House of Multiple Occupation (HMO) closed but then came a stream of further applications which



“ Some problems have gone away such as the disturbances caused by Party Houses, but I have been contacted by a member who is alarmed to discover that the house next door is now an Airbnb with various different people turning up sometimes with dogs etc to stay for short periods. ”

resulted in a large extension and an extra storey which was not what neighbours wanted. We have several cases where plans for a large single dwelling get approved then the applicants come back with a plan for several houses or a block of flats using the already approved footprint. Dugald’s article will give you more news on the work he is doing for us. We do try to be positive and certainly do not object to every proposed development. However, there are conservation areas which need protecting for the future of Branksome Park and Canford Cliffs whose characteristics, of tree lined roads, low density housing and well planned, landscaped, low rise

blocks of flats, is why we love living here.

Finally, I am sorry to announce that our President, Terry Stewart, is moving out of area and is stepping down from his position after 20 years. He attended his last meeting with us on 13th September. Terry has been a supportive and very active President and has been heavily involved in campaigning for us on many fronts. He will be greatly missed but certainly not forgotten. Many thanks, Terry and all the very best to you and your wife as you settle in to your new home in Surrey.

Bob Reid - Chairman

TREASURER'S REPORT



As usual, our financial health is good. We have £32,658 in the bank and we are showing so far a surplus of £3,000 this year. The projected advertising income for our Autumn magazine is £2,315 which should provide a surplus of £445 after magazine printing costs.

There continue to be many threats to our area due to over

development and unsuitable development. Our funds are vital to keep us in a position where we can afford to take any appropriate action, and to support local initiatives such as the maintenance of the Pinecliff gardens.

Paul Fearnley
Hon Treasurer

MEMBERSHIP REPORT

The Residents Association is highly active in our area but a larger membership would help bring power to the elbow of our representation on your behalf to the local authorities. Let's try and move the membership forward during 2018.

As discussed in our last Pines and Chines magazine we are attempting to target new members partly by encouraging existing members to approach their neighbours to see if they can tempt them to join. If you would like to try this please contact me and I can provide a couple of documents that outline the sorts of issues that we address and we can provide some extra copies of the latest Pines & Chines magazine for you to share with them. This

idea applies whether you're a house or flat resident. Specifically on flats, we have also been attempting, with varied success, to approach the management of various blocks of flats in our area to tempt them to join our block membership scheme, the costs for which is only £2 per annum per flat. If you are a resident in a block, and the block has not joined the block scheme, perhaps you would be kind enough to draw them to my attention and,

with your help, we can approach their management committee to see if we can tempt them to join us. See my details below. We hope that together we can expand our membership and we look forward to any contributions you may have in mind to this end

Mike Parkin
BPCC&D Membership Secretary
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T: 01202 706591
M: 07952555206



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PLANNING REPORT

I agreed to take over from Tracy Holmes as Planning Officer in June 2017. I am still on a learning curve, and these are some of my current thoughts.

Members of our Residents' Association, by definition, occupy properties in our area. It is our natural tendency to object to any new developments, but we must remember that all of our properties were new developments when they were built! Also, continuous development is necessary to maintain the quality of the area. Unfortunately, some of the proposed developments would definitely be harmful, and these are the ones we have to identify and campaign to change.

In my first few months, there have already been several new

planning applications which would be damaging to the quality of our area. Three examples of recent applications are noted below:

6 Pinewood Road.

APP/17/00669/P
Demolish existing dwelling and replace with 8 flats and basement parking. This was refused on 13 July 2017, after a high level of objections from neighbours (and from the Residents Association)

19 Wilderton Road.

APP/17/00957/F
Demolish existing bungalow and erect block of 6 flats. This is a blatant follow-on from approval

for a single dwelling on 19 May 2017. There are several neighbours who are actively contesting this, particularly the weak argument for permitting flats in that part of the road. (*refused 22 September 2017 - good news!*)

43 Western Road. APP 17/01114/F

Replace existing 5 bedroom detached house with three blocks of flats (10 in total). It is very difficult to understand how this proposal could be accepted within the Branksome Park Conservation Area, particularly as the existing building is specifically mentioned in the Council documents. The impact

would be significant on neighbours in Dover Road, a point which has not been registered in the proposal. The main issues which I have noted so far are:

- Constant pressure to increase the density of housing, either by replacing one house with two or more, or with a block of flats.
- Reducing the garden and parking space by building ever closer to the boundary of the site.
- Ignoring the impact on the privacy of neighbours, for example by replacing a bungalow with a three storey house, by removing trees which provide privacy, or by building on hilly sites in such a way that bedroom windows are open to view by existing neighbours.
- Proposing underground parking which is so difficult to use in practice that the main impact would be more cars parked on the street.

Our area includes several Conservation Areas, where there may be more protection from these and other issues. However, in my view, these trends are just as damaging to the area in general. Many of our members occupy large blocks of flats which were built in the post-war period. It is noticeable that these buildings tend to have plenty of garden space, privacy, garaging and parking for visitors. The Planning rules seem to make it too easy to cover the space with buildings, and that is something we must try to avoid. Unfortunately the Local Council is under constant pressure to increase the number of dwellings, and also has financial incentives to do so (or penalties for not doing so).

Another aspect of the Planning process which I find troublesome is the blatant "gaming" of the system.

For example, obtain approval to replace a bungalow with a large modern dwelling, then apply to change it from a single house to a block of 6 flats. Alternatively, use an existing approval for garaging or a garden room to define a "footprint" which allows a much larger property to be built. I am pleased to note that there is some evidence of our Planning Officers standing up to these pressures, but unfortunately a refusal can often be overcome though the Appeals process.

