

SUMMER 2018



# PINES AND CHINES

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



**AGM  
MEETING  
28 APRIL**  
10.30am CANFORD  
CLIFFS VILLAGE  
HALL

Visit the Association's website [www.pinesandchines.co.uk](http://www.pinesandchines.co.uk)



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# Welcome

I am sitting here in my study editing the magazine and looking out of the window. What a difference a week makes. Last weekend we were recovering from the 'Beast from the East' which saw our first decent snow fall since January 2010.

Snow really does change the landscape and the people! People are far more likely to talk to one another and it was great to see whole families enjoying tobogganing on any slope available.

But time, and the snow, moves on and Spring is now breaking out. It really is a time of renewal.

I do hope you enjoy this Summer's magazine with articles covering the Association's business and others of general interest. Following on from the Winter edition, Roy Pointer gives an update on the proposed development of the Beach Road car park.

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*Please do try and make this year's AGM on April 28<sup>th</sup> which is an important part of our communication with members.*

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Please do try and make this year's AGM on April 28th which is an important part of our communication with members. This year we will be asking members to approve the updating of our the rules of the Association. Just as important there will be drinks and nibbles to provide time for people just to chat and meet each other.

**John Gunton**

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## Executive Committee

**President:**  
VACANT

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

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

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

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

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

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

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

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

## The aim & object of the association

The aim of the Association is to protect the interests of residents, and to investigate on their behalf any aspects which could be detrimental to private properties or public services.

The Association endeavours at all times to maintain good relationships with the Poole Borough Council and to bring to their notice all matters which adversely affect the amenities of the whole of the District.

It also submits recommendations to the Council concerning any plans, developments or financial

matters which would improve the Environment, Community, Safety, Amenity and Cost Effectiveness of the area and the residents' quality of life.

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

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

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# Chairman's Report

Writing my report, for the Summer Edition of Pines and Chines, on one of the coldest days of 2018 so far, seems a little incongruous, but here it is.



Chairman's report for Summer Magazine February 2018

Writing my report, for the Summer Edition of Pines and Chines, on one of the coldest days of 2018 so far, seems a little incongruous, but here it is.

The 'Branksome Park, Canford Cliffs & District Residents' Association', as it was originally named, was founded in 1958, so the big 60th anniversary is this year, although we don't know the exact birthday.

The earliest Magazine I have is the No. 5 Autumn edition 1976. This must mean that the magazine was started after the Association was founded even if there was only one a year. Sometime later the numbering has been dropped. If anyone has old editions of the magazine we would be very interested.

This year we are reviewing the Rules of the Association which were last reviewed in May 2001 and are quite out of date and not reflecting how we currently operate, but more on that later.

What I found interesting in the old No 5 Autumn Magazine was the structure then, and how Canford Cliffs fitted in. Inside the front cover is a list of the officers in 1976, which reads:-

- Chairman
- Vice Chairman
- Honorary Secretary
- Honorary Treasurer
- Canford Cliffs District Chairman
- Links Road District Chairman
- Conservation Chairman
- Tree Preservation Chairman

From this we can understand how the current name, Branksome Park Canford Cliffs and District Residents' Association, came about. Hopefully, the revised rules will clarify this and define the area we include in the Association. The **Revised Rules** need to be ratified at the **AGM on Saturday 28th April**. Everyone is welcome to the meeting, at 10.30am in Canford Cliffs Village hall. The meeting will be followed by a presentation on the developments planned for Poole, and there will be a buffet and wine to follow. Under the current rules members must be informed in writing before the AGM, to that end they will be posted online on our website ([pinesandchines.co.uk](http://pinesandchines.co.uk)). The current rules are already on there. For those without internet access "hard copies" will be posted out.

The minutes of last year's AGM are in this edition of Pines and Chines.

Our Monthly **General Meetings** are still well attended, at St Aldhelms Meeting Room, Lindsay Road. We usually have up to 20 members and discuss the current issues which affect our members ranging from, leaves on the road to whether the council should sell Beach Road Car Park for development.

Any member can come along and raise any concern they have or can email me for something to be brought up at the next meeting. There will not be a "monthly" meeting in April due to the AGM. They are normally held on the 2nd Wednesday of each month. We are very glad that our Ward Councillors are often present at

the meetings. Cllrs May Haines, and Mohan Iyengar often both attend when they can.

Dugald Eadie, our **Planning Officer**, presents a monthly report at our meetings detailing all the current planning applications and decisions. He has been an excellent addition to our team, alerting us to any contentious applications and registering our objections, if we decide that is appropriate.

Dugald has agreed to represent us on the **Community Working Group** (chaired by Poole Borough Council) this year. I have been attending these meetings over the last year, which are quarterly. They provide a forum for various local groups to interact, share views on Poole issues and developments, with members of the council.

Our **website** is much improved and more interactive as we are now with new web developers. You can contact us through the website and receive notifications by logging on. We try to post the minutes of our meetings two weeks before monthly meetings and an agenda for the next meeting. We welcome feedback so please tell us what you think.

On **Social Media** we have two places to look on **Facebook**. I have set up a page for local news which is open to everyone and we can publish news on it and promote it as necessary. Using the same name as our magazine the Page is called Pines and Chines. Also, I have set up a closed group for members and local interested residents, also called Pines and Chines. If you have a Facebook

account, you can search for these, and for the Closed Group, you apply to join answer a few questions and I accept you into the group. We currently have 68 members in the Pines and Chines closed group and members can receive news and comment (within reason) as they wish. I also publish the Minutes of our meetings and reminders of dates, and other local news and events.

