

BRANKSOME PARK, CANFORD CLIFFS & DISTRICT RESIDENTS ASSOCIATION SPRING 2013

AGM
will be held on
Saturday 27th April
at 10.30am
at Canford Cliffs
Village Hall

Visit the Association's website www.BranksomePark.com

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EDITORIAL

A very warm welcome to the Spring edition of our magazine which is being distributed to every resident in our area. We are really keen for all our residents to be members of the Association which works hard to protect and reflect your interests. We are lucky to live in such a marvellous area and need to make sure that any changes are for the better.

This twice yearly magazine is one of the ways the Association keeps in touch with its members and I do hope you enjoy its content. In the magazine there is, of course, the important Association news but the magazine also contains some original articles from our members. Articles on Simpsons Folly and The Packe Family Mausoleum reflect the rich history our area has.

On a topical issue, I am also very pleased to print Roy Pointer's article on the proposed Wind Farm in the bay. I would strongly encourage you to read Roy's article and to make your opinions known. And what better place to read the magazine than at the new Tea Shop Hazel Clifton has opened in the Village.

Read it in your favourite chair, read it in the bath or in bed but please take time to look through the magazine. I am sure you will find something of interest. Have a great summer and if you are not already a member please do consider joining the Association. *And finally if you can think of a new name for the magazine you could be in line for a bottle of wine!*

John Gunton

PS: A note from our Secretary: If any member does not currently receive copies of Minutes of BPCCRA monthly meetings, and wishes to do so by email, please give email details to carolaparkin@tiscali.co.uk The minutes are sent out in groups, in bcc form, so that your e mail address will not be visible to others on the list.

EXECUTIVE COMMITTEE

President:

Terry Stewart
1 Canford Cliffs Avenue,
Poole BH14 9QN

Tel: 01202 701637
Email: ts@terencestewart.plus.com

Chairman:

John Sprackling
23 Lindsay Road, Branksome Park,
Poole BH13 6AN

Tel: 01202 751553
Email: johnsprackling@gmail.com

Vice Chairman:

Wayne Hancock
60 The Oasis, 45 Lindsay Road,
Poole BH13 6AP

Tel: 01202 765993
Email: hancock.wj@gmail.com

Treasurer:

Paul Fearnley
102 Canford Cliffs Road,
Poole BH13 7AE

Tel: 01202 707128
Email: pauldfearnley@gmail.com

Membership Secretary:

Vacant

Planning Officer:

Keith Alcroft
1 De Mauley Mews, 7 De Mauley Road
Canford Cliffs, BH13 7HP

Tel: 01202 709737

Secretary/Minutes Secretary:

Carol Parkin
22 Ravine Road, Canford Cliffs,
Poole BH13 7HY

Tel: 01202 706591
Email: carolaparkin@tiscali.co.uk

Magazine Editor:

John Gunton
36 Links Road, Lower Parkstone
Poole BH14 9QS

Tel: 01202 701626
Email: jngunton@tiscali.co.uk

Magazine Advertising

Roger Allen
23 The Oasis, 45 Lindsay Road,
Branksome Park, Poole BH13 6AP

Tel: 01202 760915
Email: waterfalls@sky.com

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ABOUT THE ASSOCIATION

A word of explanation about our delivery arrangements this time

As a one-off experiment, we are using Royal Mail's 'Door to Door' service to deliver this magazine to every residential address in BH13 - some 4,700 homes. The alternative was to use Royal Mail's 'Street by Street' service but this would have been prohibitively expensive.

This presented us with a problem as, under its 'Door to Door' service, Royal Mail will deliver by Area (BH13) or Sector within that Area i.e. BH13 6 or BH13 7. BH13 6 is wholly within the area covered by the Association but BH13 7 is largely within the area covered by the Association but includes Sandbanks Peninsula.

The Sandbanks Peninsula is covered by the Sandbanks Association and any Sandbanks resident wishing to join the Sandbanks Association should contact the Hon Secretary, June Topham by email on jtopham@talktalk.net or telephone 01202 709025.

A few words about the Association

Aims of the Association

We aim to:

- Represent the interests of residents relating to their private property and public services they receive, in particular those provided by Poole Borough Council
- Review the Council's weekly list of planning applications in our area and make representations on behalf of individuals or groups where valid planning considerations arise
- Act as a vehicle for community engagement in connection with the Council's budgets, expenditure, value for money and its activities generally
- Suggest ideas which if implemented would enhance environmental, amenity or safety aspects of the area
- Liaise with other residents' associations in Poole on matters of mutual interest
- Subject to the approval of our members, retain consultants, counsel and other experts in the pursuance of our aims
- Maintain an effective channel of communications with Council members and officers to ensure that our aims are realised

Executive Committee

The names and roles are listed in the Association's magazine which is delivered free, twice a year to all members.

Meetings

Regular meetings of the Association are held on the second Wednesday of each month at 7.30pm, normally in the Committee Room at the rear of the Branksome St Aldhelm's Parish Centre. Meetings are open to all members who wish to attend and one or more Ward Councillors normally attend. A cup of coffee/tea is available on arrival.

Affiliations

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

Wardens

Each road in our area has a Warden; names are listed in our magazine. The Warden's role principally entails distributing the BPCCRA magazine twice a year in April and October. collecting subscriptions from those who do not pay by Standing Order and encourage new members to join.

Subscriptions

The minimum annual subscription is £3 per member (or £5 for two people at one address). There is a special arrangement for blocks of flats, where the Association operates a Bulk Subscription arrangement of £2 per flat.

The subscriptions are used for the day to day running of the Association, building up its fighting fund and contributing to local causes, and recent activities which have included:

- Christmas lights for Canford Cliffs village
- Insuring and providing supplies for a voluntary team which has restored and which maintains the Sunken Gardens on Pinecliff Road
- A contribution to repairs at Canford Cliffs Village Hall
- Provision of an outdoor notice board at Canford Cliffs Library
- Donations to small groups of residents in the area covered by the Association to fight a planning application in their immediate area

NOTICE OF AGM

The Annual General Meeting of the Association will be held on
Saturday 27th April 2013 at Canford Cliffs Village Hall at 10.30am.

The Guest Speaker will be Cllr Mrs Judy Butt (Portfolio Holder for Communities, Public Engagement and Participation (including Culture, Sports and Recreation) who will speak on 'Sustaining Poole's Seafront'.

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

CHAIRMAN'S REPORT

Welcome to the Spring edition of the Association's magazine and, thank you, once again, to the Committee and members for their continued support. I am also grateful to our Canford Cliffs Ward Councillors who attend the Association's monthly meetings.

Please do your best to attend the Association's Annual General meeting. This is your opportunity to raise any concerns which you might have.

As always, a wide variety of matters have been the subject of the Association's attention.

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 representative is Wayne Hancock.

The Minutes of the Group are published on the Borough of Poole website <http://www.boroughofpoole.com/planning-and-buildings/planning-information/planning-working-group-meetings>. The AGM is being held on 13 March 2013.

The Planning & Regeneration Unit also produce a Quarterly Newsletter and this can be accessed via the Borough of Poole website

<http://www.boroughofpoole.com/planning-and-buildings/planning-information/planning-news/>

2. Community Engagement Working Party (CEWP) - The CEWP was formed in January 2012 and comprises Councillors only. Its Terms of reference are

- Considering the Council's objectives in terms of engaging with the Community and what needs to be done.
- Evaluate the current arrangements for Community Engagement, including Area Committees and other Forums and processes supported by the Council and looking at whether they are fit for purpose.
- Considering the aspirations of the Community in terms of area based engagement and whether they are being met.
- Considering the Council's financial pressures and whether current arrangements represent good value for money in all the circumstances.

3. Planning Enforcement, Tree Preservation Orders/Tree replacements

2 Burton Road - The property has been divided into two dwellings, without planning consent. A revised retrospective application was approved on 14 January 2013.

An appraisal of the loss of Local Plan policy BE23 (*Residential development should take the form of single household detached dwellings on sites of a size consistent with that existing in the area*) on The Avenue, Branksome Park, Brunstead Road, Canford Cliffs and Evening Hill Conservation Areas has yet to be carried out.

Branksome Park has, hitherto, been regarded as a low density housing area and plots should not be less than 0.3 hectares ($\frac{3}{4}$ of an acre). I am sure that this will be used as a precedent for similar sub-division elsewhere in Branksome Park.

1 Cliff Drive (*Addition of four additional windows where there was one large one before*) - revised retrospective application granted on 06 July 2011. I am still awaiting confirmation that the outstanding s106 contribution of £5,363.22 has been paid.

