

**Minutes of the December Meeting held on 13th December 2017 at St. Aldhelms,
Committee Meeting Room Lindsay Road.**

The meeting opened at 7.30

Present: Bob Reid; Chair, Julie Reid; minutes, Cllrs; Mohan Iyengar (MI) and May Haines (from 8pm) Dugald Eadie (DE); planning officer.

And 15 Members and Wardens.

Apologies were received from:

Roger Allen, Paul Fearnley, Carol and Mike Parkin, John Gunton, Stan Alfert, Ken Sanson.

1. **Minutes of November Meeting:** These were published on the pinesandchines.co.uk, and notification via email, post, and on social media in Facebook Closed Group. The Chair pointed out that the email for replies to the email Office@pinesandchines.co.uk is currently not working. The minutes were accepted as there were no objections. It was also noted that Roger Allen's apologies had been sent verbally but not minuted.
2. **Matters arising:** K. Gorny questioned where the footpath was in Forest Row and it was clarified that this is through walkway with disputed ownership and is chained off, and shown on maps as a road.
MI, Objected to the wording with regards to the Poole Maritime Festival. He felt the wording in the minutes suggested the event was meant to break even but had made a loss. In fact, the event was budgeted for three years earlier at £225,000 and was match funded by European Union. The event came in on budget and it gave a wrong impression that there had been a £250,000 loss. Next years event 2018 has not been budgeted for. Graham Jones then asked if that meant the that the councils £225,000 was matched to provide £450,000 for the festival which all had enjoyed. MI agreed. Roy Pointer (RP) asked if all dues had been paid. MI said there was still discussion ongoing with "*Immense Events*" who had set up the Fair on Baiter Park. The Chair thanked MI for his clarification of the correct facts of the Maritime Event.
3. **Beach Road Car Park:** The Chair explained that Poole Council was seeking the Lands Tribunal approval for the release of the covenants and the position of the Residents Association is still to support opposition to selling the section of the carpark. MI said that there has been 48 objections and a meeting with Russell Wileman and Richard Hickman, Senior Strategic Estates Manager, Corporate Estates - Financial Services, was due to take place the following day to decide on the Council's next step. Mike Wrigley(MW) said he had found the carpark unlocked and various council refuse vehicles (the workers having lunch) in it with large skips full of compost. He thought the whole area was neglected and looking like something from a Clint Eastwood Film. The Chair explained that the council vehicles are putting road and footpath sweepings into the bins for composting. MW thought the car park would only attract Travellers as it was so badly maintained. MI thought it could be quickly improved if development is allowed. RP said our position is well documented over the meters and the length of time for them to pay for themselves. MI agreed to take the request away and see if it can be addressed and answered.

On a related matter John Sprackling (JS) had requested data on the income from the meters surrounding the car park. JS said he was surprised how much it was as most days there are no cars there

4. **Dangerous Footpaths** The Chair said that the footpaths in Burton Road and Balcombe Road which were referred to in the last meeting have been cleared since then. Dawn Goodson said that when it freezes it is still dangerous and people often walk in the road rather than on the pavements. The Chair referred to seeing a small sweeper in Corfe Mullen and asked if they are used here. Members said they had seen them but not on side roads, another problem was sweeping around parked vehicles such as in Chester Road where LV staff cars are parked from 7.30 am before any cleaning starts. Flooded roads caused by blocked drains was also discussed. MI offered to check up on this. Graham Jones agreed that the flooding was so bad on his walk to Canford Cliffs recently that he could not negotiate the footpath in case a vehicle came along and drove through it. DE observed that while we benefit from the many trees it is often their roots which damage the drains and it can be very expensive to remedy that.
5. **Planning:** The Chair referred to a letter he has had from Sir Paul Curran about 12 De Mauley RD. DE confirmed he has dealt with this. DE then gave his report on several planning applications.

List 49 included APPLICATIONS

APP/17/01846/F 7/12/2017 2 Western Avenue While previous application has gone to appeal, another proposal is for 2 detached houses, both accessed from Western Avenue. This is less damaging, but still means splitting the plot to smaller ones than used to be permitted. APP/17/01821/F 27/11/2017 3 Compton Gardens Split existing house to create 2 semi-detached houses. Neighbours not happy, due to impact on end of cul-de-sac. Unfortunately, Transportation Service have already accepted the proposal.

APP/17/01761/F 15/11/2017 6 Newton Road Replace existing detached house with 2 "linked" dwellings with integral garages. This site has a history of previous applications, including one for a detached house (approved). As usual, the developer is trying to get more density, which is inconsistent with the Conservation Area concept.

APP/17/01762/F 14/11/2017 1,1A Canford Cliffs Avenue Demolish existing bungalow and erect two 4-bed detached houses. Revised plan, supposedly better than the previous one. Still quite a few problems with trees and concern about impact on road.

APP/17/01755/F 13/11/2017 9 Martello Road South Demolish existing bungalow and replace with 2 detached houses, one having new access from Oratory Gardens. New plan, following refusal of previous plan for 3 houses. May be less controversial.