In some Conservation Areas, such as Edinburgh New Town or Bath, the emphasis is on protecting the architectural heritage. In our area it is not so much the architecture, more the environment and the quality of living space. Most of our Members have chosen to live here because of the quality of life and the wonderful facilities, and we must continue to do our best to maintain that inheritance.

Dugald Eadie

(planning.bpccra@gmail.com)

Short Profile: I retired from full-time employment in 1999 (my last role was Managing Director of Henderson Investors). My wife and I met at The University of Edinburgh in 1962, and we lived in Edinburgh (in a Conservation Area) from 1978 till 1999, although for the last 5 years I was commuting weekly to London (where I had a flat in The Barbican). On retirement, we moved to a house on the River Tay in the middle of Scotland, but we soon realised that it was too cold in the winter!

In late 2001 we did a major road-trip to find a suitable property in the South of England, and found an Edwardian house in Poole (Bingham Avenue). It is fair to say that we chose the house rather than the area, but we have

really appreciated all the facilities that we can access from here. We "downsized" in late 2014, and our current house is in Ettrick Road, part of The Avenue Conservation Area.

After becoming a member of this Residents Association, I was persuaded by some Committee members to take on the Planning role. I cannot claim to have any specialist expertise, but my career has mainly been driven by developing management information systems and creating objective appraisal of investment management performance. I will do my best to represent the collective views of our members, once we understand the implications of each planning application.

We have three married children, living in various parts of the UK, between 100 and 600 miles from here. There are also four grandchildren, two of which are less than one year old. We are keen country walkers, and we particularly enjoy walks in the Dorset countryside, including the Purbecks, Cranborne Chase and villages like Milton Abbas.



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PROBLEMATIC EXECUTORS AND ESTATES

Andrew Carswell is a Partner specialising in Contentious Probate, Wills and Inheritance working at Trethowans solicitors.

Andrew explains about a growing demand for advice in respect of Problematic Executors and Estates;

"I find clients need advice and assistance in a number of areas relating to estate administration. Most people expect that once a person has made a valid and properly constructed Will, the administration of their estate should be straightforward. However, in practice, this does not always happen and one of the problematic areas I encounter is where executors and administrators do not carry out their duties properly. Executorship is a serious undertaking, which carries a heavy responsibility with importance to creditors and beneficiaries. It is less of a problem where solicitors are dealing with the estate (although can be), but very often these days family members will be appointed executors and often they feel that they can deal with the administration themselves. In the majority of cases there are no problems, but there can be differences between executors and beneficiaries and ultimately it is a role that requires experience and trust."

There used a term called the "executors year" which meant that executors were generally expected to deal with an estate and distribution to beneficiaries within a year, but in practice it



can take longer and sometimes beneficiaries must be patient while matters are resolved. However, there are sadly cases where executors are unwilling or unable to deal with matters properly. It may be because they were appointed by a Will and do not have the required expertise, but in other cases there may be hostility or differences between executors and beneficiaries.

Andrew explains.

"I have been instructed by beneficiaries (charities and individuals) when they feel that the executors are not doing their job properly. This can involve providing advice behind the scenes, but it can also involve writing to executors direct- even other solicitors. More often than this will sort matters out, but occasionally the problem is too deep rooted. In those circumstances an application to the court may be required to seek directions or, in exceptional cases, to remove executors from office."

Section 50 of the Administration of Justice Act 1985 is a rarely used but useful provision, which allows the court to remove or pass over executors and trustees appointed, where it is required to undertake the proper administration of the estate or trust and is in the interests of the beneficiaries. This is a difficult subject and requires specialist advice and handling.

Andrew has been involved in a number of these applications over the years and says that careful planning and asking the right questions is the key to success. He concludes by saying "It is only one of the areas I tend to deal with, but one that people often overlook in terms of taking advice, because they feel they have no rights or means of redress. This is not the case and beneficiaries can and should expect proper administration of estates and trusts from their executors and trustees"

Andrew Carswell-Trethowans
Solicitors



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POOLE FACES HOUSING AVALANCHE

Poole Council has issued their Draft Local Plan for development of our Borough, which calls for 14,200 more homes to be built by 2033, which is a 42% increase in house building. In total Poole, Bournemouth and Christchurch Councils are planning on building the massive total of 38,600 EXTRA homes which will have a MASSIVE impact on YOUR Quality of Life.

The trouble is that Poole just has a very limited amount of building land. The Government is shortly to issue new guidance on how housing target totals must be restricted by environmental restraints. We have the sea along the South, Poole Harbour to the West, solid Bournemouth development to the East and European protected Dorset Heathlands and the Green Belt to the North. We probably have more environmental restraints – than any other Town in England.

We also have a number of other problems with providing homes for our residents : some 6% of current homes are 2nd homes, and Poole’s house prices have tripled 1998-2007. Only 645 affordable homes were built 2006-2017, against the target of 2,450, so there is a desperate shortage of affordable homes for the younger generation. So the Council plans to build 660 affordable homes per annum. There is a major increase in the elderly – the over 85s will nearly double by 2033. Housing growth will increase the nitrogen levels in the Harbour, increasing algae mats, attacking wildlife and seabirds. The Plan calls for 5 new Gypsy and Traveller pitches in the Borough. But the Council has found it impossible to find any temporary Traveller Transit sites. They inspected 93 possible sites – but none were acceptable to the nearby residents. The Town Centre Heritage Conservation

Area is on Historic England’s ‘Heritage at Risk’ register because of development threats to our Heritage architecture and character.