19 Mornish Road (*Tree replacement*) - Two directors pleaded guilty and accepted a caution plus the Council's costs (which included a new tree £3,500) following a S210(1) prosecution in July/August 2008. The new owner has agreed to carry out the tree replacement but confirmation of this is currently awaited.

Heavytrees Road (*Unauthorised felling of the 12m Scots pine as reported in the Daily Echo dated 23 June 2010*) - both defendants were found 'Guilty' on a majority verdict (11:1) at Bournemouth Crown Court on 23 November 2012. One of the defendants has yet to hear whether the Crown Court will give him leave to appeal against his sentence (see below). It is expected that there will be no movement in this case until late Spring at the earliest.

1. A Confiscation Order for £50,000 to be paid within 6 months or, in default, 18 months in prison
2. A fine of £75,000 to be paid within 12 months or, in default, 24 months in prison
3. Costs of £14,500 to Poole Borough Council
4. £100 to be paid to freeholder of 4 Heavytrees Road
5. Victim surcharge £15

4. Sustaining Poole's Seafront

This project seeks to provide a 25 year strategic and corporate vision for:

- The management of Poole's beaches.
- Improvements in leisure provision for all beach users
- The development of a sustainable infrastructure and,
- A greater return on existing assets.

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The original draft Seafront Beaches Master Plan Supplementary Planning Document was not approved by the Economy Overview & Scrutiny (EO & S) Committee at its meeting on 20 November 2012 and has been subsequently revised. The revised version now includes an Executive Summary and has been reduced in size from 107 pages to 85. If this is approved by the EO & S Committee on 7 March 2013 and Cabinet on 12 March 2013, public consultation will begin on 18 March and conclude on 10 May 2013.

Financial work has been undertaken to assure Members that the aims of the Plan can be realised, it was completed in the knowledge that the Plan will change as a result of consultation, and therefore was not considered important at this stage of the process.

Beach Hut policy - At its meeting on 16 October 2012, the Cabinet approved that:

- i. the Beach Hut Lettings Policy be **NOT** changed, with eligibility for annual licences for beach huts limited to Poole residents;
- ii. the waiting list for beach huts be re-opened with effect from 1st January 2014, with the current system refreshed to ensure:
 - its operation and process is more transparent with a separate list for each beach;
 - it is managed with the ability for it to be viewed publicly electronically with improved information regarding expected waiting times and rental costs;
 - a single entry point ensuring equity for those currently on the list and those who wish to join it;
- iii. licences be renewed annually (until terminated by either the tenant or the Council in accordance with Annual Licence to Use Beach Hut with a single fee paid annually at the base rate);
- iv. the pricing structure for beach huts be simplified to even out small differences in cost with effect from 1st January 2014;
- v. the current sub-letting terms and conditions be retained. Prices for all subletting to mirror the Council's short term hire rates to be implemented from 1st January 2014;
- vi. an annual review of the number of huts for short term let be undertaken to ensure a sufficient level of occupancy and income is achieved'

5. Navitus Offshore Wind Farm - See separate article by Roy Pointer about this elsewhere in this magazine.

6. Bournemouth and Poole City Bid - An Expression of interest has been registered by the Dorset Local Enterprise Partnership to provide accessibility to Bournemouth Airport and the Port of Poole which are capable of delivering significant economic growth and jobs.

The Bid outlines a number of options to improve access to Bournemouth Airport such as transport improvements to the B3073 and the A338, and improving links between Canford Bottom and Blackwater. Likewise at the Port of Poole, the bid outlines the potential economic opportunities by improving the transport links on the surrounding roads and replacing the disused railway link.

7. Uniting the Conurbation - The South East Dorset Conurbation centred around Bournemouth, Christchurch and Poole has a population of 357,000, which approaches the size of Bristol and exceeds that of Cardiff and Southampton but is split into three or four local government units.

A group has been formed with the aim of creating of a single unitary authority with boundaries closely aligned to the work, education, housing and leisure needs of the whole community. We will be better administered and be more prosperous and successful if we combine our resources and present a united front to the world as a single County Borough. The examples are Brighton

and Hove (pop. 256,000) and Torbay Borough (comprising Brixham, Paignton and Torquay and a population of 134,000).

Speaking purely personally, I was in favour of uniting the conurbation to provide significant savings from economies of scale but it will come as no surprise to hear that Poole's Chief Executive is opposed to the idea. However at a meeting of the Society of Poole Men on 19 February 2013 he did say, in so many words that, as Adult Social Services account for 65% of Poole's Budget and this is likely to increase to 80%, he saw some merit in the Borough of Poole, Bournemouth Borough Council & Dorset County Council combining forces to tackle this in conjunction with the NHS.

8. Compton Acres - There has been no further news about the sale of this site. Because Compton Acres has a Grade II listing from English Heritage, it has legal protection from the Council to prevent any new owner changing its use, and to ensure it remains open to the public.

Planning consent for the erection of 20 Apartments with basement parking; re-arrangement for the existing Compton Acres parking area, and demolition of the existing office building set within the current car park was granted on 27 December 2012.

A 2nd application for a rear two storey extension to the existing estate office in Compton Acres gardens including demolition of more recent rear addition was registered on 31 October 2012 but this has since been withdrawn.

9. Sunken Gardens at Pinecliff Gardens - The Association has been granted a Licence by the Borough of Poole to manage the sunken garden in Pinecliff Gardens near the Canford Cliffs Library. The work carried out by Wayne Hancock and his band of volunteers is much appreciated.

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

11. Branksome Chine Gardens, Branksome Park Woods, Pinecliff Gardens, Martello Woods & Beach Road Woodland Management Plan 2001-2011 - It has been suggested that consideration might be given to the involvement of local residents in the management of Branksome Park Woods but this project has yet to be progressed.

12. Public Rights of Way:

Westminster Road end of Dalkeith Road- No new developments

Buccleuch Road to Lakeside Road - ditto

Bessborough Road - ditto

Footpath 82/128 (at the rear of 48 Panorama Road to the small beach) - ditto

Footpath 85 (Adjacent to 2A Shore Road) - The Highways Enforcement officer visited the site in January and Legal & Democratic Services were due to issue documentation requiring the property owner to move the fence back to its original position within one month.

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.

Dolphin Quays development - the Council owns the freehold of this site and Ground rent of £68,000 per annum is payable twice yearly. I was informed on 8 February 2013 that 'this is currently up to date with June and December 2012 instalments having been received'.



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14. Council's Budget 2012/2013 - Poole is still in the bottom 10 of Unitary Authorities in terms of funding.

Poole Conservatives (20 Councillors) proposal for a 1.95% Council Tax rise was defeated by the Liberal Democrats (18 Councillors) and the Poole People Party (4 Councillors) at the Full Council meeting on 25 February 2013. The Council is now eligible for the Government's offer of a one-off 1% Council Tax Freeze Grant for 2013/14.

A 1.95% increase in the Police precept for 2013/14 was agreed by the Dorset Police and Crime Panel at its meeting at County Hall on 6 February 2013. The meeting can be viewed via <http://webcasting.dorsetforyou.com/core/>

Corporate Asset Management Plan - A new Asset Management Plan was due to be presented to the Council Efficiency and Effectiveness Overview and Scrutiny Committee at its meeting on 20 September 2012 but there has been further delay in its production.

15. Localism Act: The Council has set up a Community Engagement Working Party which is currently reviewing how the Council engages with local residents but, despite a number of meetings, no formal proposals have been announced.

16. Lindsay Road and St Aldhelm's Road Junction - The Association is seeking an improvement at this junction and a reduction in speeding traffic in Lindsay Road but, despite speeding being identified as a priority at the Parkstone, Penn Hill and Canford Cliffs Safer Neighbourhood Team meeting on 14 November 2012, there does not seem to be any perceptible reduction of speeding in Lindsay Road in the past three months.

At the Branksome Park, Canford Cliffs & Sandbanks Neighbourhood Watch AGM on 15 February 2013, the Guest Speaker was Martyn Underhill, the Dorset Police & Crime Commissioner and he mentioned that 'Community Speedwatch' was being introduced via Neighbourhood Watches in Dorset.

The success of the scheme is very much dependent on the commitment of the volunteers. In order to have maximum effect Speedwatch needs to be conducted frequently so that it is a regular feature of the roadside. Motorists who are aware that Speedwatch is carried out regularly are more likely to adjust their speed and drive more sensibly.

Since the people using the equipment are volunteers it helps to have a good number involved so that the volunteers can be on a rota and Speedwatch run regularly. The team itself is headed by a local resident who acts as coordinator and looks after the equipment.

