

Pines and Chines

Spring 2015



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

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A stylized, geometric illustration of a landscape. The foreground consists of several dark grey, angular shapes representing hills or mountains. A kite, made of the same geometric shapes as the 'Z' icon, is flying in the sky. A line with three small bows connects the kite to the ground. The background is a light grey sky with a row of white, scalloped clouds separating it from the landscape.

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EDITORIAL

It seems only yesterday I was wishing readers a Happy Christmas and now we are well into 2015. As I write this at the beginning of March the days are getting noticeably longer and buds are appearing on the trees. Spring really is a time of regeneration.

Talking of generation please do read Roy Pointers article on the huge Navitus Bay windfarm being proposed just off the coast and give all the support you can to the campaign to make the developers think again. Decision time is later this year.

I have as always tried to include a few lighter articles in the magazine and hope they do manage to at least raise a smile.

Don't forget our AGM on 25th April and it's always worth attending not only to find out what is happening in your area but also for the wine and nibbles afterwards.

Enjoy the Summer!

John Gunton

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:

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

Tel: 01202 706591
Email: parkinmt@yahoo.com

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
Mobile: 07718 635949
Email: waterfallallen@gmail.com

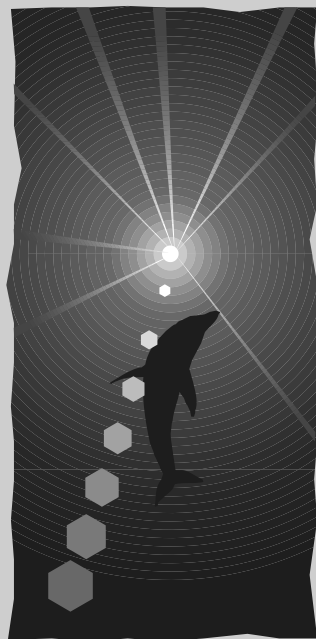
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Notice of AGM

The Annual General Meeting of the Association will be held on
Saturday 25th April 2015 at Canford Cliffs Village Hall at 10.30am.

The Guest speaker - Ms Kate Ryan - Poole's Strategic Director for the People Theme
(with an emphasis on Regeneration).

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

Please make every effort to attend

Refreshments will be available at the close of the meeting

THE AIM AND OBJECT OF THE ASSOCIATION

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

It also submits recommendations to the Council concerning any plans, developments or financial matters which would improve the environment, community, safety, amenity and cost effectiveness of the area and the residents' quality of life.

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

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

CHAIRMAN'S REPORT

Welcome to the Spring edition of the Association's magazine.

I have now been Chairman for 12 years and feel that it may be time to 'hang up my boots' and for the Association to look for 'new blood' The earliest magazine I hold is Autumn 1984 (No 21) and it seems the previous longest serving Chairman was the late Ralph Dymond (1992 to 1997). Terry Stewart has written an article on the subject of recruitment elsewhere in the magazine.

As always, it has been a busy six months with a wide variety of concerns being brought to the Association's attention, not least, the Navitus Wind Farm proposal. The Association believes this is going to have a great impact on the area and we have joined with many other Residents Associations in Bournemouth, Poole and Dorset in opposing this. My grateful thanks to Roy Pointer, one of the Association's members for all his hard work over the last two/three years in this regard.

As always, this magazine is being distributed by our network of Wardens and I take this opportunity to thank the individuals involved and, also, the Executive Committee and members for their continued support.

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

I am sad to report the death of Roland Cunnell, who died on 22 January 2015. Roland was one of the Association's long serving Wardens until his recent ill health required him to give up this role.

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

1. **'Hustings' for May's Local Election** - The Rev'd Charlie Boyle, Vicar of All Saints, has agreed to host this event at All Saints Church Hall, Western Road at 7.30pm on Wednesday 29th April 2015 to which all Poole prospective Parliamentary candidates have been invited.

2. **Changes to Subsidised Bus Services** - An unadvertised Portfolio Holder Decision meeting was held on 23 February and the following changes affecting the buses in this area were agreed as follows...

Route 50 Mondays to Saturdays (Winter)

Following detailed negotiations, Go South Coast have said that they will continue to operate this service without the Borough of Poole funding.

Route 50 Sundays (Winter)

Following detailed negotiations, Go South Coast have said that they will continue to operate this service without the Borough of Poole funding.

Route 20 Mondays to Saturdays and Route 52 Mondays to Saturdays (Winter)

The consultation highlighted the high level of duplication of these services between Lilliput and Poole with services operating 3 minutes apart. Following detailed negotiations, Go South Coast have said that they will continue to operate this service without the Borough of Poole funding (£16,200) **if the route of the Yellow Buses 20 service is varied to remove as much as possible of the duplication.**

The Yellow Buses Route 20 currently operates between Sandecotes Road and Ashley Cross via Compton Avenue, Lilliput Road, Sandbanks Road, Elgin Road, Pottery Road, Sandbanks Road and Britannia Road (Salterns Road on outward journey).

The original proposal put to the Route & Branch group was to cut out the section of route between Compton Avenue and Pottery Road and instead run from Sandecotes Road to Pottery Road via Alton Road and Conifer Avenue.

The group asked that Yellow Buses be contacted to request the following variation to this proposal: from Sandecotes Road then via Alton Road, Broadwater Avenue, Pottery Road, Elgin Road, Sandbanks Road then as current route. This variation would benefit any passengers wishing to access Lilliput Doctors' Surgery and provide a new all-year round service to Whitecliff.

Yellow Buses have agreed to amend the route variation to include Broadwater Avenue but will not agree to taking the service off Pottery Road. This is due to the additional mileage involved, the relatively few passengers they have identified using route 20 to access Lilliput Surgery and the number of passengers on Pottery Road travelling to/from areas not served by the Wilts & Dorset 52 route.

The benefits of this are the £16,200 saving by not supporting the GSC winter 52 contract and the more direct service (with shorter journey time) for through passengers. The disadvantage of this option is the removal of the bus from Compton Avenue. However, this section of route does not have high bus usage. Of 953 passenger journeys surveyed on route 20, only 24 (2.5%) involved passengers boarding or alighting on Compton Avenue. These passengers would need to access route 20 at the stop on Sandecotes Road or alternatively access route 52 on Lilliput Road. Passengers currently using route 20 on Lilliput Road, the section of Sandbanks Road between Lilliput and Elgin Road, and on Elgin Road, would no longer have the 20 service but would have route 52. Passengers from these roads wishing to travel to Bournemouth and Castlepoint would need a change of bus (either at the Civic Centre onto frequent services or onto the less frequent 50 at Canford Cliffs). 63 (6.6%) passenger journeys have been identified as being affected by this.

3. Community Working Group (CWG) - The CWG was formed in 2009 and meets quarterly. Its objective is to improve the engagement and communication between the Planning and Regeneration Service and the community of Poole. The Association's current representative, Terry Stewart, is stepping down at the Annual General Meeting on 18 March 2015 and the Association is looking for someone else to take on this role.