“ We have the sea along the South, Poole Harbour to the West, solid Bournemouth development to the East and European protected Dorset Heathlands and the Green Belt to the North. We probably have more environmental restraints. ”



But it is not just the housing pressure that will affect your Quality of Life. The 38,600 houses planned for the conurbation will mean some 58,000 EXTRA vehicles, including the additional HGVs and vans from the planned 9,000 new Poole jobs in 33 additional hectares of new employment land. These extra vehicles will lead to total traffic jams in the rush hours – which will seriously increase air pollution. Poole is already criticised by Government for our serious air pollution Hot Spots – this can only get worse. Also did you know that Dorset NHS wants to close the Maternity and Stroke Units at Poole Hospital and transfer them to Bournemouth Hospital ? Can you imagine pregnant mums and stroke victims battling through the rush hours from West Poole and Wareham – they just will not get there in time. There is the Golden Hour in which a stroke victim MUST be treated.

So how does the Council propose to build 14,200 houses on our very limited building land ? Well firstly they want to build upwards. Despite breaching the official Core Strategy, Richard Carr has got planning approval for two 6 storey blocks on the Salterns Marina site (he even applied for 11 storeys !) that will be very intrusive eyesores – and he got permission for an 8 storey tower next to the RNLI. The Council has recently approved a 120 feet high block of flats in the centre.

The next policy is to build more densely in the centre with smaller flats, and develop the 8 brownfield sites in Poole and Hamworthy that have remained undeveloped because the developers have waited until the land value has increased – and they refuse to build affordable houses, despite the Core Strategy saying that 40% of all houses must be affordable.



“ The Town Centre Heritage Conservation Area is on Historic England’s ‘Heritage at Risk’ register because of development threats to our Heritage architecture and character. But it is not just the housing pressure that will affect your Quality of Life. ”

Finally the Council wants to build on our Green Belt, despite 2 Secretaries of State for Housing writing that Green Belts MUST be protected. Government policy states that Green Belts must not be developed if it is to provide more housing, and also that nearby residents MUST approve any building in the Green Belt. Despite residents’ polls in Merley and Bearwood strongly objecting, the Council is proposing 1,300 houses in their Green Belts. So our Council is deliberately flouting Government instructions. Even before the Poole Local Plan has been approved, 2 Developers have applied for

thousands of developments both North and South of Magna Road in clear breach of the Plan. These Applications will be considered soon and our supine Planning Committee may approve them.

So our beautiful Borough is threatened by an avalanche of housing, severe health threats from air pollution and major environmental damage. PLEASE tell your Councillors that you do not want YOUR town to be despoiled by too many houses and invasions into the Green Belt.

Terry Stewart
President BPCRA.

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TLC WORLD - HOW IT BEGAN

When local BH13 residents Geoff and Cherrie Whittle emigrated to India with their children, Olly and Jamie then nine and eleven, they had little idea of what lay ahead.

Whilst their book *'No Worry, Chicken Curry'* on Amazon gives humorous anecdotal insight into their life in India, it glosses over the tribulations experienced during seven years in the sub-continent's jungles.

'We'd arrived in Delhi,' says Cherrie, 'with just a suitcase each; having sold everything we owned and with no real plan for the future. We wanted to contribute towards tiger conservation but had no idea how.'

After travelling the length and breadth of India for a year, whilst home-schooling their children, they based themselves in Satpura National Park, working with the Indian Forest Department – a relationship that developed remarkably in the coming years.

Cherrie explains. *'We established a charity and with the financial help of International Agencies, acted as project managers in the jungle to provide clothing, homes, education, bore wells, irrigation systems and independence to Forest Guards and Tribal villagers – removing pressure from endangered forests and wildlife.'*

Despite setting out as a family, their children were now schooled over three days travel away at the only UK curriculum school in India; whilst

Cherrie and Geoff endured water and electricity for only two hours a day and cooked over an open log fire – but in spite of it all feel their time in India achieved great things.

'As part of expanding the boys' horizons,' continues Cherrie, 'we did spend one moonlit night up a jungle tree, waiting to 'see' tiger but think he saw us first; so all we each had to show was a sore and very numb backside.'

After travelling the length and breadth of India, Cherrie started TLC World on returning to England; creating worldwide tailor-made holidays for those seeking something special – but who desire

/// whilst home-schooling their children, they based themselves in Satpura National Park, working with the Indian Forest Department – a relationship that developed remarkably in the coming years. ///

rather more comfort than Cherrie got used to!

(Cherrie, thanks for that and sounds like the Swiss Family Robinson have nothing on the Whittle clan—Editor)





A FACT OF LIFE

It's true to say that none of us get any younger. And as we get older whilst not wishing to be a burden to others we will need help, support and companionship.

Family may be distant or busy working in this stressful world, so what are our choices? Do we give up, retreat into isolation or take a positive approach. A positive approach is great but how do we do this? That is a challenge so many elderly people face. Nowadays there are solutions to these dilemmas so that we can get the help we need, meet new people and retain our dignity and independence.

The USA has many what are known as Senior Concierge Services that provide valuable and caring links

and support for the elderly. The great benefit of this approach is that people retain their voice in the world, they still matter. Senior citizens should not be ignored; they are living history books with vast resources of knowledge and experience. If people can support their own sovereign free lifestyle then what a great way to live in the evening of your life. Your old age can actually be the time of your life.