All volunteers receive training from the police, who designate particular sites around the area from which Speedwatch can be operated, and volunteers must adhere to strict guidelines.

17. Gypsy & Traveller Encampments: Dorset Police, Bournemouth Borough Council, and possibly Dorset County Council are developing a new protocol for Unauthorised Encampments and this is due to be reviewed by the Environment Overview & Scrutiny Committee at its meeting on 13 March 2013.

18. Friends of Poole Park - The Association supports the Friends of Poole Park, a voluntary group dedicated to preserving and enhancing this park in the centre of our town, continue their work with various improvements/additions to the facilities in the park.

19. Local Sustainable Transport Fund (LSTF) projects - The package to improve junctions, bus facilities, walking and cycling infrastructure and Intelligent Transport Systems (ITS) along the

corridor linking Poole, Bournemouth and Christchurch town centres - named the '3 Towns Corridor' is now in progress. A video about this initiative can be viewed via www.threetownstravel.co.uk.

Three local schemes are Poole Road cycling & passenger transport (£425K) & Poole Road/Bourne Valley Road (£36K) are scheduled for 2013/14 and Branksome Railway Station scheduled (£25K) for 2014/15.

20. Southern Poole Chairman's Liaison Group (Chairmen of nine local Associations) - We continue to meet a week or so before the Area Committee meetings so that we can present a united front on matters of common concern to all the Associations in our immediate area.

The Group received a presentation on the Seafront Beaches Master Plan (SBMP) Supplementary Planning Document at its meeting on 25 February 2013.

21. Vision for Poole Group - Terry Stewart and I are members of this Group, who are monitoring the various planning applications within the regeneration area, such as Neptune's (West Quay Road), Pilkington's Tiles (Blandford Road) and Gallagher's (Former Power Station) sites.

An application for a Neighbourhood Forum, to be known as Poole Quays Neighbourhood Forum, has been lodged with the Council and this is currently the subject of consultation. The Forum has had four meetings and aims to be the point of contact for developers and the Borough of Poole in the regeneration area.

22. Poole Harbour Commissioners (PHC) - PHC have produced a draft Master Plan identifies the port's strategic planning for the medium to long term (i.e. the next 20 to 30 years) by identifying the port activities necessary to support the growth and development of business.

The proposal for the Hamworthy Marina has been abandoned but details of the Town Quay proposals are still awaited, together with the Environmental Impact Assessment.

PHC are bidding for the Navitus Off-shore Wind Farm maintenance base.

23. Safer Neighbourhood Team - The Team covers Parkstone, Penn Hill & Canford Cliffs <http://www.dorset.police.uk/Default.aspx?page=829> and holds regular events.

24. Poole Borough Council - Committee Dates - Please see the Borough of Poole website at www.boroughofpoole.com for Agenda and supporting papers.

25. Other matters -

Membership Secretary - We are looking for someone to fill this role. The main responsibilities are;

- Recruit and manage the wardens, so every road in the area is covered.
- Recruit members/blocks of flats
- Together with the Magazine Editor., administer the delivery of the magazines to the wardens and the accompanying wardens' lists
- Make contact with lapsed members before the Treasurer removes them from the database

Advertising Manager - We are looking for someone to fill this role as Roger Allen has decided not to carry on with the role after this edition. I was naturally sorry to hear of Roger's decision but am grateful to him for being our Advertising Manager over the past 12 months.

John Sprackling
Chairman

TREASURER'S REPORT

Annual Accounts for year to 31 December 2012

We made a surplus of £2,125 for the year which has increased our bank balance to £34,748. Subscription income has decreased slightly although the number of members has increased slightly. This discrepancy is due to late payments or non-renewals.

The breakdown of our membership is now:

	2012	2011
Members	1067	1041
Flats	1499	1479
Total	2566	2520

Advertising income has been good this year, an £850 increase over last year. However we are not as optimistic for 2013; the recession is reducing the number of businesses willing to pay to advertise in our magazine.

Our bulk mailing initiative this time to send the magazine to every house in our area is intended to raise the awareness of our association and to increase our membership. The greater our membership, the greater our voice in debating and canvassing on local issues, and the greater our bank balance the greater our chance of success if we need to take action in support of or to protect our local area.

I have mentioned previously that we wish to close our redundant Santander Current Account (previously Alliance and Leicester, and before that Gyro). We cannot do that until all the standing orders to that account have been transferred to our Barclays account. Unfortunately we still have 252 standing orders paying into our Santander account and many of these are at our old subscription rates. Quite a number of these have no identification and we are unable to determine whom they are from.

Please could I appeal once more for everyone who pays by standing order to check that they are paying into our Barclays account at the current minimum subscription rates of single £3, couple £5, bulk flat rate £2? If not or if unsure then please will you use the form in the middle of the magazine to update this.

Could I also ask that if you do not pay by standing order you consider doing so. You can cancel it at any time, and it makes it much easier for you and for us.

Paul Fearnley
Hon. Treasurer

ACCOUNTS

BRANKSOME PARK, CANFORD CLIFFS & DISTRICT RESIDENTS ASSOCIATION

Income and Expenditure Account for the Year Ended 31 December 2012

	<u>2012</u>		<u>2011</u>	
	£	£	£	£
Income				
Subscriptions received during the year		5,912		6,286
Donations		-		20
Deposit Interest:		16		14
		<u>5,928</u>		<u>6,320</u>
Expenditure				
Magazine and circular expenses	5,220		5,066	
Less Advertising revenue	<u>4,235</u>		<u>3,385</u>	
		985		1,681
Committee and secretarial expenses	997		1,865	
Committee and Association meetings	343		225	
Annual General Meeting	284		141	
Subscriptions	34		67	
Insurance	215		192	
Sundries	<u>70</u>		-	
		<u>1,943</u>		<u>2,490</u>
Donations and subscriptions				
Christ's College	100		-	
NORA	25		-	
Canford Cliffs Christmas lights	<u>750</u>	875	<u>750</u>	750
		<u>3,803</u>		<u>4,921</u>
Excess of income over expenditure		<u>2,125</u>		<u>1,399</u>

Balance Sheet At 31 December 2012

Accumulated fund			
At 1 January 2012	33,118		31,719
Excess of income over expenditure	<u>2,125</u>		<u>1,399</u>
At 31 December 2012	<u>35,243</u>		<u>33,118</u>
Represented by:			
Investment: Barclays	31,813		28,797
Barclays Current Account	1,622		1,666
Santander Bank Account	1,314		2,782
Debtors	575		-
Creditors	<u>(81)</u>		<u>(127)</u>
	<u>35,243</u>		<u>33,118</u>

Approved:

J Sprackling
Chairman

P Fearnley
Honorary Treasurer

28 January 2013

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PLANNING REPORT

I have, once again, been contacted about very few planning applications during the course of the past six months. The only contentious applications to which the Association raised objections were

- 33 Cliff Drive (*Demolish existing two storey house and detached garage. Construct new three storey house and landscaping*) - Application refused on 15 November 2012
- 18A St Clair Road (*Demolish existing building and erect 4 bed detached house with integral garage*) - Application refused on 10 December 2012 but revised application registered on 28 January 2013

Keith Alcroft
Planning Officer

Chairman's note: The Association is also monitoring the two applications for 7 Wilderton Road (a) Demolition of the existing block of 6 flats and the construction of a new block of 7 flats with basement car parking, accessed from Balcombe Road) - Application registered on 29/10/12. & (b) Demolition of the existing garages and the construction of a detached dwelling house with integral double garage - Application registered on 26/10/12. Both applications have been 'Red-carded' and remain 'current' applications.

SUNKEN GARDENS AT PINECLIFF GARDENS - VOLUNTEERS NEEDED

As regular readers of this magazine will know, the Association has a licence from the Borough of Poole to look after the Pinecliff Sunken Gardens, located on the cliff top, not far from the Canford Cliffs Library. If you would enjoy a bit of gardening on a Tuesday morning, between the hours of 10.00am and 12.30pm, you would be most welcome to join the team.

The gardens, which had become somewhat overgrown, are gradually being restored to their former glory. The work is mostly light weeding, pruning and planting, and the pleasure is seeing the transformation and receiving the compliments of the passer-by!

If you would like further information, please contact Wayne Hancock on 01202 765993.

NAME THE MAGAZINE

Our magazine needs a title and there is bottle of sparkling wine (no expense spared) for the person who comes up with the winning name. But more than the wine, the winner will have the pleasure of seeing their title prominently displayed on forthcoming editions of the magazine.