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 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/>

4. Community Engagement Working Party (CEWP) - The Council's e-mail based newsletter service is now available via the BoP website <https://public.govdelivery.com/accounts/UKPOOLE/subscriber/new> Topics include

- News and Events (to include the Council's diary)
- Waste and Recycling
- Poole Projects (open spaces, play areas etc)
- Planning

5. Planning Enforcement, Tree Preservation Orders/Tree replacements - The Association is currently monitoring the following retrospective applications which have been refused.

Martello Corner, Martello Road (also known as 83 Canford Cliffs Road) (*Change of use of residential garage to dentists surgery*) - this application was refused on 04 December 2014 but the Local Planning Authority is allowing a period of grace of six months before taking Enforcement action to require the removal of the dental surgery.

16 Western Avenue (Erection of Single Storey Garden Room) - This application was refused on 29 January 2015 but an appeal was registered with the Planning Inspectorate on 03 February 2015, which will, inevitably, delay Enforcement proceedings.

6. Sustaining Poole's Seafront (Formerly Seafront Beaches Master Plan SPD) - A Public Engagement exercise specifically relating to Sandbanks took place at the Civic Centre on 11 February 2015.

The latest plans include provision for more car parking but this has not found favour with some residents, as this would mean more traffic, which would do nothing to alleviate the current problems. A more popular idea muted was the use of water taxis from Poole Quay.

The general feeling from older residents is that Sandbanks, in particular, should be left as it is, as this was one of the reasons for its popularity. But, on the other hand, where is the much needed money to come from, if there is no commercialism?

At a recent meeting, one of the Association's younger members pointed out that, in the main, it was the older generation who did not want change, and she, for one, would welcome more facilities, as would most of the younger generation. She also feels that the Council should make more effort to engage with the younger generation; have its presentations at a more friendly time etc.

7. Canford Cliffs and Penn Hill Conservation Areas Boundary Review - The Association held a well attended public meeting on 29 July 2014 which resulted in keeping the East side of Canford Cliffs Road in the Conservation Area. See Keith Alcroft's Planning report elsewhere in the magazine.

8. 'Party Houses' - So far this year, all has been quiet on this front but residents impacted by this issue wait to see how the matter progresses in the season.

The Association still feels that it should be a planning issue, and that operating a 'party house' should have planning consent.

In a landmark legal decision last December, it was determined that a letting agent IS responsible for 'Party house' tenants. The operator of one of the 'party houses' appealing against a decision by the Council to hold her responsible for the noise issue but the Judge found against this appeal. The Environmental & Consumer Protection Services team are to be commended on their tenacity and perseverance on this case but it has taken three years' of hard work by two of the Association's members, Jen & Steve Cameron, to get this far. Jen & Steve are having to stand down from this role and the Association are looking for someone else to take over the 'baton'.

9. Navitus Offshore Wind Farm - See Roy Pointer's separate report elsewhere in the magazine.

10. Uniting the Conurbation - The supporters' meeting will take place on Monday 13th April 2015 at 7.30pm at the Wessex Room of Wessex Hotel, West Cliff Road, Bournemouth BH2 5EU.

Professor Gerry Stoker has agreed to be Guest speaker. He is a well-known expert on local and national Government and heads the Centre for Citizenship, Globalisation and Governance at Southampton University. As the date is 3½ weeks before the May elections, it is expected that there will be considerable interest in his subject, a very lively discussion and (hopefully) good media coverage.

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

The 20 Apartments with basement parking is now well underway.

Concerns about speeding traffic on Canford Cliffs Road between the junction of Lilliput Road and the roundabout by Loch Fyne continue. At the Canford Cliffs and Penn Hill Area Committee meeting held on 18 February 2015, it was reported that a Pelican Crossing adjacent to Compton Acres, which would help slow the traffic down, is on the list of crossings, using developer's £106 contributions.

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

13. Friends of Canford Cliffs Library - The Friends meet for a coffee morning from 10.00am to 12.00 noon every Monday it is well attended, dependent on the weather, and meets a real felt need in the area. Other activities at the Library are

Computer Buddy Drop-In Session	Mondays & Fridays - 10.00am to 12.00pm
Bookstart Rhymetime for children under 5	Tuesdays - 2.15pm to 2.45pm
Homework Club	Monday - 4.30pm to 5.30pm
Knit & Natter	1st & 3rd Fridays of the month - 2.00pm to 4.00pm
Reading Group	3rd Wednesday of the month - 2.30pm to 3.30pm
Neighbourhood Watch	1st Friday of the month - 10.30am to 12.00pm
Games Club for Children	Saturdays - 10.30am to 11.30am
Games Club for Adults	2nd and 4th Wednesdays - 10.30am to 12.30pm

The level of loneliness, with many single and elderly people in our area is sadly very high and although the many activities at All Saints Church are offered to all (such as the important Bereavement Support Group), many people hesitate to come because of false anxieties about being expected to become church members. So the Library is now a very socially accepted place to which folk can come for company feeling that there are 'absolutely no strings attached'. The staff are all very friendly and see that their role is not just to look after the books, but to care for all who visit.

All 200 Neighbourhood watch Street Wardens have been asked to list elderly people in their roads and maintain contact.

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

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

15. Public Rights of Way:

Westminster Road end of Dalkeith Road - No new developments

Buccleuch Road to Lakeside Road - ditto

Bessborough Road - ditto

16. 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.

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Dolphin Quays is finally coming out of admin. No request for assignment has been made yet but the Council's Corporate Estate Department has requested further details from the administrators. It appears that the prospective buyers are speaking to the Thistle and may be considering a wider regeneration of this area.

17. Council's Budget 2014/2015 - Poole is still in the bottom 10 of Unitary Authorities in terms of funding.

The Council's revenue financial out-turn for the year to 31 March 2015 is a surplus of £595k (0.5% of net budget) - a transfer of £0.2m will be made to support the 2015/16 Budget. For 2016/7, the Council faces an estimated £6m funding gap to enable a balanced budget to be set in February 2016.

Corporate Property and Asset Management Strategy 2013-2016 - In December 2013, the Council approved a Corporate Property and Asset Management Plan (CPAMP) aimed at ensuring the land and property assets are utilised and managed effectively so that the Council can derive maximum benefit from its assets in support of its strategic aims and priorities, as well as using the asset base to shape and influence the quality of life for local people and businesses.

This plan is reviewed annually by the Council Efficiency and Effectiveness Overview and Scrutiny Committee. The first review took place in November 2014 and, as part of this process, they also recommended to Council a new Property Investment Strategy which was subsequently endorsed.

The Council's accommodation strategy is therefore no longer a separate work stream. It is a fundamental element of the CPAMP as its delivery, progress and scrutiny is part of this annual review process. The Efficiency Review Programme was fundamentally re-based by Council in October 2013 and the remaining savings targets incorporated within those assumed in the Medium Term Financial Plan (MTFP).