Alice Heaton
Principle
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PINECLIFF GARDEN

Our Residents Association has for some years been involved with the Pinecliff Garden also known as the Sunken Garden. This year the ball was passed to Bob Reid our ever industrious and evergreen Chairman. Bob supported by Roger Allen worked with Katy Salter of Poole Council to re-launch our Pinecliff Garden project. Letters were sent out to residents in the surrounding neighbourhoods and the Friends of Canford Cliffs library expressed their support to Bob and his team.



The Work Day was changed from Tuesday morning to every Thursday morning. The first work day of the new season was set for April 6th and what a day we had. Bob and Roger were on station early with coffee and biscuits wondering if anyone would show up. No worries on that front, people came in numbers, even John Gunton our editor made an appearance with hoe in hand supported by his dear wife Charlotte.

From that day onwards our volunteer group set about the business of managing the garden. Bob organised the all important Risk Assessment as required by BoP and our insurers. Roger with the help of one of our most experienced gardener volunteers Ann Brown wrote the Work Plan for the year and that enables volunteers to contribute on days other than our regular Thursday morning.

The Association wishes to make a special mention about two particular stalwart volunteers, Val Lamb and Ian Woodroffe who have been the mainstay of our core volunteer team. They are good company, always ready to pitch in with great humour and because of their enthusiasm the garden is receiving so much praise from all directions. We talk with the locals, the holiday makers, the athletes stopping for a breather after ascending the



“ We talk with the locals, the holiday makers, the athletes stopping for a breather after ascending the steps from the beach and all the Council guys who are regular visitors and have been fantastic. ”

steps from the beach and all the Council guys who are regular visitors and have been fantastic. Not just because they pick up the green waste and trim the hedges. It's because they are genuine with their interest, encouragement and advice. Their support is really appreciated by the volunteers.

Life has been made easier by the Friends of Canford Library who offered to share their garden storage area with the Association. We contributed to the cost of fencing and security locks and fully funded our own storage shed, wheelbarrow and a variety of tools. This means that volunteers don't have to carry tools from their houses, we have them on site or at least close by at the library. We should also say thank you to the library staff that have taken deliveries on our behalf and directed people to the garden.

Working on these beautiful gardens is really satisfying and good for the soul. It's fun, keeps you fit and you meet new people. So to all our members we say please pop along on a Thursday morning to say hello if you have the time and remember the gardens are there to enjoy by all everyday thanks to the Residents Association and its volunteers.

Roger Allen



BEACH ROAD CAR PARK STILL EARMARKED FOR DEVELOPMENT

The Council continues to promote its plans to develop the car park with the loss of around 150 car parking spaces as we said in Summer edition of Pines and Chines.

At a packed meeting of the last Association AGM in April, strong views were expressed and following a vote in which 85 out of 125 people present wanted the car park to remain, the Association was given a clear mandate to object to the development. The main reasons include:

- ‘Selling the family silver’ – we can only do that once with loss of a valuable income stream
- Loss of much needed off-road car parking near the beach
- The park could be smartened up to make it more inviting with improved advance warning
- Development would inevitably result in ‘high end’ flats of which there is a surplus and which do not help those needing a home in Poole.

Despite our strong objections, the Council has included the site (U8) in its Pre-examination draft Local Plan in which it suggests around 60 dwellings could be built in the top half of the car park. The Association has repeated its objections and requested the opportunity to speak when the Plan goes before the Government’s Inspector later this year, or early next.

Readers will remember that powerful Restrictive Covenants control the number of dwellings that could be built on the car park to six and that the land must not be used in a manner causing nuisance or annoyance to those living in the Branksome Park Estate



Beach Road Car Park Development site in red

(this is broadly the Branksome Park Conservation Area). If you live in that area, you have a voice; the nearer you live to the car park, the more your opinion is likely to be considered.

Following the Council’s refusal to engage with the Association, citing ‘commercial confidentiality’, we have approached the Upper Tribunal (Lands Tribunal). It has informed us that the Council has applied to the Tribunal regarding the Covenants. We also understand that some residents near the site have been formally consulted. Details of the application to the Tribunal and the nature and extent of the consultation are being sought under the Freedom of Information Act.

Nevertheless, if you live in the Conservation Area and feel strongly that the car park should be saved, now is the time to contact the Council and state your objection

clearly so that the Council is in no doubt that the strong view of residents is that the Covenants should stand and development should not take place. Write to/ email the Strategy Team at the Civic Centre, BH15 2RU or information@poole.gov.uk

Your Association will continue to press for information and will also push for the retention of the Covenants and preservation/ enhancement of the car park.

As a final point, we are concerned that, were the top (best) half of the car park to be developed, what could become of the remainder? Unless it was tidied up, better signed and made more welcoming, it could well attract more visits from ‘travellers’, or provide a well screened venue for other undesirable activity. Please support our action.

Roy Pointer

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Membership application

BRANKSOME PARK, CANFORD CLIFFS & DISTRICT RESIDENTS' ASSOCIATION

The Aims and Objectives of the Association

The aim of the Association is to protect the interests of the 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 Poole Borough Council and brings to their notice all matters which adversely affect the amenities of the whole of the District. It makes appropriate recommendations for improvements. It also submits recommendations to the Council concerning any plans and developments which relate to the District.

The Association is a member of the National Organisation of Residents' Associations and the Council for the Protection of Rural England.

Members receive two magazines – our Summer and Winter editions. These cover much of our ongoing work and highlight our aims.