Suggestions should be sent to our Chairman John Sprackling whose details can be found at the front of this magazine.

Entries must be in by the end of May and the winner will be chosen by the Committee.

Go on let your creative spirit roam wild!



NAVITUS BAY WIND PARK PLANNING PROCESS GATHERS PACE - TIME FOR INDIVIDUAL ACTION

The latest community consultation stage in the run up to a planning application is now underway and it's time to make your views known; the Association remains against the proposal. The recent slight modification to the plans by the developer do not make much difference to the visual impact and we would still be faced with over 200 giant turbines each up to 200m high (around four times the height of Nelson's column!) being built right in the middle of the Poole and Christchurch bays. A formal planning application is expected to be made around this time, next year.

It is no good challenging the Government's policy for wind energy; that's a given. In any case we haven't got any of the confidential economic information (despite frequent requests) to challenge this individual scheme. Some people may well not object to wind power as a concept. The issue here is this proposal, in this location.

If you want the project to be scrapped, it is **vital that you act personally**. Petitions are no good since they only represent 'one vote'. The way to influence the developer and, equally importantly the national planning inspectorate that will eventually decide whether to recommend the proposal to the Government, is to get a high volume of responses from individuals and groups. It is important to cite 'planning reasons' why the farm should not be built; it is not sufficient simply to say you just don't want it!

If you have written in before the recent changes to the plans you must do so again to relate your comments to the latest scheme; earlier comments may be disregarded.

The best way to get a feel for the current plan is to visit the 'Challenge Navitus' website where you will find a wealth of information and video representations of the farm that will help you form a view. Most planning objections centre on the farm being:

- too BIG and too CLOSE to the coastline - running from Durlston in the west to the Needles in the east, both less than 9 miles compared with a Government recommendation of a minimum of 13.8 miles
- larger than any wind farm operating today; up to 218 towers each taller than most of the skyscrapers in London
- a huge environmental impact on valuable national assets, areas of outstanding beauty and the National Park
- on an international bird migration route
- in the area of busy shipping and boating/yachting interests
- located in the home of bird and sea mammal colonies

Use your own words; there is no need to use lengthy technical argument but it must be clear in the text that you are objecting to the proposal.

continued on page 19 ...

You can use email or letter. Write to:

- The Developers who are - Navitus Bay Development Ltd, Units 3 & 4 Athena Court, Athena Drive, Tachbrook Park, WARWICK, CV34 6RT (email: info@navitusbay.com) and (Letters to: **FREEPOST, NAVITUS BAY WIND PARK** - no stamp required).

Also, write, email or send a copy to:

- your MP, county or district councillor
- other statutory consultees eg. Natural England, RSPB (others are listed on the Challenge Navitus web site)

All members of your family and friends can write individually, so please encourage as many people as possible to take part.

The official end date for this phase of consultation is 5 April, so time is short to make your views known. However, even if you miss this date, still send in your submission; it is easier for the proposal to be significantly altered or, better still, scrapped early in the process and well before the formal planning application is made. There will only be one more community consultation stage, in the autumn, after which the process gets formal.

We are the guardians for the time being of the environmental gems that are the Poole and Christchurch bays and the surrounding coastline; let us not be found wanting by future generations by doing all we can to get this proposal stopped.

Finally, don't forget, the massive government subsidy paid to developers to make these wind farms financially viable is one of the reasons why your energy bills are substantially higher than they used to be.

Roy Pointer

WHAT WOULD I SEE FROM SANDBANKS?

From the Haven Hotel eastwards, most of the buildings with sea-views towards Old Harry would see almost the whole windfarm. It would also be visible from the beach. The closest turbines, at a range of 12.6 miles (20.1km), would appear to be over twice as high as Old Harry, and would be immediately left of it spreading over 30 degrees of horizon. At the Haven Hotel, the development area would occupy about 57% of the horizon between Old Harry and St. Catherine's Point, IoW. From promenade level, about one third of the height of the most distant turbines would be hidden by the curvature of the Earth. More would be visible from the upper storeys of buildings.

Reproduced from the Challenge Navitus web site- makes you think doesn't it
Editor

CANFORD CLIFFS LIBRARY ... ONE OF OUR LOCAL GEMS

It is often said that *'the best things come in small packages'*. Well, it can never be claimed that our library is large and impressive, in fact it is surprising how many people in the area have never used it or even noticed it, sitting quietly as it does at the top of the rise, on the road from Branksome Chine to Canford Cliffs Village.

It is housed in an attractive Victorian 'cottage' style building, which was originally a Tea House. Subsequently the Borough took it over as a library, and the building became rather tired. After a five year campaign by local residents, the property was refurbished by the Council and has gone from strength to strength.

One of the most valuable improvements, was the redesigning of the interior space to provide a warm, well-lit Community Room. This is used for a variety of activities, such as the 'open house' Monday Coffee Mornings run by the Friends of the Library. Another is the monthly opportunity to meet our Community Police Team and share any problems. At other times, the room being is for study and research as well as catching up with the news from the daily papers and magazines. And there is always hot coffee on tap, so locals use it as a pleasant stop off when walking along the cliff top paths.

In our little library, you will find a good variety of both fiction and non-fiction books. A great plus is that the stock is always being refreshed with new books from the Library Service. Large Print Books as well, and a good supply of DVD's for both study and recreation. There's also a splendid Children's Corner and it's encouraging how many of our local families use this facility now, plus the 'Story Times' provided in the holidays. There are computers for members to use for free - especially useful if your own machine breaks down, as they seem prone to do from time to time!

But by far the most important thing about our library are the friendly people who use it. First of all the staff, who are so welcoming and willing to help with finding information you need. Then there's the Friends of Canford Cliffs Library who arrange a variety of events and special meals, as well as donating things (such as a new staff issuing desk) which the Borough are unable to provide.

Yes, we may not be the biggest library, but for our size we are one of the best used in Poole. Do come and visit us. There's always a smile and a friendly chat on offer - you'll never regret it!

John Morison

CANFORD CLIFFS VILLAGE HALL

This year is an exciting year for the Village Hall as it celebrates its 90th birthday. Since it was first built in 1923, the Hall has experienced lots of changes and seen lots of changes around the area. It was first built for the recreation of the servants from the surrounding large houses. During World War II, the area siren was located there so it was usually manned 24 hours a day. Troops used it for a meeting place as it was ideally placed for various wartime activities.

After the war, people started to recognise what its location had to offer. The Women's Institute met there regularly and there was a children's kindergarten and the establishment of a Bridge Club.

However, in later years it has offered a full timetable of varied classes and activities and become a central location for meeting people and charitable events.

We are hoping to hold another Residents Luncheon in the Hall in October to celebrate this momentous anniversary. Details will be available later.

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

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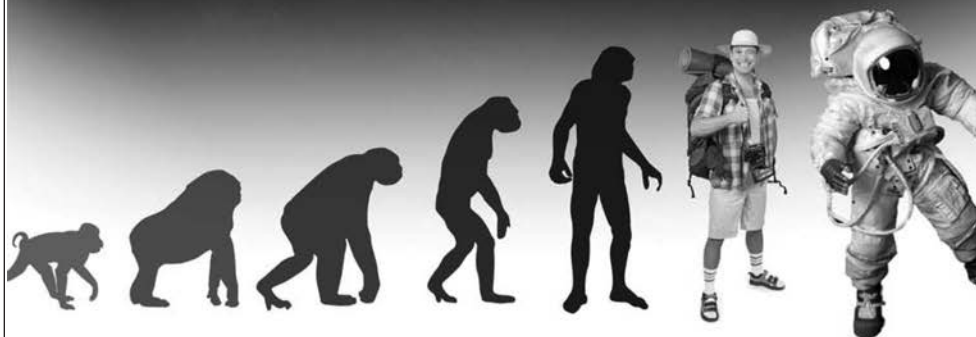
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ALL CHANGE AT ALL SAINTS'

It was a sad occasion last Autumn, when we had to say goodbye to our much loved Vicar, Canon John Byrne, who was retiring after six years of ministry here in Branksome Park. Only a few weeks before, our lively Assistant Curate, Nick Jackson, had moved to his first Incumbency in Woodley near Reading. So we felt doubly bereft. What next?

Now, it's a sad reality that a good number of parishes descend into a sort of semi-hibernation when they lose a Vicar. The Sunday services continue more or less, but nothing changes, nothing happens, nothing blossoms. The hatches are battened down until a new Vicar arrives to take the helm. A new Incumbent, who has the difficult task of awakening a largely slumbering church.