This new approach has delivered an almost 3,000 m² reduction in the Council's accommodation with savings of £324,000 hard-coded into the Council's MTFP over the next 3 years 2015 to 2018. As part of this approach, the Council has reviewed, examined and ensured over 5,000 m² of space is now better utilised.

18. Community Speed Watch - John Gunton is the Branksome Park Community Speed Watch co-ordinator.

The monitoring group consists of three or four people who carry out the monitoring over a two hour period. The speed of cars is registered using a hand held portable device and the registration number of cars travelling over 36 miles per hour noted. No photographs are taken. The owners of vehicles travelling over the limit will then receive a letter from the police reminding them of the importance of keeping to the speed limit. If they are caught a second time then a further letter is sent and if they are caught a third time then the police are likely to visit them to personally remind them that speed limits are here for a reason. The aim of the exercise is to remind people that we live in a residential area and they should think twice about travelling at speeds which have been monitored, of 45 mph and above. In summary, the speed monitoring is an initiative adopted by the Association in response to residents' requests.

It is important we do something other than just saying the authorities are responsible, when clearly the resources are not available.

19. Vision for Poole Group - Terry Stewart & John Sprackling are members of this group and Poole Quays Forum. The Forum's Neighbourhood Plan will be implemented after a Referendum and examination by the Planning Inspectorate. This will also give the Forum some powers of Planning Control in the area and directing the expenditure of some of the Community Infrastructure Levy.



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The Forum and the Vision for Poole Group have expressed strong reservations about the latest application for 27 - 31 West Quay Road (Outline proposal for the demolition of the existing premises and the erection of a part 13, part 5 storey mixed use building comprising of a café (A3 use) / commercial unit (B1 use) / restaurant (A3 use) and 64 residential apartments(C3 use) with associated access and underground parking).

20. Refreshing the Core Strategy and review of Community Infrastructure Levy (CIL) - The Core Strategy is currently being refreshed which, principally, involves deciding on how to increase house building to 700 per year - either by increasing housing density, expanding into the Green Belt - or building upwards.

The consultation closed on 31 March 2015 and a final draft of the plan will be published for comment (known as the 'Pre-Submission') in Autumn 2015. The CIL review commenced in February 2015. The Preliminary Draft Charging Schedule with a CIL rate per sqm of £1,300 for Sandbanks is proving very controversial.

21. Southern Poole Chairmens' Liaison Group - 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.

Representatives of the Group met the Council Leader and Chief Executive to improve two-way communication and consultation between the Council and residents.

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

A word of warning from Dorset Police

Telephone fraudsters are targeting Dorset residents. People are being tricked by cold callers into transferring money to a fake bank account or sending it via courier.

Protect yourself from criminals - **NEVER** give out your pin number or bank details to **ANYONE** who calls you, no matter who they claim to be, or where they claim to be from.

- Never give your pin number or bank details to anyone over the 'phone
- Never send cash in a taxi or via courier
- Never send bank cards anywhere - always keep them with you

The police and your bank will **NEVER** ask you for your personal bank information over the phone. If you receive a call from someone who wants your bank details:

- Hang up
- Wait for at least five minutes
- Dial 1471 and write down the telephone number
- **Call the Police immediately**

23. Poole Borough Council - Committee Dates

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

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

John Sprackling
Chairman

Treasurer's Report

We incurred a deficit this year of £1617. The two main reasons are a slight reduction in the number of members and exceptional expenditure of £2,400 paid to Town Planning consultants in respect of obtaining Council's opinion as to the effective control of the Local Authority in the party houses issue. One or two blocks of flats have resigned from the scheme. If you live in or near to a block of flats perhaps you could try to interest them in taking out bulk membership and supporting the Association.

We have a net membership of 2653 counting each flat in our bulk flat membership scheme as a membership of 1. We have more members under this scheme (1497) than individual members and at only £2 per flat p.a. represents excellent value. This barely covers the cost of the magazine. The magazine expenditure is back to its normal figure after the blitz of magazines to all households in 2013.

We still have funds of £31,762 and continue to be in a healthy financial state.

I once more urge all members to ensure that their subscriptions are up to date and if possible paid by standing order into our Barclays account at the current membership rates. Please see the form for doing this in the centre of the magazine.

Paul Fearnley
Hon. Treasurer



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Income and Expenditure Account for the Year Ended 31 December 2014

	<u>2014</u>	<u>2013</u>
£	£	£
Income		
Subscriptions received during the year	6,138	6,299
Donations	7	-
Deposit Interest:	15	15
	<u>6,160</u>	<u>6,314</u>
Expenditure		
Magazine and circular expenses	5,139	8,560
Less Advertising revenue	3,425	3,750
	<u>1,714</u>	<u>4,810</u>
Committee and secretarial expenses	1,296	997
Committee and Association meetings	683	653
Annual General Meeting	353	373
CPRE	36	34
Town Planning Consultants	2,400	-
Insurance	197	-
Sundries	323	36
	<u>5,288</u>	<u>2,093</u>
Donations and subscriptions	-	-
NORA	25	25
Canford Cliffs Christmas lights	750	-
PCBA	-	1,275
	<u>775</u>	<u>1,275</u>
	<u>7,777</u>	<u>8,178</u>
Excess of expenditure over income	<u>(1,617)</u>	<u>(1,864)</u>


Balance Sheet At 31 December 2014

Accumulated fund		
At 1 January 2014	33,379	35,243
Excess of income over expenditure	<u>(1,617)</u>	<u>(1,864)</u>
At 31 December 2014	<u>31,762</u>	<u>33,379</u>
Represented by cash at bank:		
Barclays Saver Account	26,842	29,828
Barclays Current Account	1,181	923
Santander Business Account	3,739	2,628
	<u>31,762</u>	<u>33,379</u>

Approved:


J Sprackling
Chairman

04/02/15
Date


P Fearnley
Honorary Treasurer

4 Feb
2015

Planning Report

Canford Cliffs and Penn Hill Conservation Areas Boundary Review - Poole's Planning Policy & Implementation Department produced a Consultation Document in June 2014 which proposed changes to the boundaries of the Borough's Conservation Areas

As a result of the review, it was proposed to de-designate Nos 3 to 89 Canford Cliffs Road from the Branksome Park Conservation Area. This caused much concern and, at a very well attended meeting in July 2014, officers justified their action on the grounds that the appearance of Canford Cliffs Road had ERODED since its listing. The Association wrote to the officers challenging this and received a meaningless list of statistical percentages purporting to show that all the properties in question had failed various categories.

The Association asked for an explanation and was given another list of all the individual properties against which were listed all the criteria they were each failing. What the officers chose not to state was that in March 2006, they had introduced the Branksome Park Conservation Area Character Appraisal & Management Plan (BPCAAMP). This includes a list of MANDATORY conditions, which all properties within the Conservation Area must comply. This had the effect of raising the BPCA. into an "Elite" Conservation Area, above others within the Borough. These conditions may be categorised.