Name

Address

Post Code Tel No:

Email

We much prefer to receive applications for membership under a Standing Order arrangement and would appreciate it if all new applicants kindly use this method of payment. We will accept a cheque if this is not possible.

I/we wish to become members of the Association.

I enclose the completed standing order mandate.

Alternatively I enclose a cheque for £..... to cover the subscription for the current year. (The annual subscription is £3 per member or £5 per couple. Cheques should be made payable to **BPC CRA.**)

Please return this application together with your standing order mandate or subscription to:

Paul Fearnley, Hon. Treasurer
BPC CRA
102 Canford Cliffs Road, Poole BH13 7AE

We would appreciate it if all new members would be kind enough to provide a phone number and email address if possible with, of course, their address. Contact will only be made by members of the committee and all information provided on the Application Form is restricted to use within the Residents Association and is not shared with anyone or any organisation outside of the Association. It will be assumed by the Association that we have your approval to use these means of communication to contact you on Association matters, unless you specifically opt out.

Standing Order Mandate

To:	Bank	
	Branch address	
	(insert your bank details)	

Pay to:

Bank Barclays
Account name Branksome Park and Canford Cliffs Residents Association
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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Amount in words	
Payable on following date	
Reference: insert membership no. if known	

My details are:

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Address	

Signature	
Date	



The library was originally a lodge to Branksome Court and the building was described as 'rough cast with arched window recesses and segment headed dormers'. It was designed by J H Brewerton and built around 1913 with a similar cottage to the rear.

A BRIEF HISTORY OF CANFORD CLIFFS LIBRARY

In due time the property became the Cliff Cafe, owned and controlled by the Parks Committee, and there are many folk who remember it as a delightful and popular cafe with tables and chairs in the garden during the summer. Listed in the 1939 Kelly's Directory is the manager Walter Vincombe Cornishand, he lived in the Cliff Cafe Lodge.

The residents of Canford Cliffs had wanted a library of their own for some time but difficulty had been experienced in finding a suitable site. In 1945 the plans were approved by the Borough Engineer to adapt a portion of the ground floor of the Cliff Cafe as a branch library. The estimated cost of conversion was £500.

It was not until October 1950 that the new library was opened by a number of dignitaries including Mr B C Short who had been Borough Librarian for 46 years. A newspaper report of the time described it as probably the most picturesque in the country 'set amid towering pine trees just off the main road on the Bournemouth side of Canford Cliffs Village, the new library boasts a small but pretty garden complete with lily-covered goldfish pond, crazy paths and a lawn with artificial toad stools'. The interior was decorated in light and dark cream and was equipped to hold 8,000 books,



although at the opening there were only 3,000 on the metal book shelves well lit by strip lights.

The first head librarian was Doreen Newman 1950-59 and she, together with the other head librarians, attended the Centenary Open Day on 19 October 2000. Many memories were exchanged with readers and library assistants.

Doreen Newman recalls that business was slow at first with residents taking a little while to appreciate the useful facility on their doorstep. One comment seems to have been 'what an extraordinary place to put a library, who will use it?' Dawn Prattley remembers the fumes from the gas fires in winter and the many amusing incidents involving borrowers

struggling to open the gate that was then in place and which was foot-operated by brass pedals inside the desk.

The weather caused problems over the years—during the drought in the summer of 1979 the building was almost surrounded by scorched bushes, a huge tree fell across the front of the library during the night of 24th January 1990, and although little damage was caused everyone had to use the back door for a day or two. One assistant recalls the library being used as an occasional trusting-place by a mature couple who, if one failed to arrive, would wait disconsolately for half an hour before reluctantly going home.

A reader who has been using the library for nearly 50 years is appreciative of 'our very own library in Canford Cliffs, where once my children chose their books in front of a coal fire and where now my grandchildren enjoy the Internet'

The Friends of Canford Cliffs Library was launched in the spring of 2001. The first floor of the library is in use as the offices of the Poole Maritime Trust.

Taken from 'Looking Back at Canford Cliffs' by kind permission of the author Iris Morris.





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A PILE OF.. COMPOST

Avid readers of this column will remember my riff on the first requirement of your average garden plant, in 'Let There be light'. After that, they need feeding of course, with a range of dietary requirements. For most of us in Branksome Park, the subsoil is pure sand. Not much requires that little nourishment. Sea holly springs readily to mind (and mind you don't sit on it, or it'll be you that springs readily...). *By David Reeves*

You feed plants by paying money, of course. You can get 'penny numbers' from DIY supermarkets (well, 25KG sacks) But, for the average Branksome Park plot this will not go far. A load delivered is a more sensible option. We have used various by-products of the animal kingdom. A load of 'Cluck' (pardon?) the then proprietary name for processed chicken waste, cheaper (or should that read, 'cheeper'?) by the 50 bags delivered. Local stables are often glad to get rid of the horses' contribution to horticulture. But the effort of shovelling and bagging, with only a small estate car, was not a worthwhile exercise for me. When we were first starting our 'cottage garden' we took delivery of a lethal combination of pig waste and seaweed. Did the soil no end of good probably, but the neighbours accused us of running a surreptitious pig farm...



Eco compost will deliver by the load, of course. Those who pay for green bin collection provide the raw material for an excellent product: buying this is almost therefore 'getting your own back'. I'm a great believer in 'cutting out the middle man', and making my own, costing me nothing but time and effort. The other outside source of soil improver is MacPenny's a local nursery (as opposed to 'Garden Centre', not the same animal at all). They have provided us with trees and shrubs, over the years. And periodically, a flat truck load of bracken compost, which the acid-lovers (e.g., rhododendrons, azaleas, camellias and pieris) seem to appreciate.