Not so at All Saints! Under the leadership of our two splendid churchwardens, Dennis and Suzie, our Youth Minister John, plus a Ministry Team gathered round them, and the Parochial Church Council who look after so much of the practicalities of parish life, the work of All Saints' continues and develops apace. After all, we really do believe in our parish motto, which is in essence

"To know Jesus and to make Him better known"

AN ACTIVE CHURCH LIFE

*All Saints has for a long time been known as a **friendly** church* - that's the opinion, not just of our members, but of the many visitors who join us during summer holidays and festivals. Perhaps that's one of the reasons why the number of worshippers at our Sunday Services continues to be maintained so well. We have a growing robed Choir at the more traditional Service at 11am and once a month a Music Group leads the large weekly Family Service at 9.30am Service.

- People today have many pressures to cope with and often long for prayer support. So at the end of both morning services, we have started an informal opportunity for folk to come up individually after the blessing, and away from the departing congregation, to share their particular individual needs with wise, caring and prayerful parishioners.
- There's a lively network of 10 Study and Fellowship Groups which meet regularly in various parts of the local area, to learn more about the Christian Faith and support one another in daily life. This can be particularly helpful for the single people in our congregations. And there are other little groups which meet primarily for prayer.
- There are numbers of other formal and informal church groups, such as the Mothers' Union, which supports family life and provides support and friendship to members.
- We have an active Missionary Committee, which focuses the congregation on worldwide needs: We are particularly concentrating on Southern Sudan at the moment and raising money to support the educational and refugee work of the church there.

... continued page 26

INVOLVEMENT IN THE LOCAL COMMUNITY

It is often said that "*An inward looking church is a dying church*", so the focus of All Saints is as much on caring for those who do **not** belong to us, as those who do. As the great wartime Archbishop, William Temple said, "*The Church is the only society that exists for the benefit of those who are not its members*". So our many organisations tend to be inclusive, rather than exclusive. This is particularly necessary as All Saints' is the only community building in our parish apart from our lovely and well used little library up in Canford Cliffs.

Of course many of our church members are also very active in the multiplicity of special clubs and groups which abound in our part of Poole, and they naturally take their Christian insights with them to their meetings. But more than that, All Saints has many groups which bridge the gap between Christian and secular life:

- Under the leadership of Stephanie Parrett, we run a fully accredited Nursery School, on weekdays in our Church Hall.
- Our Youth Minister, John Parrett runs a raft of children's and youth activities for the neighbourhood.
- We have the Uniformed Organisations ... Beavers, Brownies, Cubs and Guides.
- We have a Walking Group which explores the lovely countryside in which we are privileged to live.
- We have a monthly Tea Party, open to all, and much valued by the elderly.
- We have a professionally run Bereavement Support Group.
- All Saints' Church supports the Poole Food Bank with a weekly collection of tins and packages for needy people in the Borough.
- Church members are much involved in local Community affairs: Probus, BPCRA, Poole Council Area Committee etc..
- We have a trained group of Lay Pastoral Assistants who visit the sick, and especially the many Care Homes we have in the parish. We aim not only to befriend, but to encourage the residents by taking cheerful informal Services.
- But best of all we have a congregation of friendly people who care for their neighbours - as Jesus taught us to do.

A NEW VICAR

And so we are waiting expectantly for a new Vicar who will be able to carry on and extend the ministry we seek to offer to all in our parish. The Selection Process is well ahead and we are all praying vigorously that the right person to lead our parish forwards will soon become apparent.

We are aware we live in challenging if exciting times. We want to be able to adapt so we can best serve and encourage our local community here in Branksome Park.

So do join us in prayer for a expanding future under the leadership of an inspiring new Vicar. And be sure that the doors of All Saints' Church are always open...

So are we downhearted? No! Are we excited and expectant? Yes!

It's not so much **All Change at All Saints'**, but: **Best Foot Forward!**

John and Kay Morison

SIMPSONS FOLLY



c. Andrew Hawkes Poole Photographic Archive

Many people will remember the walk along the sea shore from Shore Road to Branksome Chine in the 1950 and 60s. There was a short promenade at Shore Road and then the walk continued along the beach if the tide was out. You then came across a big pile of concrete blocks and rubble over which you had to climb or wade round before continuing the walk to the promenade to Branksome Chine.

What was the pile of concrete blocks and rubble with the name Simpson's Folly? Simpson's Folly was the remains of the first house ever to be built in the new material called concrete and was said to be strong enough to withstand anything thrown at it. A landowner, Captain John Hawkins Simpson decided in 1874 that he would build a row of seaside villas on the sea shore and chose the shore at Canford Cliffs between Flaghead Chine and Shore Road. This land was owned by the descendants of Lord Osborne. Having obtained the permission of the land owner he applied for permission from the local authority in Poole to build a row of several houses, intending to build one house at a time to fund the next one.

The house was an ugly, square, flat-roofed structure and took four years to build. It was almost completed by 1878 with a large sea wall protecting it. However, the house had been built on a foundation of clay and sand and the sea washed under the sea defences making it unstable. Soon the foundations were undermined and Captain Simpson was forced by the local authorities to abandon the house.



Accounts vary between four days and five weeks for his period of occupancy! With no money left to make the necessary repairs Captain Simpson tried to let the house as a convalescent home, but no one could be found to take a lease. The house stood empty and the sea continued to wash out the foundations.

By 1889 the whole house was close to collapsing. Poole Corporation took up the matter and ordered the new owner of the land, Rev. Hugh Pearson to take immediate steps to improve its safety or destroy the house. The builder had also disappeared. The clergyman refused to co-operate and the Borough Magistrate issued a demolition order on the house.

On March 5th 1890 the Borough Engineer and the Coastguard placed three canisters containing 36 pounds of gunpowder in the house. However, the resulting explosion did not do as much damage that was expected, so on 31st a similar amount of explosive was used to flatten the house. There remained a 21 foot high pile of concrete blocks and rubble for generations of children to play on and climb.

In 1957 the Poole Corporation was given the foreshore and in 1960 and 1961 they constructed a promenade between the Shore Road promenade and the one at St. Ann's. Then in 1960 and 1961 the Corporation obtained funds from Government and the County of Dorset to remove Simpson's Folly and use it in the foundations of the promenade which was completed in 1962.

Note: The above is a revised version of the story which I wrote earlier this year for another magazine and has been amended by further information researched by my friend, Andrew Hawkes.

Jack Crewe

BRANKSOME PARK: THE LAST POST

No, not the poignant tribute to those who have made the ultimate sacrifice for King and country, or indeed Queen and country. Regular readers of this column will be aware of my appalling weakness for puns. The 'post' of my title refers to the disappearance of the gatepost, down my particular neck of the woods in Branksome Park. Now read on ... or not, as the spirit moves you.

In this particular row of bijou bungalows, by the time we had arrived, a couple of decades ago, a number of gateposts had already beat a retreat, to accommodate the magic of electronic gates. I assume that this device is not a Modest Contribution¹ to the obesity crisis, but is for Security. 'And you all know security/Is mortals' chiefest enemy', as Hecate so rightly remarked to the three witches, in *The Scottish Play*².

The first casualty on the gatepost front was in December 2009, when a substantial BMW attempted to remove my neighbour's post. The driver of the car was obviously unimpressed by the bend in the road, and had decided to go straight on. 'Twas the night before Christmas 2011 that a second attempt was made on the remaining gatepost, though this time the vehicle ended up in my neighbour's front shrubbery. It is simply untrue that police were looking to interview a gentleman in red, with a white beard, going 'ho, ho, ho'... The vehicle in question was a Polo, though it was the hedge, rather than the mint, with the hole. The replanted hedge has had the benefit of last year's excellent summer (excellent if you wanted a well-watered laurel hedge), and is thriving, thank you for asking. My neighbour has since demolished the matching gatepost, presumably to discourage further target practice.

My own gatepost jumped out and scraped the side of my previous car. I had been watching in my rear mirror the driver behind me, intent on tailgating. It doesn't do. Take your eye off the required right-angled turn, and you risk not negotiating the nine-foot wide entrance successfully. At least, that's my excuse... The lateral thinking then arose. Why, if we never bother to close the gate, do we need gateposts? Those who read my footnotes as well as the rest of this rubbish will note I am into revenge tragedies. Revenge for me, and a tragedy if you're a gatepost. I had the posts professionally removed; also, the wrought iron gates, which were by this time, overwrought.