NOT PERMITTED

1. Close boarded fencing & leylandii to front boundaries obscuring the properties behind.
2. Solid entrance gates
3. Double entrance gates.
4. Properties completely hidden by foliage
5. Properties completely open

PERMITTED

1. Properties with "see through" single Entrance Gates & foliage giving glimpses of the properties behind.

It was against these conditions that the officers were now judging Nos 3 to 89 Canford Cliffs Road and not its erosion.

The Association responded

1. If Nos 3 to 89 Canford Cliffs Road were now being assessed on the BPCAAMP conditions, then they should be removed and re-listed into a new Canford Cliffs Road WEST Conservation Area outside of the BPCAAMP.
2. All planning applications prior to and since March 2006 relating to Nos 3 to 89 Canford Cliffs Road will have received the approval of the Local Planning Authority and it would not have approved any development which would have jeopardised its Conservation Area status.
3. That being the case, Nos 3 to 89 Canford Cliffs Road must still be deemed a Conservation Area, albeit not of the status of the BPCAAMP but still retaining its character & qualities of its original listing.
4. It was also felt illogical to single out Nos 3 to 89 Canford Cliffs Road, as it is obvious all the roads within Branksome Park display high failure rates.
5. If Nos 3 to 89 Canford Cliffs Road were to lose their Conservation Area status, it would make it very difficult for the Local Planning Authority to resist plot severance, which would result in a deterioration of the street scene to the detriment of Poole.

Nos 3 to 89 Canford Cliffs Road element has NOT been removed from the Conservation Area.

Martello Corner, 1B Martello Road (also known as 83 Canford Cliffs Road) (*Change of use of residential garage to dentists surgery*) - This is a corner plot with vehicular access off Martello Road to a detached garage within the Branksome Park Conservation Area.

The applicant, a dentist, who resides at the premises had transferred his existing Dental Practise to the site of the garage and was seeking retrospective planning approval.

Planning Law allows a SOLE dentist to practise from home but, in this case, a Dental Practise with an hygienist is practising from the site of the garage.

The Association lodged a letter of objection. The Planning Committee refused this application on 4 December 2014.

16 Western Avenue (*Erect Single Storey Garden Room (Partly Retrospective)*) - within the Branksome Park Conservation Area.

The applicant had erected a Garden Room with a single small window and was seeking retrospective approval.

At the Planning Committee meeting, an adjoining resident objected on the basis that the Room was being used as some sort of football training facility as proved by the constant “thud thud” emanating from the Room and drew attention to an article in the Daily Echo, where the applicant had explained the room was a new “High Tech” training facility for footballers.

The Association recommended the planning officer should ascertain the true use before recommending approval.

The Planning Committee refused the application on 15 January 2015.

2 Burton Road (*Certificate of Lawfulness of existing use of building as a separate unit of residential accommodation*) - Original application withdrawn but new application was registered on 12 January 2015.

146 Canford Cliffs Road (*Demolish existing chalet bungalow erect a 4-storey, with roof garden and basement parking (6 storeys in total) comprising 10 self contained flats*) - Application refused on 30 July 2014 but is now subject to ‘Written representations’ appeal lodged on 27 August 2014. Still awaiting Inspector’s Decision letter.

142 Canford Cliffs Road (*Demolition of existing dwelling, the the erection of 3 detached dwellings, the development and creation of additional access, and associated landscaping*) - Letter of objection lodged by the Association on 17 December 2014.

16 Nairn Road (*Demolition of existing three storey house and replacement with new three storey house*) - Letter of objection lodged by the Association on 01 December 2014 but application granted on 20 January 2015.

29 The Avenue (*Sever plot and erect a 2 storey dwelling in location of existing sunken garden/ swimming pool*) - Letter of objection lodged by the Association on 25 October 2014 and application refused on 2 December 2014

23 Bingham Avenue (*Sever land, demolish existing garage and erect 1 No 3 bed detached house with parking. Create new parking spaces for existing house*) - Letter of objection lodged by the Association on 20 October 2014. Still a current application.

Your Community Needs YOU

YOUR Residents' Association and other local Community activities need **YOUR** Support!

We are so lucky to live in such a beautiful part of England, but we need **YOUR** help to protect this Area and stimulate Community activities and friendship.

Just look at John Sprackling's Chairman's Report at the start of this Magazine to see the multiple activities that **YOUR** Association champions and investigates. Just some of the causes and concerns that **YOUR** Association has been fighting for - on **YOUR** behalf:

- Fighting the World's Largest Navitus Windfarm in Poole Bay, supporting the Poole and Christchurch Bays Association at the Planning Enquiry.
- Pressurising the Council to deal with the extremely noisy Party Houses that have been going on for over 3 years.
- Following the 15 Traveller Invasions to Poole last Summer, persuading the Council to install ingress protection for our Parks and Green Spaces.
- Fighting the proposal by the Crown Estates to create a 200 car Parking island in Poole Harbour with an ugly access Bridge.
- Protesting the Council's Plan to revise our Conservation Areas - and ensuring that the East side of Canford Cliffs road is kept in the Conservation Area.
- John Sprackling and I are members of the Vision for Poole Group and the Poole Quays Neighbourhood Forum which is producing a Plan for the future of the Old Town and the Hamworthy Development Areas.
- Defeating the ugly developers' plans for re-building the Thistle Hotel and the Neptune site.
- Members of the Community Group that meets quarterly with Planning Management to review planning policies, proposals and procedures.
- Reviewing ALL Planning Applications for building development and tree removal in our beautiful verdant Area.
- Monitoring these planning approvals to ensure the developers keep to their promises, and asking for Planning Enforcement when they do not.
- Submitting written proposals to the Council on how to improve 2 way communication with residents and strengthen Consultation.
- Fighting the over-development Plans from the Council for building on the Poole Seafront.
- Taking responsibility for managing and planting the Sunken Gardens at Pinecliff Gardens.
- Protecting the footpaths in our Area and persuading the Council to register them.

If there are any of these subjects which you are interested in, please give John Sprackling a call on 01202 751553 or me on 01202 701637 to discuss. We would really welcome your support to protect our beautiful Area with just a small time involvement. There are multiple other activities, hobbies, sports and interests in our Area that would welcome your involvement - What can **YOU** do for our Community?

Terry Stewart

Pinecliff Gardens

I am very pleased to be able to let regular readers know (who will remember that in the winter edition I referred to a visit to the Sunken Gardens by a Royal Horticultural Society judge, and our hopes that this would result in an award) that we did, indeed, receive a certificate in the category 'Level: 4 Thriving'. We celebrated with a meal at a local restaurant for team-members and their partners.

The front and back covers of the magazine give some idea of the results of the labours of our enthusiastic volunteers.

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

As we approach spring, the team will meet to discuss the way forward, bearing in mind the aim of achieving a higher level award in the next RHS competition.

In the meantime, I hope you will visit the gardens, relax on one of the commemorative benches, and enjoy the surroundings. Last year we were visited by many colourful butterflies and it is just a pity we are unable to reproduce their beautiful colours in the magazine.