We inherited two compost bays when we arrived. These were engineered in brick, by a former Swiss engineer. Each roughly 4ft x 3ft, and 3ft high, it gave us a start; but not enough. So, another breeze block bay was added to one side, and later, another, cut partly into the slope, on the other. A sequence of four. One current, one being dug out, and two 'maturing'. It gives a year or so for the composting process, producing a coarse, but effective product. Sieved, it is adequate to provide potting compost for the sort of plants I am rearing. And the bits that the sieve won't let through, will serve as mulching for shrubs and young trees. Holding moisture, and finishing its decomposition in situ.

What goes in? Well, pruning the existing shrubs, and hedging several hundred feet of laurel is our 'starter for ten'. The necessary initial processing is to have the most effective shredder you can manage. An electric shredder does the job,

one that functions on the basis of rotary blades, rather like the old push mowers. Compost needs both 'brown and green'. The shredded material is mostly 'brown' the carbon end, with the occasional bag of shredded office paper'. The 'green', providing nitrogen, is mostly lawn mowings: a good catalyst, generating heat quickly, but distribute evenly, otherwise they go unhelpfully 'mushy'. Add in kitchen waste, weeds, and garden refuse generally. The heap needs 'turning' otherwise the heat generated creates a dry middle, where the composting process has halted. An occasional can of water, and covering the top to prevent it drying out. Once the heap is as high as gravity will allow, on to start the next bay. Assuming I've emptied it in time!

So, with a little time and effort, compost, like 'the best things in life' is free.

David Reeves
Lindsay Road

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BOURNEMOUTH NATURAL SCIENCE SOCIETY

My wife and I discovered this little treasure of Bournemouth about a year ago. We saw a talk on Roman Legions advertised and attended a really fascinating lecture. Since then we have heard talks on archaeology, mineralogy, insects, astronomy and a very interesting resume of the life and works of Rudyard Kipling. Although predominately concerned with main stream science one speaker talked about his adventures tracking down the Yeti. He is convinced they exist.

Talks take place on a Saturday afternoon and Tuesday evening and the Society posts its programme on its website at: www.bnss.org.uk. The Society is based at 39, Christchurch Road in Bournemouth in a marvellous Victorian building. The building itself is worth a visit!

The talks normally last just over an hour and afterwards tea and biscuits

are served and there is time to chat with the speakers. You can also browse the impressive display of exhibits in the Society's museum. The Society has open days and field trips. Membership is £60 per year or you can turn up for a lecture and make a contribution. Membership may be one of the best £60 you have ever spent and will help support a really valuable institution.

If you would like a program for the rest of the year please email me or, better still, refer to the website.



Talks during October include:

- Druce Farm: a new Roman villa for Dorset
- Empires in Parallel: Egypt & Rome
- Passchendaele
- The Great Heath Nature Parks - Corfe Barrows, Holes Bay and Lytchett Bay

Do go along and enjoy hearing from experts in their fields.

John Gunton

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Berkeleys are delighted to welcome back Ellie Flahive into the team after returning from Maternity leave. Ellie strives to give excellent personal customer service as well as having a wealth of knowledge of the BH13 & BH14 area and being ARLA qualified. After being with the company for over 5 years she has built up good landlord and tenant relationships and continues to grow this on a day to day basis.

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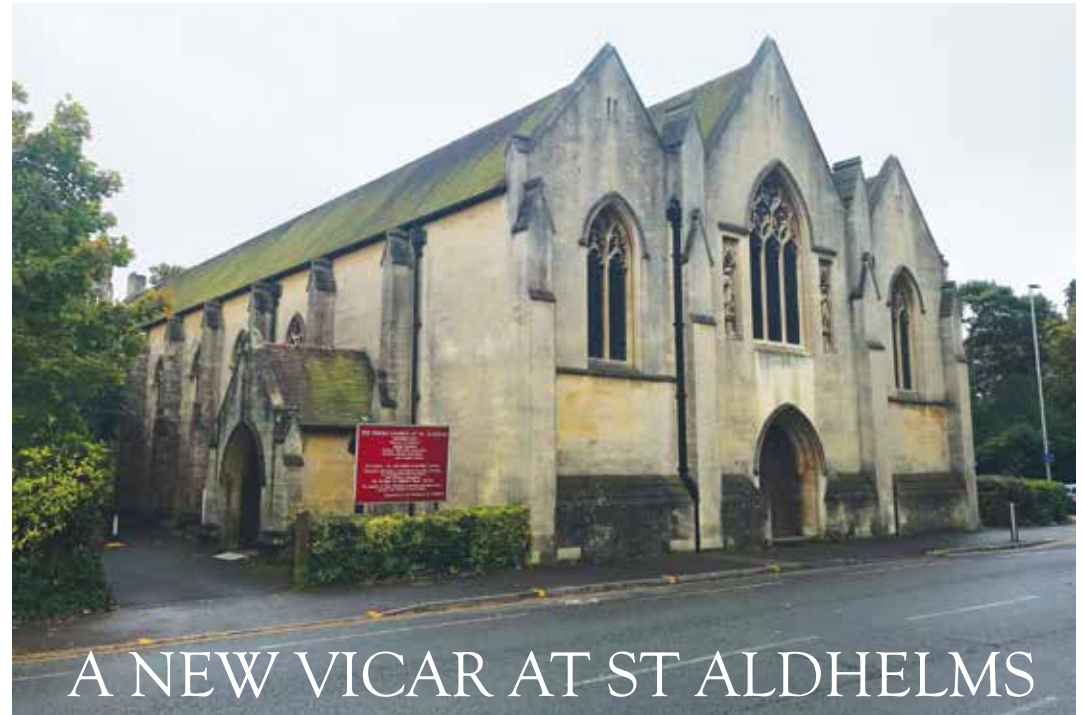
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A NEW VICAR AT ST ALDHELMS

(A very warm welcome to Father Philip who has recently taken over as Vicar at St Aldhelms Church. I am sure you will enjoy your time in Poole and wish you all the very best. I asked Fr Philip to provide a bit of background on himself. Many thanks for the article. Editor.)