The question remained, where do you stick the house number? A squarish white post with black number was a clear identification. Checking out the Branksome Park area, house names engraved on stone seem quite de rigueur. Not a lot of point here: the title deeds of our residence declare the name of our bungalow to be 'The Bungalow'. The builder, I think, must have run out of inspiration by the time he got to ours. But, a number boldly incised would serve our purpose: so we found a suitable lump of rock that announces us both up hill and down, two-faced, and only a fiver. The monumental mason came rather dearer: but I am always happy to pay for skills I do not possess. So, we have had our last post, and down to a mere milestone: that's downsizing for you.

¹On the same basis as Jonathan Swift's 'Modest Proposal', 1729 Not, despite popular perception, a children's writer at all.

² Act 3 Scene 5, lines 32-33. Also, cf Webster's 'The Duchess of Malfi' 'Security some men call the suburbs of hell' Act 5 Scene 2

LOOKING BACK AT BRANKSOME PARK - THE PACKE FAMILY MAUSOLEUM

Although generally referred to as The Packe Family Mausoleum, only two people have been laid to rest in the small stone chapel which stands at the entrance to Branksome Dene Chine. Built in 1869 it is all that remains of Charles Packe's presence in Branksome Park. He did not wish to be buried alongside his ancestors at Prestwold Hall in Leicestershire and stated in his Will that *'it is my wish to be interred in a Mausoleum on part of my Branksome Estate.....the plan and design to be chosen by my wife but the cost of erecting the same is not to exceed one thousand pounds'*.

He left his Branksome Estate and certain estates in Leicestershire to his wife and thereafter his nephew Charles Packe. Charles and Kitty Packe did not have any children and the intention was that all members of the family who inherited the Estate should be interred in the Mausoleum. This was not to be as the Estate (apart from the Mausoleum) was sold on the death of Mrs Kitty Packe Reading.

The building of the Mausoleum did not run smoothly. After his death on 27 October 1867 the body of Charles Packe was temporarily interred in the Catacomb of Kensal Green Cemetery in London and his remains were not placed in their last resting place until 12 May 1871. His wife Kitty having died on 22 January 1870 at the age of 69 was interred on 3 February 1870 before her husband.

After the death of Charles and Kitty Packe their Branksome Estate was acquired by Mr Henry Bury whose family sold or leased off building plots and the development of Branksome Park began.

In the 1930's the properties in Pinewood Road started to be developed and the Mausoleum then became bounded on one side by a private garden. Mr Thomas Packe, a distant relative from Scotland, had an informal agreement with the owner of the adjacent house and garden that contact would be made should anything untoward occur.

At one stage the Mausoleum was for sale through a Fareham Estate Agent with the proviso that the occupants would be re interred locally and the building de-consecrated. A buyer was not forthcoming and planning permission to use it for storage purposes was refused. More recently in the early 1980's a young couple endeavoured to buy the chapel with the intention of converting it into a bizarre home. Due to the efforts of Mrs Celia Cole the building was granted Grade II Listing Building Status on 10 August 1981.

Extract from 'Looking Back at Branksome Park' by kind permission of the author Iris Morris. (This book together with others in her series of 'Looking Back' at local areas are in print and available from local bookshops)

THE HISTORY OF THE BRITISH TEA SHOP



Thomas Garraway ran a coffee house in London and in 1657 became the first to sell tea to the public in England. His shop in Exchange Alley, off Lombard Street in London, sold tea as a drink and as loose leaf. This shop was in business for more than 200 years and its location is now marked by a plaque engraved with a grasshopper.

The coffee houses became the main sellers of tea. The first coffee house in London was established in 1652. By the end of the 1600's there were 2000 within London. They were doing a steady business of selling coffee, tea and chocolate. They were also a place for business, socialising and debating politics. In the 1680s the Penny Post made coffeehouses the location for collecting and delivering mail as well.

Each coffee house began to draw a particular type of client - bankers, politicians, writers, etc. The insurance company, Lloyds, started in Edward Lloyd's coffeehouse in London. During this time, coffee houses were for men only. Women consumed tea at their homes only. It was not until the rise of the tea gardens of the 18th century that women began to consume tea publicly.

From 1660-1689, tea sold in coffee houses was taxed as a liquid. Tea was infused and stored in kegs so the excise officers could see and measure it before sale. It was then drawn off and heated for sale. Inspections occurred one or twice a day. Tea was becoming very desirable at this time in Europe because of its rarity. Like silks, chinaware and chocolate, tea was a status symbol because it was expensive and difficult to obtain. Tea levies remained in place until 1780.

In 1706, Thomas Twining (born 1675 to a weaver) opened Tom's Coffee House on the Strand. In 1717 it expanded and became the Golden Lyon. It was a famous seller of loose leaf tea, was the first to offer tea by the cup, and it was open to both women and men. They also sold tea wholesale to London's retail tea outlets. The business passed through the family and is still headed by a Twining.

The first tea gardens or 'pleasure gardens' opened in the late 1600s but they became much more popular in the 1700s. Most coffee houses closed as the tea gardens became more popular. At first admission was free. Later there was a charge for entrance but the tea was free. People would walk, ride horses and boats, drink tea and see concerts and fireworks. By the end of the 18th century their popularity had waned and they had become disreputable. Very few gardens existed after 1840.

Late in the 1800s tea had surpassed coffee's popularity. Lyons, a tobacconist, opened Lyons Tea Shop in 1894 in Piccadilly. In 1895 they opened 14 more and by 1900 there were 250 Lyons. The Edwardian Period, 1900-1914 was the height of tea shops.

Tea dances began in 1912 when tango came to Britain from Argentina. It is likely that the French North African colonies contributed to the idea of dancing at tea. All over London these 'tango tea', which sometimes included class, were run. These lost popularity in the 1920s.

In the 1950s tea shop fell out of fashion. Coffee gained more attention again as did the concept of cocktails. But tea did not disappear. Far from it, in the 1980s and now in the 2010s, tea shops began to gain popularity again.

AND NOW FOR CANFORD CLIFFS OWN VINTAGE TEA SHOP!!

Lulubelles Vintage Tea Shop in Haven Road, next to BLU hairdressers.

We look forward to seeing you there.

Hazel Clifton

BH13, 14 AND 15 - DON'T JUMP OFF THE (CANFORD) CLIFFS JUST YET! - FOR A LOT OF REASONS

There is, I suspect we would all agree, an intrinsic “je ne sais quoi” about why people buy property here - reasons would include a hefty sprinkling of lifestyle, climate, accessibility, seaside, sailing, golf, kindred spirits - but, at the end of the day, it all boils down to “It’s a bloody nice place to be.”

However, the brickbats are being thrown by HMRC and - increasingly - in a very targeted fashion. Stamp Duty increases over the last couple of years (>£1m @ 5%; >£2m @7%, 15% if corporate). More in prospect? Mansion Tax - if brought in by a Labour government ? In our view, it would have a material, negative, impact. Bad news. Outside London, this would be one of the few UK locations to feel the heat.

And then, there’s the economy the banks are still hoarding cash as they re-capitalise their balance sheets; mortgages are far from plentiful and there simply aren’t so many people looking. More specifically, there are 130+ properties at prices in excess of £1.5m currently on the market for sale in BH13 and 14, of which some 70+ are either plots where construction has not yet been started, plus those under construction or which are new (less than 12 months following completion), in all amounting to nearly £260m of property for sale (NB at asking prices greater than £1.5m ONLY).

However, it’s not all bad news for owners. That last figure is down from over £350m in October 2012 - there have been at least 24 such properties withdrawn from marketing (for various reasons) and a further 20+ sold subject to contract since then, so the (apparent) over-supply picture is improving. More than that, of those houses and apartments which have sold, the average discount to original asking price has dropped from c. 35+% to c. 25% in the same period. The overhang is being cleared. So, for those who do wish to sell, there is a market. But beware inflated promises and under-delivery by agents out there telling you what they think you want to hear. In the long run, they’re not doing you any service; they’re merely feathering their own nests. And they’ll delay the date of achievement of your sale.

Overall, sales in the area are holding up: £55m worth last year (2012), in line with the 5 year average, even if 35% down on the peak property performance year 2007 at £85m. Not bad in a recession. But a word of advice. Pricing realism is the key to achieving a sale. The market is king.