APP/17/01552/F 29/09/2017 12 DeMauley Road and 19 Newton Road Replace existing 2 semi-detached houses with 3 separate houses on this corner site. At least 14 objections, including BPC CRA and Canford Cliffs Land Society. Not in keeping with the Conservation Area, also serious impact on parking, which is already a major problem on these roads.

APP/17/01114/F 15/08/2017 43 Western Road Replace existing 5 bedroom house with three blocks of flats (10 in total) Difficult to see how this can be justified in Conservation Area (existing house is listed in Poole Council documents). 26 objections - Dover Road residents quite active, objection from BPC CRA

APP/17/00962/P 13/07/2017 2 Mornish Road Demolish existing house and replace with single dwelling. No objections. Amended plans submitted around end October.
APP/17/00785/F 13/06/2017 11 Martello Road South Demolish existing house and erect block of 14 flats. This is an expansion of the existing approved plan for 9 flats. On 28 July 2017, Robert Syms MP wrote to the Chief Executive of Poole Borough Council to object to this proposal. There are some amendments to the plans, submitted in mid-October. DECISIONS
APP/17/01470/P 18/09/2017 1 De Mauley Road. Demolish existing house and replace with 3 storey block of 8 flats. Approved 4/12/2017 This site has had a number of previous applications refused, but it seems reasonable given the number of blocks of flats already in place.

APP/17/01531/P 26/09/2017 6 Pinewood Road. Following refusal of previous application, new one for block of 5 flats to replace bungalow. Approved 28/11/2017 Disappointing, but at least it is a bit smaller than the original proposal. Physical design is consistent with the local area.

APP/17/01084/P 25/07/2017 19 Canford Cliffs Road Demolish garage and erect new detached house, creating new entrance where there is an existing pedestrian gate. Refused 17/11/2017 Planning Officer did not believe the proposal was acceptable in the Conservation Area, due to the narrow plots. Also referred to 2 Western Avenue as a "precedent".
APP/17/01157/F 23/08/2017 1-5 Lindsay Road McCarthy & Stone proposal for 37 retirement apartments to replace 3 bungalows. Refused 14/11/2017 As expected, an appeal has already been lodged, on 23/11/2017. McCarthy & Stone have prepared a comprehensive report for the Planning Inspector, which tries to suggest that Poole Planning "agree" on most of the issues. As before, no apparent recognition of the implications of the **Conservation Area**.

APP/17/00997/F 10/07/2017 5 Canford Cliffs Avenue Demolish existing house and replace with 2 detached houses. Approved 8/11/2017 Planning Officer accepts revised plan, which is slightly less damaging to neighbours.

APP/17/01418/F 4/09/2017 49 Links Road Demolish existing bungalow and replace with 2 semi-detached houses. Withdrawn 3/11/2017 John Gunton, who lives in this road, encouraged many of the neighbours to make objections. The road presently has only single detached houses, and this proposal would also have caused parking/traffic issues next to the entrance to the Parkstone Golf Club.

Chris Stacey objected to the way developers constantly put applications for large or tall buildings, knowing they will be refused and then put in a smaller plan which they really wanted in the first place. People then find this more acceptable where they might not have done so if it had been clear from the beginning. This was how the oil rigs ended up on Furzey island.

RP felt strongly that we should object to any plan which contravenes any conservation rules.

6. Treasurers Report:

The Chair stated that the current balance is very healthy at £31,842.71.

He also pointed out that the costs of the website and the Pinecliff Garden voluntary work are being itemised separately by Paul Fearnley as they are becoming more significant at £1085 and £447 respectively.

7. **Any Other Business:** The Chair read a letter from George Perrins (The Canford Cliffs Land Society) thanking the Residents Association for our contribution to the Canford Cliffs Village Christmas Lights.

The Chair reported that he had attended the Community Working Group meeting that afternoon and drew attention to some items which might be of interest to the residents. The Canford Cliffs Village CIL bid is to be decided by Christmas by a cross party panel and, should it fail, we can resubmit it in the next tranche which was confirmed by MI, he and May Haines are not on the panel.

Another item discussed was the ambitious plans for the Dolphin Centre/ Lighthouse area with the proposed new Civic Centre, Leisure Complex, new Cinema etc.

The Chair pointed out that the area would be for Buses (with a new Depot), pedestrians, bicycles but would be closed to motor vehicles. These would be re-routed but the current policy is to promote Public Transport and Cycling and not to plan for private vehicular transport.

MI confirmed that the current leisure centre and pool has reached the end of its life and is no longer viable to be maintained. There is the earnest wish to retain a leisure centre in that area.

JS said he was pleased that the Civic Centre would be relocated there as it would create a more feeling of a town centre.

MI agreed there would be a more community in the centre of town.

The Chair announced that the next Meeting will be on the 10th January 2018, and that the AGM will be at 10.30 am in Canford Cliffs Village Hall on Saturday 28th April 2018.

Meeting closed at 8.30pm and was followed by informal time with Mulled Wine and Mince Pies.