Wayne Hancock

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AND TO RENEW YOUR MEMBERSHIP**

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Navitus Bay - a decision is on its way ... The latest news from Roy Pointer

The formal planning stage is now over, ending on 11 March 2015 exactly six months from the first hearing and as required by the process. Since the Preliminary Hearing on 11 September there have been several other Hearings on specific issues and PCBA has attended all of them to give its perspective on behalf of residents. Many of you have supported us at the hearings and given your personal views on these monstrous proposals; this is appreciated.

This project has had the most vigorous opposition of any of the offshore wind farms and there has been unanimous negative response from all our local MPs, most Councils and residents alike. One resident was moved to tears in speaking of his opposition at a hearing; this shows how passionately people feel about the idea.

The Examiners now have until 11 June to write their report to the Secretary of State for Energy and Climate Change - currently Ed Davey. He has a further three months to issue a decision, required by 11 September this year. It is his decision alone.

The process was thrown into turmoil in October last year when, maybe as a result of the Applicant appreciating the opposition to the original scheme, suggested what he called a turbine mitigation option occupying the back of the site and with fewer but similar sized turbine monsters. We tried to get this idea disallowed since most people were unaware of it and there was no public consultation whatsoever! But the planners overruled and allowed it to be considered - so much for local democracy and public engagement!

ARE YOU AMONG THE MAJORITY OF LOCAL PEOPLE OPPOSED TO PLANS TO
DEVELOP ONE OF THE WORLD'S BIGGEST WIND FARMS IN OUR BEAUTIFUL BAY?

If so, you can make your voice heard by writing to the energy company involved, EDF.

According to a residents' survey by Bournemouth West MP Conor Burns, 87% of us are opposed to the giant Navitus Bay wind farm. This huge industrial monster would dominate sea views from Bournemouth and neighbouring coastal areas.

We could see nearly 200 giant turbines close to the Jurassic Coast UNESCO World Heritage Site and the famous Isle of Wight Needles.

Please write to, or email, M Vincent de Rivas, CEO of EDF Energy, and tell him of your concerns. Ask him to reconsider EDF's commitment to Navitus Bay. Tell him we don't want our bay blighted by a giant wind farm.

According to a recent Daily Telegraph article:

'... EDF is keeping the project under review, and is unlikely to proceed if it believes doing so would taint its reputation'

We must let EDF know the strength of local feeling against this controversial development so close to our shore. **Write, or send a post card to:**

M Vincent de Rivas
CEO, 40 Grosvenor Place, London SW1X 7EN

Or email: vincent.derivas@edfenergy.com

You can also write to your local MP; contact details at www.theyworkforyou.com

Or your local councillors: www.writetothem.com
**ACT NOW BEFORE OUR HERITAGE COASTLINE IS
BLIGHTED FOR EVER.**

Published by Poole & Christchurch Bays' Association.
twxtchines@gmail.com



continued on page 24...

In fact the new idea does not significantly change the impact. It is still highly visually intrusive, would still breach the noise limits at the coast and the desecration of the New Forest and heathlands from Barton on Sea to Three Legged Cross is the same; 22 miles of eight lane motorway width stripping of flora and fauna.

Frustrated? Well there is still SOMETHING YOU CAN DO - see the postcard inserted in this issue.

Energy utilities do not enjoy the best of reputation at present; promoting a project like Navitus Bay does nothing to help. Make sure you write or email EDF CEO Vincent de Rivas (vincent.derivas@edfenergy.com) and ask your friends and relations to do the same. Tell him why this ridiculous project should not go ahead in your own words. If you need information on the issues, look at our web site www.saveourdorsetseaside.co.uk where help is at hand. Something short and to the point is all that is required.

By the next issue of 'Pines and Chines' we should have a decision; it could get the 'go ahead'. Ask yourself the question - can I do more to stop the bays being ruined? Support us with one final push to bury this deeply unpopular idea. Other Residents' Associations are urging their members to do the same.

Thanks for your support.

Roy Pointer

Chair - Poole and Christchurch Bays Association

Helping Residents stop Navitus Bay

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Time to Lighten Up

Mr and Mrs Smith's marriage had had its ups and downs. Although there had been fierce arguments when Mrs Smith's mother came to live with them, Mrs Smith was sad when her husband suddenly died. A few months later Mrs Smith went to a seance at which a medium promised to put her in contact with Mr Smith.

After several minutes of rocking backwards and forwards and making strange noises, the medium began to talk in a voice like that of Mr Smith.

"How are you?" asked Mrs Smith.

"I'm fine," replied her husband via the medium, "It's great here. Even better than being at home with you and your mother."

Mrs Smith sighed with relief and said "So glad you went to Heaven."

Her husband replied: "Who said I'm in Heaven?"

I was out drinking last night and a woodworm asked me, "Is the bar tender here?"

Instead of getting older and wiser my husband is getting older and wider.

Am I ambivalent? Well, yes and no.

It is said that change is inevitable.....except from a vending machine.

The man who gives in and apologises when he is wrong is wise. The man who gives in and apologises when he is right is married.

A lack of curiosity kills the cat.

If you can't find the solution to a problem...find someone to blame.

What's the difference between government bonds and men? Bonds mature.

Impotence is nature's way of saying "no hard feelings"

He's such a worrier. He went on holiday and sent his psychiatrist a postcard with the words, "Having a wonderful time. Why?"

Kids are so in to computers these days. I gave my nephew a book for Christmas and he spent two hours trying to find out how to plug it in!

(Ed - All take from Quick Quips and Longer Jokes by K Goldstein-Jackson)

Branksome Park ... and a Biography

Regular readers of these facetious features will know that they largely centre round the field of horticulture, occasionally branching out into arboriculture. It also might be deduced ('Elementary, my dear Wosname') that I fancy myself as a writer, from the fact that it's over eight years since I started penning these pieces. Not just bits for local mags either. I've written a novel, I'll have you know: 'The Stag @ eBay', vanity published through www.lulu.com. Not everyone starts with a pun, and works backwards to write a novel.

However, it was these pretensions to penmanship which had led a friend to ask me whether I would consider writing his biography. He had been struggling to put together a few pages of family history. Of course, everyone is into tracing ancestry nowadays, dreaming of getting the family tree back to Adam ('I dream of Gene-ology with the light brown heir' as the old song almost goes). But, not everyone has the consummate skill of a graphic artist to meld text with image and photographs to make an attractive whole. He was clearly not able to complete his own story: so I took up the baton. The result, published by Poole Historical Trust, is 'The Muse and Poole Museum: Memoirs of Graham Milton Smith'.

Why would you be interested? Well, firstly, It's the story of a brilliant young artist, winning prizes as a schoolboy, and as a student, getting his Master's degree at The Royal College of Art. In touch with the good and great of the sixties art world, from Bill Brandt to Peter Blake and Yoko Ono. He was also in daily contact with that most iconic collection of museums anywhere in the world: the South Kensington museums.