PROPERTIES WITHIN BH13, 14, 15 SOLD AT PRICES> £1.5m FROM 2007 TO 2012

<u>Year</u>	<u>Branksome Park</u>		<u>Canford Cliffs</u>		<u>Sandbanks</u>		<u>Other areas</u>		<u>TOTAL</u>	
	Units	Sales	Units	Sales	Units	Sales	Units	Sales	Units	Sales
2012	4.8	£8,640,000	9.6	£23,984,400	3.6	£11,160,000	4.8	£9,775,200	22.8	£53,559,600
2011	7	£17,675,000	9	£20,625,000	3	£12,950,000	7	£15,895,000	26	£67,145,000
2010	4	£9,000,000	3	£5,300,000	1	£2,500,000	3	£10,476,000	11	£27,276,000
2009	3	£8,035,000	8	£17,962,000	1	£2,500,000	2	£6,000,000	14	£34,497,000
2008	3	£8,612,000	4	£11,435,000	3	£15,250,000	6	£27,640,000	16	£62,937,000
2007	11	£23,075,000	13	£32,335,000	5	£12,290,000	7	£17,947,000	36	£85,647,000
TOTAL	32.8	£75,037,000	46.6	£111,641,400	16.6	£56,650,000	29.8	£87,733,200	125.8	£331,061,600
Ave	5.5	£12,506,167	7.8	£18,606,900	2.8	£9,441,667	5.0	£14,622,200	21.0	£55,176,933

NOTE : 2012 figures have been annualised from November, the date of the latest available Land Registry returns at the survey date

For further information, contact Jeremy Priestley, formerly MD of Hamptons International; Adrian Black, formerly of Goldman Sachs or call in and see Pippa or John at Berkeleys in Haven Road on 01202 708383.

THE BENEFITS OF AN EXPERIENCED TRAVEL AGENT

With the arrival of the internet the travel industry has changed beyond all recognition and, while it has made it possible for people to book their own travel arrangements on-line, doing so has its downside.

Not least is the fact that very often when something goes wrong with travel arrangements that have been made on-line or if the traveller wishes to make changes, it is very difficult to actually speak with someone who can help.

The advantage of booking with a reputable bonded travel agent far outweighs any small financial saving that may be made by acting as one's own travel agent.

At Select World Travel it is not uncommon for us to be asked by those who have a problem with such home-made arrangements to help resolve it. Unfortunately, due to the fact that we did not make the bookings, data-protection laws make it almost impossible for us to do so.

In 2011, when global travel was seriously disrupted following the eruption of a volcano in Iceland, many thousands of people were stranded far away from home - some of them for weeks. However, as soon as the problem arose we, at Select World Travel, immediately set about making alternative arrangements for our clients to get them home - even before they had contacted us.

The old adage that 'A man who is his own lawyer has a fool for a client' might well be applied to one who acts as his own travel agent!

It is astonishing how people who wouldn't dream of taking care of their own plumbing, electrics or gas are perfectly happy to act as their own travel agent.

Booking with an experienced, fully bonded (ABTA and ATOL licenced) travel agent not only provides travellers with financial protection for the monies they have paid out but the assurance that if anything untoward should happen while they are away - there is someone back home ready, willing and able to do everything possible to solve the problem.

Robert Readman
Select World Travel

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BRANKSOME PARK BOWLING CLUB

The club has six rinks in a very attractive setting of trees, flowers and bushes and an eye-catching pavilion. Around the green we have plenty of seating for visitors and non-players to sit and watch the bowlers playing. We welcome enquiries from prospective members and both local clubs and sides on tour to Bournemouth or Poole who wish to enjoy our facilities and see the many enjoyable sights in the area. We are a very friendly club, open from mid April until September, and although the bowling comes first we also have a very good Social Calendar, together with a well priced bar.

Club members, both male and female, play in various Dorset and Bournemouth leagues as well as a number of friendly fixtures. The club is currently considering holding an Open Day soon after the 2013 season commences to attract new bowlers. However, the club has already decided to make a concerted and coordinated effort to bolster its drive for greater league success this coming season and welcomes contact from bowlers with some years of experience who are seeking a new challenge.

For more information please visit the website www.branksomeparkbowls.co.uk or call the club secretary **Russell Brown** on 01202 707974.

Russell Brown



The "Aye Ma'am" Project for Poole Flying Boats

Poole Flying Boats Celebration shares a common interest in our Local History of this Area with undoubtedly many members of BPCCRA and other Resident's Associations. In particular, we are focussed upon the elements of Aviation History which are relevant to the Flying Boats (both civil & military) and the Seaplanes which were once based at Poole Harbour ~ one of the most significant Aeronautic Terminals around the Globe!

We also encompass the fascinating general history of this wonderful mode of transport which has largely disappeared from the modern world, and take a great interest in the story of neighbouring Hurn Airport which formed with Poole the hub of Civil Air travel in WW2 and the immediate post-war period, often using the same organisational staff.

Poole Flying Boats Celebration (PFBC) is delighted to have announced a new project called "Aye Ma'am" that aims to recognise the major contribution made by the women, who were recruited as Marinecraft Unit Seawomen for BOAC when at Poole Harbour, and as Stewardesses with BOAC (on the Flying Boats at Poole and some on Landplanes at Hurn Airport) both during the WW2, and also in the years immediately following...

The project has received a grant from the Heritage Lottery Fund, and so PFBC is now seeking further volunteers to assist with a wide range of basic research, interviewing, cataloguing, and many other tasks to ensure that a comprehensive record is then made. Arrangements are also being prepared for the training of Volunteers wherever helpful!

If you are interested in becoming a Volunteer - supporting PFBC with this great project, learning more about the subject matter & this highly significant part of Aviation History, or if you know anyone who was employed on these duties during the war and post-war, then please do contact their Vice-Commodore and PFBC Trustee, Harry Alexander, on email: harry@pooleflyingboats.com and please enjoy www.pooleflyingboats.com

A SMILE A DAY KEEPS THE DOCTOR AWAY....

WHY couldn't the pirates play cards?

Because the captain was standing on the deck.

WHY are married women heavier than their single pals?

Single girls get home, see what's in the fridge and go to bed.

Married women see what's in bed and go to the fridge.

DID you hear the one about the man who bought a plot of land at the North Pole?

He thought it would be a great place to grow frozen peas.

IT'S not the minutes spent at the table that make you put on weight,

it's the seconds.

HOW did Bambi's mum cheer him up?

With a term of endearment.

DOCTOR! Doctor! Everyone thinks I'm a liar.

I find that hard to believe.

If at first you don't succeed, *skydiving is not for you!*

What do you get if you put a stick of dynamite in a steer?

Abominable..... (say it slowly)

Q. Why does the little mermaid wear seashells?

A. Because she's too big for B-shells.

Q. What comes with the new Divorced Barbie doll?

A: All Ken's stuff.

There was a man who bought a hamster into the vets.

He said to the vet "he won't move."

The vet replied "he's dead!."

The man said, "No, I don't believe you"

So the vet brought a Labrador dog in but he shook his head.

The man still didn't believe the vet, so he brought a cat in. The cat shook his head

"See I told you" said the vet ."Well that's £1,250"

The man said "£1,250!"

The vet said "Yes, you had a lab report and a cat scan."



BLOCK MANAGEMENT CONSORTIUM

Any Questions ?..... the Block Management Consortium helps provide answers to the representatives of around 60 blocks of flat in the Poole and Bournemouth area.

How important are fire doors and under the fire regulations do we have to remove items from within the communal areas ?

Buying your freehold – what is the procedure and how is the value calculated?

Should our block consider putting solar panels on the roof?

Has the panel any suggestions for dealing with breaches of the block regulations?

What is an insurance reinstatement valuation and how often should it be completed?

How should a block deal with unauthorised alternations to one of the flats?

How do I extend my lease and how is the premium calculated?

At the most recent meeting of the Consortium held at the Wessex Hotel, those attending were able to ask the panel of experts a number of questions relating to their block of flats. The panel included a wide range of local professionals including, solicitors, surveyors, valuers and fire risk assessors. Matthew Strong, Managing Partner of Rebbeck Brothers commented "All blocks of flats face similar challenges and should be able to support each other. The Consortium has proved itself to be an ideal forum for an exchange of ideas and obtaining advice in a relaxed friendly atmosphere".



If you would like to be kept informed about the next meeting or to join the Block Management Steering Group, please contact us on **01202 780780**

SETTING THE STANDARDS IN PROPERTY MANAGEMENT

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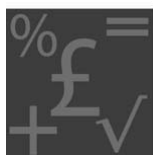
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THAT WONDERFUL EQUIPMENT - THE COMPUTER

I caught a **bit** of a chill the other day when out with a **driver**. It was a **hard drive** to **boot**, as he hit a **firewall** with his **search engine**. I then picked up a **virus**, had a **scan** but found a **wizard** to cure it. Finding I had some grit in my eye, I bought an **ipad**. It hurt so much I even took a **tablet**. On hearing a squeak I saw a **mouse** just outside my **windows**. Feeling peckish, I had some **spam** and **chips**. Looking at the menu whilst out **phishing** I chose some **blackberries** and an **apple**. Oh dear, now I need a drink so **scanned** the list for a glass of **port** or two! Am I seeing things - a **spider**, **worm**, **ram**, even a **trojan horse**? Perhaps I should keep to **cookies** to cure the pain in my **thumbnail**. I played a record or is it a **disk**, it's so hard on the **memory**? So with my **backup**, I'll **unzip** my jacket and **roll back** my sleeves, before those **troubleshooters** arrive in white coats.