Fr Philip introduces himself:
'I am a native of the north east, having been born and raised in Stockton-on-Tees, near Middlesbrough. At Cambridge I read theology, more through a fascination with its 'big questions' than with any intention to be ordained. However, seeds of faith were sown and then nurtured during the next two years when I lived in close association with a religious community, worked as a Social Services Home Help for the elderly, and encountered a delightful, wide range of people including homeless, addicts, youngsters coming out of care and others who needed care. It was they who suggested I should become a priest, and a Bishop's selection panel agreed. I trained for ministry at Mirfield, in

West Yorkshire, and after two years was ordained curate of Pontefract, then a colliery town in the throes of the 1984 miners' strike. My arrival on my bike each day at 5am, to talk to police, pickets and protestors, soon enough led to a chorused greeting of 'More tea, Vicar!' The experience taught me (in addition to Yorkshire's dry sense of humour) a good deal about political and economic realities, and the cleric's privilege of being able to bridge chasms among divided people. I then went south to work as a 'curate in charge' of a daughter church and its surrounding estates in Wantage, Oxfordshire. I came to be vicar of St James', Alderholt, in autumn 1990. The church and community have over the years changed and grown together

in ways that were gradual but remarkable. Now I hope that the things I have learned amid this rural but radical ministry will translate to a different setting and a new community. So the pilgrimage, and adventure, continue.....

I play for the Diocesan cricket team and have a lifelong love of football. I enjoy the countryside and growing vegetables. I like to travel, especially to anywhere Spanish speaking."

His congregation writes:
When we asked our new vicar to write a few words about himself, he invited us to send him some questions ('the harder, the better!', he said) So here is the resulting Q & A session with Fr Philip:

What should we call you?

I'll answer to most things! I think 'Fr Philip' reflects the tradition at St. Aldhelm's and the term 'Father', although it can be misunderstood, at least suggests a personal, family-like (rather than formal) connection between us all. But to my friends I have always been known as Pip—so feel free!

When, and why, did you become a priest?

I was ordained in 1984 when I was 26. I had studied theology but it was only afterwards, living with a small Christian community that I began to realise that Christianity was less 'knowing' stuff and far more about prayer, and people. I ended up working with young and elderly, and people on the streets, many of them in need, and through all such encounters I learned that Jesus lives in other people. In fact it was some of them who really pressed me to seek ordination.

What's your favourite book in the Bible?

The Psalms, because all of life's ups and downs I find expression there, the joys and woes, the resentment, anger, sorrow, regret - you name it. Through everything the Psalms kind of hand it over to God. Jesus, clearly knew the Psalms by heart, and if it's good enough for him....

Do you enjoy being a vicar?

Most days, yes! Being a priest you get to meet with such a wide variety of people, and provided you treat them with respect you are often entrusted with the opportunity to pray with and support them.

What has been one of the best, and one of the worst, things for you over, say, the last few years?

Marriage break up was the worst thing, although I'm very grateful that we - and our two adult children - remain good friends. Visiting the Anglican Church in Ecuador as part



of a sabbatical leave last autumn was amazing and really made me think anew about the impact the Church can have on people: I hope to arrange a couple of the clergy from there to visit the UK next year.

What will you miss most about your previous parish in Alderholt?

The people, of course - after more than 25 years I have accompanied so many through their joys and sorrows. The countryside: I came to know and love almost every corner of the local landscape, its wildlife and the farmers who worked there.

What are you looking forward to in Branksome?

Trains, buses, shops, all just down the road: it's all a huge contrast to Alderholt! I have really enjoyed the people I have met so far at St. Aldhelm's and around the place. I figure that a lot of what I have learned being a country vicar will transfer to the town. For me the Church is all about prayer, hospitality and treating every person as if they are (as I believe) an embodiment of Jesus. That's true, I think, everywhere.



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THE SAINT of PAINT

Jeff Payne



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SMILE A WHILE



1. I told my girlfriend she drew her eyebrows too high. She seemed surprised.

2. Two clowns are eating a cannibal. One turns to the other and says: "I think we got this joke wrong"

3. My wife told me I had to stop acting like a flamingo. So I had to put my foot down.

4. What's the difference between in-laws and outlaws?
- Outlaws are wanted

5. I bought my friend an elephant for his room. He said "Thanks" I said "Don't mention it"

6. My friend says to me: "What rhymes with orange" I said: "no it doesn't"

7. A child asked his father, "How were people born?" So his father said, "Adam and Eve made babies, then their babies became adults and made babies, and so on." The child then went to his mother, asked her the same question and

she told him, "We were monkeys then we evolved to become like we are now." The child ran back to his father and said, "You lied to me!" His father replied, "No, your mom was talking about her side of the family."