Secondly, and more significantly, it's the story of probably the most dynamic period in Poole Museums' history. Coming as a young man in 1972 to a Guildhall empty save for some empty display cases, Graham created three award-winning museums in his 21-year career. The Maritime Museum, in a mediaeval building converted from a disused warehouse to a purpose-built modern museum, was one of the runners up in the prestigious Museum of the Year. There was a similar accolade to the Waterfront Museum, despite all the difficulties, including having to bid for his own job in the first council-run museum's 'privatisation' exercise. Scaplen's Court's renovation and adaptation to museum and education resource won a Civic Trust award. However, his career was cut short in 1993, when he was in his mid-forties, by early onset Parkinson's.

'Still life after Parkinson's' is the third part of the book. Graham initially gave his skills as Press Officer to the Poole Branch of Parkinson's Disease Society. He was the inspiration behind, and a significant contributor to Art Exhibitions to raise funds for the Branch, and awareness of the condition. He continues to paint and create.

Of course, self-praise is no recommendation: but why would you buy the currently fashionable 'misery memoir' when you can enjoy reading something upbeat? A tenuous link to 'Pines and Chines' readership: I understand that Branch members number around a dozen in our area, though I have no doubt that far more are touched, directly or indirectly, by Parkinsons. The royalties are all going to the local Branch. And, as you would expect from the story of a graphic artist, worth it for the pictures alone...

David Reeve

(David, many thanks for the article and looks like a really good read with money going to a fantastic cause. Best of luck - Editor)

Lavishly illustrated, 'The Muse and Poole Museums', written by a regular contributor to 'Pines and Chines' is available at all good book shops, modestly priced at only £15

A Tale of Two Churches

(I thought readers might be interested in some historical notes about two of the churches in our area ... St Aldhelms and All Saints - Ed)

Finance was a continuous theme throughout the Church newsletters and in 1896 the Vicar hoped for more support for the Church to carry out its social work. It seems that the St Aldhelm's Coffee Tavern was the scene of so many activities. The Men's Institute, the Mothers Meetings, the Coal and Clothing Clubs, the Childrens Clubs, the Penny Bank Offices and the Parish library.

An out of measles occurred in June 1896 which affected mainly the younger children with the Infant School being closed for several weeks. At the end of July the boys of All Saints and St Aldhelm's Choirs had their annual excursion to the New Forest, enjoying a picnic near Emery Down. The adult members of the choirs had an outing to London on the 22 August. The Vicar, Rev C G Doyne spent several weeks in the summer on a walking holiday in Norway.

In 1911 the Vicar of both churches was Rev. H C Percival whose address was given as All Saints Lodge, Forest Road. Included under the heading of Parochial Organisations was the Bourne Valley Dispensary, the District Maternity Nurse, Nurse Kneebone, Lawson Villa, Ashley Road and the Branksome District Sick Nurse O Nurse Jeans, 1 Woodbine Cottages, Bournemouth Road.

Electric Light at All Saints - *The dull fortnight at All Saints' in Advent, when services had to be of necessity suspended, has been followed by a bright ending. The result of the installation of electric light is a compensation for all the dirt and discomfort of that trying time. The evening services now are a very different matter when compared with the darkness of previous nights, and it is a delightful experience to be able to read in church without difficulty. Moreover, the constant smell of escaping gas has gone forever. And there has gone, too, the horrible discomfort of a stifling atmosphere at the evening services, which used to be a trial even to people who are blest by good nerves and strong constitution. The general verdict now is one of strong approval, followed by the remark - 'why ever did we not have it done long, long ago'.*

In 1929 Reverent Ernest Bury had been Vicar of All Saints and St Aldhelm's for seven years and was the last incumbent to cover both parishes. Part of his letter in the April issue of the Parish magazine contained comments about the Boy Scouts and Girl Guides. *As spring has now arrived we turn our thoughts naturally to the great sports of Scouting and Guiding. I therefore venture to remind you all of the Scouts Annual Concert on 9 April. It is sometimes difficult to find good officers nowadays and we are very fortunate in this parish to have secured the services of Miss Don.*

And a very practical hint from the 1932 Parish magazine: Home made saucepan cleaner: save all the string from parcels, knot it and wind it into a ball, then knit up to make saucepan cleaners. This will be found to be better than wire ad it does not scratch. All it costs is a little time! All Night Fire - a fire can be kept in overnight if a handful of washing soda is mixed with the coal when making up. The soda makes the coal burn more slowly.

(Reproduced by kind permission of Iris Morris from her book 'Looking Back at Branksome Park'. Still in print and available from 'all good bookshops'. Interestingly, Janet Morris, Iris's daughter-in-law is now the driving force behind the uniformed groups at All Saints and does a fantastic job - Ed)

The Packe Mausoleum - Branksome Dene Chine

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 chose 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 to 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 Chapel did not run smoothly. After his death in October 1867 the body of Charles Packe was temporarily interred in the Catacomb of Kensal Green Cemetery, London. His remains were not place in the Mausoleum until May 1871. His wife Kitty who died aged 69 in 1870 was actually interred before her husband in February 1870.

The Mausoleum is now a Grade II listed building and is constructed entirely of stone with the exception of the heavy wooden door which is opened with an appropriately large key. The Chapel has a vaulted roof and the striking floor of black and white marble gives it a three dimensional effect. The stained glass window supplied by a London firm cost just over thirty two pounds.

The removal of Charles Packe's body from Kensal Green proved difficult for two reasons. Firstly the Secretary of State said permission would be granted only if the body had been interred on unconsecrated ground, which it was not, and secondly the Bishop of London would not approve removal until the Mausoleum had been consecrated. Eventually consecration of the Mausoleum took place and Charles Packe's body removed and re-interred in 1871.

After the deaths 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.

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 if for storage was refused. 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 Listed Building Status in August 1981.

Over the years through neglect and vandalism the condition of the Mausoleum deteriorated and it was estimated that repairs to the roof alone would cost £12,000. Mr Thomas Packe, the remaining descendant, was unable to maintain the Chapel and an agreement was reached with the Borough of Poole. The Mausoleum was transferred into the ownership of the Borough in March 1991 for the sum of £1 and a budget of £25,000 was set aside for restoration work.

Following the restoration, The Packe Family Mausoleum was re-Dedicated in June 1993 and tours are arranged on occasions throughout the year by the Borough. *(I think these might be suspended at the moment due to repairs required on the door. Check with the Council - Ed)*

From Looking Back at Branksome Park by Iris Morris.

A Day in the Life of an Old Age Pensioner

Work expands to fill the time available and joins the list of jobs that need completion.

Friday 2nd January 2015. It was a lovely mild morning with lots of sunshine. I had no urgent chores, but a replacement pane in my 17ft lean-to greenhouse needed one more nut and bolt. I just had to make a hole in the plastic at the key junction/overlap where three panes meet, and fit the nut and bolt. The rest of the pane was already competently nudded and bolted.