*With thanks to Mrs Sylvia Foskett
for this interesting piece re how our
language has changed.*



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A Little Bit of Poole History

In the early 18th century, Poole had more ships trading with North America than any other English port, which brought vast wealth to Poole's merchants. This prosperity supported much of the development which now characterises the Old Town near the Quay. Many of the town's Medieval buildings were replaced with extravagant Georgian houses, many of which can still be seen. Examples include Sir Peter Thompson's 1746 Grade I listed mansion designed by John Bastard, and Beech Hurst, a Grade II* listed mansion built on Poole High Street in 1789.

The end of the Napoleonic Wars in 1814 and the conclusion of the War of 1812 changed the fortunes of Poole's Newfoundland merchants. Peace meant that the French and Americans could fish the waters and take over many of the services provided by Poole merchants at a lower cost. The result was rapid decline in trade and within a few years most of the merchants had ceased trading.

The town grew rapidly during the industrial revolution as urbanisation took place and the town became both an area of mercantile prosperity and of overcrowded poverty. At the turn of the 19th century, nine out of ten workers in Poole were engaged in harbour activities, but as the century progressed ships became too large for the shallow harbour and the port began losing business to the deep water ports at Liverpool, Southampton and Plymouth. In 1847 Poole's first railway station opened in Hamworthy and later extended to the centre of Poole in 1872, effectively ending the port's busy coastal shipping trade. The Royal National Lifeboat Institution (RNLI) stationed a lifeboat at Sandbanks in 1865. The crew had to travel in a horse-drawn carriage from the Antelope Hotel in Poole High Street whenever it was launched so it was moved to a new Poole Lifeboat Station at the Fisherman's Dock on Poole Quay in 1882.

During the 19th century the beaches and landscape of southern Dorset and south-west Hampshire began to attract tourists and the villages to the east of Poole began to grow and merge until the seaside resort of Bournemouth emerged. Although Poole did not become a resort like many surrounding towns, it continued to grow as the rapid expansion of Bournemouth created a large demand for goods manufactured in Poole. In 1897, the Haven Hotel in Poole was the site of some of Marconi's wireless experiments. Marconi was able to receive radio signals in Poole sent from Alum Bay, Isle of Wight, 20 miles (32 km) away.

(Thanks to Wikipedia for this- Editor)

WARDENS

BRANKSOME PARK

Balcombe Road (<i>Houses only</i>)	Mr S Mellor, Flat 8, Albany House, 3 Balcombe Road BH13 6DX
Beach Road	Mrs G.C. Beale, Flat 10, 2 Beach Road BH13 7BT
Belgrave Road	Mrs R.J. Newitt-Ross, 23 Chester Road BH13 6DE
Bracken Hill	Mr G. Anderson, 6 Buccleuch Road BH13 6LE
Buccleuch Road	Mr G. Anderson, 6 Buccleuch Road BH13 6LE
Burton Road (<i>Houses only</i>)	Mr S Mellor 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 P. Neate, 23 Canford Cliffs Road BH13 7AG
Canford Cliffs Road (<i>Odd Nos. 69-99</i>)	Mr T.H.F. Stewart, 1 Canford Cliffs Avenue BH14 9QN
Chester Rd	Mrs R.J. Newitt-Ross, 23 Chester Road BH13 6DE
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
Forest Road (<i>Houses only</i>)	Mr T. Thurston, 8 Baillie Park, Forest Road BH13 6DE
Lakeside Road (<i>Houses only</i>)	Mr P.M. Harland, 20 Lakeside Road BH13 6LR
Leicester Rd	Mrs S. Awford, 20 Leicester Road BH13 6DA
Lindsay Road (<i>Houses only</i>)	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
Martello Road	Mr K. Goldstein-Jackson, 18 Martello Road BH13 7DH
Martello Road South (<i>Houses only</i>)	Mr K. Goldstein-Jackson, 18 Martello Road BH13 7DH
Mornish Road	Mrs C. Harrington, 5 Mornish Road BH13 7BY
Motcombe Road	Mr T. Thurston, 8 Baillie Park, Forest Road BH13 6DE
Oratory Gardens	Mr K. Goldstein-Jackson, 18 Martello Road BH13 7DH
Ormonde Road	Mrs R.J. Newitt-Ross, 23 Chester Road BH13 6DE
Pine Drive	Mr J. Mills, Bay Tree House, 4 Dover Close BH13 6EA
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	Vacant
St Aldhelms Close	Vacant
Tower Road (<i>Houses only</i>)	Mr J. Flashman, Flat 10, 20 Tower Road, BH13 3HN
Tower Road West	Mr J. Flashman, Flat 10, 20 Tower Road, BH13 3HN
The Avenue (<i>Houses only</i>)	Vacant
Ventry Close	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
Western Avenue	Mrs L.J. Schofield, 7 Western Avenue BH13.7AL
Western Road (<i>Houses only</i>)	Mr P.M. Harland, 20 Lakeside Road BH13 6LR
Westminster Road	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

WARDENS

CANFORD CLIFFS

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	Vacant
Chaddesley Glen	Mr K. Sanders, Flat4, 25 Chaddlesley Glen BH13 7PB
Chaucer Road	Mr M.R. Heaih, 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
Flaghead Road	Mr R. Smith, 27 St Clair Road. BH13 7JP
Haig Avenue	Mrs S.E. Arnold, 26 Links Road BH14 9QR
Haven Road	Mrs C. Parkin, 22 Ravine Road BH13 7HY
Imbre Court	Vacant
Inverness Road	Vacant
Lawrence Drive	Mrs S.E. Arnold, 26 Links Road BH14 9QR
Martello Park	Mr R. Young Flat 6, 8 Martello Park, BH13 7BA
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. Heaih, 26 Ravine Road BH13 7HY
Nairn Road	Mr & Mrs 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 BH137EU
St Clair Road	Mr R. Smith, 27 St Clair Road BH13 7JP

WARDENS

LINKS ROAD AND SURROUNDING DISTRICT

Alton Road	Vacant
Alton Road East	Mr J.N. Gunton, 36 Links Road BH14 9QS
Bingham Ave	Vacant
Blake Dene Road	Mr R.S. Sharman, 29 Elgin Road BH14 8QU
Blake Hill Cres	Vacant
Brudenell Ave	Mr K. Pottle, Flat 7, 2 Crichel Mount Road BH14 8LT
Brudenell Road	Mr K. Pottle, Flat 7, 2 Crichel Mount Road BH14 8LT
Caledon 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
Corfe View Road	Vacant
Crichel Mount Road	Mr K. Pottle, Flat 7, 2 Crichel Mount Road BH14 8LT
Elgin Road	Mr R.S. Sharman, 29 Elgin Road BH14 8QU
Frankland Cres	Vacant
Excelsior Road	Vacant
Glengariff Road	Vacant
Kings Ave	Vacant
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	Mr R. Cunnell 3 Overlinks Drive BH14 9QV
Potters Way	Vacant
St Anthonys Ave	Vacant
Sandbanks Road	Vacant
Shore Road	Vacant
South Western Cres	Vacant
Wedgewood Drive	Vacant
Widdicombe Ave	Mr J. Thorpe, 4 Widdicombe Avenue BH14 9QW

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.pawlowski@poole.gov.uk
Neil Sorton	20 Montacute Way, Merley, Poole. BH21 1UB Tel: 01202 888228 Email: n.sorton@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
Sally Carpenter	31 Lilliput Road, Poole. BH14 8JU Tel: 01202 633020 Email: s.carpenter@poole.gov.uk
Tony Woodcock	Bramhall Lodge, 25 Dingle Road, Bournemouth, BH5 2DP Tel: 01202 771628 Email: t.woodcock@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
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European Conservatives and Reformists

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Ashley Fox MEP	ashley.fox@europarl.europa.eu
Julie Girling MEP	julie.girling@europarl.europa.eu

Europe of Freedom and Democracy Group

Trevor Colman MEP	trevor.colman@europarl.europa.eu
William (The Earl of) Dartmouth MEP	william.dartmouth@europarl.europa.eu

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