8. **Teacher:** "If I gave you 2 cats and another 2 cats and another 2, how many would you have?"

Johnny: "Seven."

Teacher: "No, listen carefully... If I gave you two cats, and another two cats and another two, how many would you have?"

Johnny: "Seven."

Teacher: "Let me put it to you differently. If I gave you two apples, and another two apples and another two, how many would you have?"

Johnny: "Six."

Teacher: "Good. Now if I gave you two cats, and another two cats and another two, how many would you have?"

Johnny: "Seven!"

Teacher: "Johnny, where in the heck do you get seven from?!"

Johnny: "Because I've already got a cat!"



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Beach Road	Vacant
Belgrave Road	Mrs. H. Schuster-Bruce, 4 Belgrave Road BH13 6DB
Bracken Hill	Mr G. Anderson, 6 Buccleuch Road BH13 6LE
Branksome Towers	Vacant
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>)	Mr V. Dunn, 112 Canford Cliffs Road, BH13 7AE
Canford Cliffs Road (<i>Odd Nos. 69-99</i>)	Vacant
Cassel Ave	Mrs C.N. Norman, 13 Pinewood Road BH13 6JP
Chester Rd	Mrs. H. Schuster-Bruce, 4 Belgrave Road BH13 6DB
Chesterfield Close	Mr K. G. Jackson, 18 Martello Road BHI3 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
Eaton Road	Mrs R.J. Newitt-Ross, 23 Chester Road BH13 6DE
Ettrick Road	Mrs S. Holt, 14 Ettrick Road BH13 6LG
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Haydon Road	Vacant
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Leicester Rd	Mr M. Reichl, 18 Leicester Road BH13 6BZ
Lindsay Road (<i>Houses only</i>)	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
Martello Road	Mr K. G. Jackson, 18 Martello Road BHI3 7DH
Martello Road South (<i>Houses only</i>)	Mr K. G. Jackson, 18 Martello Road BHI3 7DH
Mornish Road	Mrs C. Harrington, 5 Mornish Road BHI3 7BY
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Oratory Gardens	Mr K. G. Jackson, 18 Martello Road BHI3 7DH
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Pinewood Road	Mrs C.N. Norman, 13 Pinewood Road BH13 6JP
Sandbourne Road	Mrs C.N. Norman, 13 Pinewood Road BH13 6JP
St Aldhelms Road	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
St Aldhelms Close	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
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Tower Road West	Mr J. Flashman, Flat 10, 20 Tower Road BH13 3HN
The Avenue (<i>Houses only</i>)	Ms M. Mulin, 27 The Avenue BH13 6LH
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Wilderton Road	Mr R Pointer, 1 Pinetree Drive, 6 Wilderton Road BH13 6EE
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Canford Cliffs Road (<i>Even Nos</i>)	Mr P J. Gamble, 5, 166 Canford Cliffs Road, BH13 7ES
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Chaddlesley Wood Road	Mr K. Sanders, Flat 4, 25 Chaddlesley Glen BH13 7PB
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Elmstead Road	Mr M.R. Heath, 26 Ravine Road BH13 7HY
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Brudenell Road	Mrs S. Cole, The Red House, 1A Brudenell Road BH13 7NN
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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

COUNCILLORS

Canford Cliffs Ward (which includes Branksome Park).

- May Haines** 8 Blake Hill Avenue, Poole BH14 8QA
Tel: 01202 709138 Email: m.haines@poole.gov.uk
- Peter Pawloski** 17A Chester Road, Branksome Park, Poole BH13 6DE
Tel: 01202 633048 Email: p.pawloski@poole.gov.uk
- Mohan Iyengar** c/o Civic Centre, Poole BH15 2RU
Tel: 01202 633043 Email: m.iyengar@poole.gov.uk
- Penn Hill Ward**
- Ms Elaine Atkinson** c/o Civic Centre, Poole
Tel: 01202 746510 Email: e.atkinson@poole.gov.uk
- Mrs Xena Dion** 58 Blake Dean Road, Poole BH14 8HH
Tel: 01202 741256 Email: x.dion@poole.gov.uk
- Ronald Parker** 29 Cliff Drive, Canford Cliffs, Poole BH13 7JE
Tel: 01202 707755 Email: r.parker@poole.gov.uk
- Parkstone Ward**
- Mrs Ann Stribley** 16 Milton Road, Parkstone, Poole BH14 9QL
Tel: 01202 732969 Email: a.stribley@poole.gov.uk
- John Challinor** 14 Gleneagles Avenue, Poole BH14 9LJ
Tel: 01202 742968 Email: j.challinor@poole.gov.uk
- Emma Williams** c/o Civic Centre, Poole BH15 2RU
Tel: 07793 061905 Email: e.williams@poole.gov.uk

MEMBER OF PARLIAMENT

- Mr Robert Syms** Local surgery contact 38 Sandbanks Road, Poole
Tel: 01202 718078 Email: symsr@parliament.uk
House of Commons, London, SW1 0AA
- Members of the European Parliament (MEPs) 2014-2019 - South West Region**
- Europe of Freedom and Direct Democracy group
William Dartmouth (UKIP)
(The Earl of) william.dartmouth@europarl.europa.eu
Julia Reid (UKIP) julia.reid@europarl.europa.eu
- European Conservatives and Reformists Group
Ashley Fox (Con) ashley.fox@europarl.europa.eu
Julie Girling (Con) julie.girling@europarl.europa.eu
- Group of the Progressive Alliance of Socialists and Democrats in the European Parliament
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