Tackling it from the patio above was a rather tricky. I had to lean over the roof. If not careful I could slip, and slide down the roof. It was difficult to see through three layers of plastic panes with protective blue film to where there was a hole in the aluminium supporting strut. Sitting on the cold patio paving stones was uncomfortable so I got some cushions and a stool from the garage and found that I could just about manage. But as I was making little progress, after a bit I decided to tackle the problem from below.

In the greenhouse, hiding the potential hole was a thicket of lantana (17ft long, 6ft high). I started to cut it back. I soon had a pile of thorny lantana twigs. I carried the first lot to the compost heap. It then occurred to me that the garbage bucket in the utility room needed emptying. These twigs would be best on top of that garbage on the compost heap to discourage scavengers like cats and foxes.

OK, get the garbage pail, empty it, and get a spade to dig up some soil to cover the garbage. Wash out the pail and leave it to dry. Cut up the twigs and put them on top. Then back to pruning. Oh bother!! The patch on the scratch on my finger has come loose. No problem. It takes only a few minutes to tear off the old patch, wash and dry the finger, get the adhesive plaster, cut a new patch and stick it on.

Back to the lantana. After 30 minutes or so I needed a break. Perhaps I had better have lunch.

The lettuce was a new one wrapped in polythene. Who's taken my scissors? No one. I live on my own! Ah yes I probably used them to trim the plastic pane for the greenhouse. I wonder if they are in the garage.

Wash the lettuce and tomatoes, cut a slice of flan and take it into the conservatory. It was a chance to try to remove the invisible mini lantana thorns and to finish the Dorset

continued on page 30...

magazine - compulsory skim reading. They are always looking for real life stories. I wonder if my activities today would be worth reading. I suppose if they don't want it, I will have to show it to my long suffering friends and probably bore them. I scribbled a few notes. Oh dear. The pencil needs sharpening. No problem. It takes only a minute to find the sharpener and resume writing. My jacket has lots of dead leaves, twiglets and other debris from the lantana. It only takes a few minutes to remove most of them. All this meant that lunch took rather longer than I intended.

Now! What was I doing? Oh the lantana. It was a mild afternoon with some sunshine. I get stuck into clipping the lantana, cutting it up and putting the twigs on the compost heap. Eventually, I cut a sufficient gap in the thicket to be able to see the holes in the greenhouse supporting struts. Getting up on the raised bed to attack the panes was tricky. I got the kitchen steps from the utility room and put them between the large flower pots where geraniums are resting in the greenhouse to avoid the winter freeze. The steps are a bit wobbly, and as I get onto the flower bed my head is in amongst the lantana twigs. I feel very uncomfortable and insecure. Eventually I reach up and with a bradawl make the necessary hole. Back on the patio, with a bit enlarging, at last the bolt goes through. Back in the greenhouse, I find it has not gone far enough to fit the nut to. Back on the patio for more screwing and pushing. Back in the greenhouse - hooray, I can with difficulty, tighten up the nut.

Gosh! It's nearly teatime. And they say only women can multi-task!

Tomorrow, I think I shall have a go at mending the crack in the upstairs cistern. It shouldn't take very long....

Pre-publication extract by Ken Fagg.

Details of volume 1 of They've Got It All Wrong are given in www.kjffbooks.co.uk. Prices include postage. For local residents the 1st edition is £5 and the 3rd edition is £6

Time to Lighten Up

My son was delighted with the unbreakable toy I gave him for Christmas. He used it to smash up all his other toys.

Santa Claus was fed up. His wife was continually nagging him. He had a bad cold. Several of his reindeer had run off. The sacks of toys kept bursting. And his little helpers had gone on strike. Suddenly his doorbell rang. Opening the door he saw a small person dressed as an angel. 'I've brought a Christmas tree for you,' said the Angel in a high-pitched, irritating voice. 'May you be full of the joys of Christmas. Where do you want me to put it?'

And this was how, due to a stressed out Santa, that the tradition began of fixing a little Angel to the top of the Christmas tree.

Question - Would you book a holiday through an unregulated travel agent ... if not ... why would you trust your most valuable asset with an unregulated managing agent ??

Some of the local managing agents have recently received ARMA-Q accreditation - the new regulatory regime for residential leasehold managing agents. ARMA-Q has been introduced by ARMA - the industry's trade body, in the absence of any statutory regulation, with the aim of pushing up standards of property management across the board. Further details can be found at www.arma.org.uk

ARMA's Chief Executive, Michelle Banks said: "choosing the right managing agent can be a bit of a minefield. The industry is not regulated so they do not have to belong to a professional body or comply with specific standards. We have introduced ARMA-Q so leaseholders can be confident they are choosing a quality agent."

She continued: "Anyone appointing an ARMA-Q agent to manage their property can have peace of mind that they conform to high standards, are bound by a consumer charter and are regulated independently. Matthew Strong, the MD of one local agent said: to achieve accreditation, we had to demonstrate that we comply with over 160 rigorous industry standards, so we are extremely proud to have achieved the ARMA-Q badge of quality. It is good to have our professionalism and customer care officially recognised. Our commitment to high standards is acknowledged by our clients as a significant factor in maintaining and enhancing the value of their homes and investments. One of our client's recently commented - *Not only are our agents a source of knowledge, expertise and experience but, as importantly, we trust their honesty and integrity. Our relationship has always been an open and transparent one.*

Flat owners who use ARMA-Q accredited agents to manage their property will be guaranteed a number of safeguards including:

- Higher professional standards and level of customer care
- A transparent and open service
- Access to an independent regulatory panel

If your managing agent is not committed to higher standards through regulation ... ask them why !!!

*Matthew Strong MRICS
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The Ownership Quandary - sit tight and wait for post-election euphoria or cash in your chips now before they (the Government - of either colour) "Balls" it up again ?

There are now less than 60 days to go before the result will emerge of what must be one of the most unpredictable of general elections in several generations. There is a clear chasm in terms of policy and direction between the two main parties but the likelihood of either of them being in a position of post-facto control is remote. It would be a brave pundit who would seek to call which way the probable coalition will coalesce ... not I.

If there is a Mansion Tax, and if it is a percentage levy on value increment above £2 million, there will of course be some squeals of protest in our area - one of very few outside London likely to be impacted. Over the last few years (since 2007), there have been 112 houses sold at prices in excess of £2 million, plus 6 bungalows and 12 apartments. Some 12 of those houses have sold more than once within the same period, so transaction numbers are higher. More than that, there have been sales of more than 16 plots (for houses and apartments) - all at prices over £2 million, all within the last 2 years, pointing to an increase in supply of these.

The Mansion Tax will, of course, have to be borne out of (already, once-taxed) income and will of course likely apply only to completed properties, not plots but undoubtedly it is going to hurt some local owners, particularly those on retirement incomes. On the upside however, its imposition could produce a further shift in the market, as owners of higher-priced properties and developers adjust their expectations and requirements to enable pricing to stay below the threshold. And, at least, once the election is behind us in May 2015, there will be greater 'certainty' about which way the cookie will then be crumbled. All markets recoil from lack of certainty and local dinner party conversation will focus on the consequences and the means by which - legitimately, of course - the worst incidence could be avoided!

