

MINUTES OF MONTHLY MEETING HELD WEDNESDAY, JANUARY 10, 2018

At St Aldhelms committee room off the Ashley Road.

PRESENT

Bob Reid	Chairman
Carol Parkin	Secretary/Minutes Secretary
Dugald Eadie	Planning Officer

Approximately 16 members and wardens

The Chairman welcomed those present.

APOLOGIES Apologies were received from Cllr. May Haines, Roger Allen, John Gunton, Mike Parkin, Paul Fearnley Peter Bunn, Eddie Newcombe, Claire Furze, Julie Reid, Helle May

MINUTES OF MEETING HELD DECEMBER 13, 2017

Cllr. MI wished to point out that Item No. 7 where he intimated that the Leisure Centre has reached the end of its life, was in no way to be misconstrued as that the Leisure Centre would be closing, merely improved.

MATTERS ARISING FROM THE MINUTES.

The Chairman gave a brief update on Beach Road Car Park. There were 47 objections resulting from the Council sending "notices of objection to Restrictive Covenants" to residents in the area of the Car Park.

The chairman also noted that the agenda for the Place Overview and Scrutiny Committee was published by the Council today where one of the items to be discussed was preventing unauthorised traveller encampments. The council are to put height restrictions on some car parks but do not intend to put height restrictions on Beach Road Car Park.

It also stated that there were plans to develop 'a significant' part of Beach Road car park, which contradicts what we had previously been told, and that only a small part of the car park would be used for housing.

The chairman referred to a letter sent to a resident in which the council Solicitor wrote that "only a section of the car park would be used for the erection of much needed housing" Cllr. MI pointed out that the proposal has not changed, but he will reconfirm this.

Roy Pointer (RP) said that we need to be careful about the words that are being bandied about as they will go before a Government Inspector and before the High Court. The words need to accurately describe the plans.

Chris Stracy asked were there plans for the provision of affordable housing in the Beach Road Car Park Development, in fact did the Council have a policy on affordable housing on new developments? Cllr. MI said that he would check what the current position is.

RP asked if there were any answer to the question of return on capital investment in relation to parking metres. Cllr. MI said that this was still in hand.

BRANKSOME STATION

There are now going to be less trains stopping at Branksome Station since the line has been operated by South Western Railway. There is already a traffic problem at rush hour in this area, and BR feels that the rail operators ought to be encouraged to help alleviate this. Cllr MI answered that lobbying has been done to the Secretary of State by the Tourist Board and pointed out that this is not a Council matter.

PLANNING APPLICATIONS

The planning Officer (DE) presented the applications he has been following and his observations.

Planning Application and Decision lists for Meeting 10 January 2018

List 1 included (also 50 – 52 Lindsay Road from 2017)

APPLICATIONS

APP/17/01883/F 14/12/2017

19 Canford Cliffs Road

New scheme following refusal of previous one. **Main difference is shared access using existing opening to road. This will possibly improve the appearance of the site from the road.**

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/17/01754/F 5/12/2017

38A The Avenue

Demolish existing dwelling and replace with block of 12 flats. **This is hidden away behind the Pines, 38-40 the Avenue. There is a serious problem with vehicle access and parking, as the existing dwelling has shared access with The Pines.**

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/17/01114/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 BPCRA**
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/17/01755/F 13/11/2017

9 Martello Road South

Demolish existing bungalow and replace with 2 detached houses, one having new access from Oratory Gardens.

Approved 05/01/2018

Case officer has decided that the impact on neighbours in Oratory Gardens is acceptable. There are some issues with protected trees.

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.

Refused 18/12/2017

Case officer pointed out that buildings were too close together and too intrusive for neighbours

ACCOUNTS TO DATE

The Chairman reported that due to the success of the current magazine the accounts are doing very well. The magazine cost us £3,739 to produce in colour, the advertising for this magazine brought in £4,415 therefore a slight profit of £676. The new magazine is due to come out and the Chairman asks the members to submit an article about the area, something they have done, or are doing as we don't want the magazine to be full of advertising and little else. Any copy for the next magazine should be submitted to John Gunton, Magazine Editor, by the end of February.

ANY OTHER BUSINESS

We have been looking at rewriting the Rules of the Association as they are very much out of date. Any changes to be made to the Rules have to be passed by members at the AGM, we shall therefore publish the new Rules in the next issue of the magazine, which will be out before the AGM. The AGM will be held on April 28, 2018. They will also be published on the website.

There was a suggestion that we mark the 60th AGM which will be in 2019. A member volunteered to look through any archives to help put something together, with the help of John Sprackling (JS).

JS reported on the cliff slippage at Canford Cliffs last Spring. This has been carefully monitored by the Council and there has been significant movement in the last few weeks so a safety zone has been constructed in the area. JS has been informed that quite a lot of stabilisation work is needed,

but this will wait until after the summer season so as not to intrude too much. There is no risk to the public. BR asked Cllr. MI if there had been any development in the Council's plan to turn the beach shelter and adjoining refreshment kiosk into a restaurant. Cllr. MI was reluctant to comment as he is not fully up to date with this and he asked BR if any similar questions could be notified to him before the meeting so that he can give the latest information. Nevertheless, he will investigate the status of the Canford Cliffs Beach shelter.

The Canford Cliffs Forum had made an application for CIL money to help improve Haven Road but the bid failed. This doesn't mean that it cannot be applied for again, and another bid will be made.

NEXT MEETING

The second Wednesday of next month is the 14th. In view of the significance of this date, BR suggested having the meeting on the 21st instead.

DATE OF NEXT MEETING FEBRUARY 21ST, 2018

The meeting closed at 8.35 pm