I say this because, as I write, there is a clear sense that the activity in the mid-market (i.e. below £2 million) is picking up and that the owners of such properties are not just sitting on the fence waiting for the election to happen. During January and February 2015, there have been 26 completely 'fresh' houses brought to the market within that price segment (>£500K, only, all within BH13 and the better parts of BH14 8 and 9, plus other parts with good views). Many other properties have been re-launched, after a period of Winter hibernation.

continued on page 35...

However, it is still too early to tell yet whether or not this revival of ‘supply’ will be matched by ‘demand’ from buyers though - certainly, judging by the number of price increases on some of the; “re-launched”; properties - there is an air of optimism pervading the owners. Compare this against the same statistic in 2014 when just 18 houses were brought to market through January and February. Other categories show a similar pattern - bungalows: 6 in 2015 vs 1 in 2014; apartments 17 in 2015 vs 8 in 2014. These are signs of confidence.

Finally, as our New Year Market Insight paper pointed out (see www.berkeleys.com), the average Transaction Times (the length of time between initial marketing and registration of the transaction at the Land Registry) have fallen from 517 days to 476 days, alongside a 46% increase in the number of transactions in the £500K - £1m price category (25% in the £1m - £2m segment) throughout 2014 vs 2013.

We think the market stimulus - particularly in the mid-market segment - follows closely on the heels of the re-structuring of the Stamp Duty Land Tax - the elimination of the previous ‘cliff edge’ to a smoother progression of tax liability has considerably calmed buyer concerns, although - as ever - it will pay to seek professional advice on any property transaction. Incidentally too, we have seen a marked pick-up in high-end, lifestyle lettings in our area as owners, faced with difficulty selling their assets, seek to maximise their returns in the interim.

Feel free to call us if you wish to discuss on 01202 708383.

Time to Lighten Up

A very posh lady lived in a large house in a small village. When several of her teeth began to ache she went to the dentist who explained the treatment she needed and said he was going to give her a local anaesthetic.

‘What?’ the lady exclaimed, ‘A local anaesthetic. But I’m a private patient. Give me one from London!’

When she was asked if she had any grandchildren she replied ‘No...all my children are just ordinary.’

Wendy’s mother came home one day having bought a fur coat.

‘Mum, how could you?’ asked Wendy looking at the coat with anguish. ‘Some poor dumb beast has had to suffer so that you could have that coat.’

Wendy’s mother snapped: ‘How dare you call your father a dumb beast!’

He started his business career in the mailroom of a large company. Within a month he had been promoted to assistant office manager. Two months later he was office manager. After only three months in that position he was appointed as a director of the company. As he entered the room for his first board meeting he looked at the Chairman and said: ‘Hello, Dad.’

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Bracken Hill	Mr G. Anderson, 6 Buccleuch Road BH13 6LE
Branksome Towers	Mr R. Dimpleby, 30 Westminster Road BH13 6JQ
Buccleuch Road	Mr G. Anderson, 6 Buccleuch Road BH13 6LE
Burton Road (<i>Houses only</i>)	Mr S Mellor, Flat 8, Albany House, 3 Balcombe Road BH13 6DX
Bury Road	Mrs I. Pearce, 17 Bury Road BH13 7DE
Canford Cliffs Road (<i>Odd Nos. 3-67</i>)	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
Cassel Ave	Mrs C.N. Norman, 13 Pinewood Road BH13 6JP
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Chesterfield Close	Mr K. G. Jackson, 18 Martello Road BH13 7DH
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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
Haydon Road	Mr R. Dimpleby, 30 Westminster Road BH13 6JQ
Lakeside Road (<i>Houses only</i>)	Mr P.M. Harland, 20 Lakeside Road BH13 6LR
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 BH13 7DH
Martello Road South (<i>Houses only</i>)	Mr K. G. 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. G. Jackson, 18 Martello Road BH13 7DH
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Westminster Road East	Mr R. Dimpleby, 30 Westminster Road BH13 6JQ
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Bessborough Road	Mrs C. Parkin, 22 Ravine Road BH13 7HY
Bodley Road	Mrs C. Parkin, 22 Ravine Road BH13 7HY
Canford Cliffs Ave	Mrs E. A. Knight, 40 Canford Cliffs Avenue BH14 9QN
Canford Cliffs Road (<i>Even Nos</i>)	Mr P J. Gamble, 5, 166 Canford Cliffs Road, BH13 7ES
Canford Cres	Mr Kees Scholts, Flat 1, Corvesgate, 23 Nairn Road
Chaddlesley Glen	Mr K. Sanders, Flat 4, 25 Chaddlesley Glen BH13 7PB
Chaddlesley Wood Road	Mr K. Sanders, Flat 4, 25 Chaddlesley Glen BH13 7PB
Chaucer Road	Mr M.R. Heath, 26 Ravine Road BH13 7HY
Cliff Drive	Mr B. Kitson, 9 Nairn Road BH13 7NE
De Mauley Road	Mr M.R. Heath, 26 Ravine Road BH13 7HY
Elmstead Road	Mr M.R. Heath, 26 Ravine Road BH13 7HY
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
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Macandrew Road	Mrs C. Parkin, 22 Ravine Road BH13 7HY
Martello Park	Mr R. Young, Flat 6, 8 Martello Park, BH13 7BA
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Maxwell Road	Mr N Blackmore, 9 Maxwell Road BH13 7JB
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Nairn Road	Mr K Scholts, Flat 1, Corvesgate, 23 Nairn Road BH13 7NF
Newton Road	Mrs M. Hodsdon, 5 Newton Road BH13 7EX
Ravine Road	Mr E M Parry-Davies, Flat 2, 10 Ravine Road BH13 7HX
Spencer Road	Mr J.C. Pride, 2 Spencer Road BH13 7EU
St Clair Road	Mr R. Smith, 27 St Clair Road BH13 7JP

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Blake Dene Road	Mr R.S. Sharman, 29 Elgin Road BH14 8QU
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
Clifton Road	Mrs D. Greenwood, 4 Links View Avenue BH14 9QT
Compton Avenue	Mr J.N. Gunton, 36 Links Road BH14 9QS
Compton Drive	Mr J.N. Gunton, 36 Links Road BH14 9QS
Compton Gardens	Mr J.N. Gunton, 36 Links Road BH14 9QS
Crichel Mount Road	Mr K. Pottle, Flat 7, 2 Crichel Mount Road BH14 8LT
Elgin Road	Mr R.S. Sharman, 29 Elgin Road BH14 8QU
Links Road	Mr J.N. Gunton, 36 Links Road BH14 9QS
Links View Avenue	Mrs D. Greenwood, 4 Links View Avenue BH14 9QT
Overlinks Drive	Vacant
Widdicombe Ave	Vacant

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

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