We, the Association, are members of **Campaign to Protect Rural England** (CPRE) so my wife and I attended the Annual General Meeting of the Dorset Branch last year. The CPRE have the usual concerns about the threats to the green belt being used for "essential housing". Crispin Truman the new Chief Executive of CPRE gave the keynote speech. The meeting also benefitted from the reading of several relevant poems by **Edward Fox OBE** who is the President of the Dorset Branch.

The association also has membership of the **National Organisation of Residents' Associations** (NORA) and I used their guidance on reforming our constitution rules. I originally tried to rewrite the rules last year but soon realised the size of the task (opened can of worms) and it was too late for the 2017 AGM.

Other national organisations we are affiliated with are, the **National House of Multiple Occupancy Network** (NHMON) which keeps me up to date on the rules and regulations which HMOs should follow. While not a huge problem in our area there have been problems with ex-nursing homes being used as HMOs, often unregulated in our Conservation Area. We, the RA, are also registered with the **Information Commissioner's Office** for data protection. This is no longer compulsory for charities and non-profit organisations,

but it keeps us up to date on the required regulations. As the Data Protection Officer, I am aware of the new legislation coming in this year. We feel confident that we are complying with all requirements and your shared data is safe and not shared or used in any way beyond what we need for maintaining your membership.

By using **Mailchimp** for bulk emails we ensure that everyone has the option of "unsubscribing" if they do not want any more notifications. In "unsubscribing" you can notify us of your reason, and if someone has moved out of the area, or does not want to be a member, we can amend our records so as not to retain any personal records unnecessarily.

Talking of "moving out of the area" we lost Terry Stewart, our President, when he moved to Surrey in the Autumn. This was unfortunate as he was a longstanding campaigner and very active member for many years.

I am pleased to announce that John Sprackling, our previous chairman, has agreed to take on the role of President at the AGM. He is still one of our most active members.

I should like to thank Roy Pointer for the work he does on our behalf, and you can find his article later in the magazine. We were given a huge vote, at last years AGM, to oppose the proposed selling of a significant part of Beach Road car park and we have been very active in our opposition since then.

I must also thank the rest of the committee without whom we could not operate.

The success of this magazine is due to the work of Roger Allen and John Gunton. I should also thank the many Wardens who deliver the thousands of copies to the members.

Roger also leads the team of Volunteers who are doing such an excellent job in **Pinecliff (Sunken) Gardens**. Ian Woodroffe and Val Lamb are the most regular volunteers and with Roger, the team leader, and others they have entered for a Green Flag Award this year. I am sure they will succeed.

Just before going to press I have had the sad news that Keith Alcroft has passed away after a fall. He was our Planning Officer for many years. I extend my sympathies to all his family.

---

## Keith Alcroft

The Association was deeply shocked to hear of the sudden death of Keith Alcroft on 11 March 2018

Keith was the Association's Planning Officer for 11 years before he stood down in April 2016. He was a great source of help to me during my chairmanship and his comments on controversial planning applications were greatly appreciated by the

many residents affected by the developments either next-door or in their immediate neighbourhood.

Keith was also an active member of Probus and will be greatly missed by his colleagues in this organisation. Our thoughts at this time are with Keith's family and particularly his wife, Diana.

**John Sprackling**  
Past Chairman (2003- 2016)

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# Minutes of the 57th Annual General Meeting

## PRESENT

<b>Terry Stewart</b>	President
<b>Bob Reid</b>	Chairman
<b>Roger Allen</b>	Vice Chairman/ Magazine Advertising Manager
<b>Carol Parkin</b>	Secretary/ Minutes Secretary
<b>Mike Parkin</b>	Membership Secretary
<b>John Gunton</b>	Magazine Editor
<b>Tracy Holmes</b>	Planning Officer
<b>Cllr. Mohan Iyengar</b>	
<b>Cllr. May Haines</b>	

Approximately 100 members and wardens

The President welcomed those present, and gave a short introduction. Many changes are happening – the Central Government Grant will be cancelled within two years. The Council are therefore having to make many cuts to services, and there is a probability of Poole, Bournemouth and possibly Christchurch merging. He then welcomed our Member of Parliament, Robert Syms, our Councillors, May Haines and Mohan Iyengar and our previous Chairman, John Sprackling.

## Apologies

Apologies were received from Charles and Wendy Wiltshire, Steph Stephenson, Matthew Robson, Lesley Newcombe, Peter and Jill Haslett and Dugald Eadie.

## Minutes of the 56th AGM

These were circulated in the Magazine.

There were no comments from the members therefore these minutes were approved.

## Chairman's Report

As the Chairman had already written a report in the magazine he intended to be very brief. There has been a lot of pressure on Poole Council from the Government to build many new houses.

The Association keeps a careful eye on planning, and we do try to raise objections where we think it is suitable. There has been a problem when small nursing homes are no longer economical and these sites are re-developed. One particular case in question has been the using of a previous nursing home as an HMO (house of Multiple Occupancy) The problem of premises being let as 'party houses' seems to have been overcome and we hope will not be a problem in the future.

There is presently a working group to try to make Haven Road a lively village centre which it used to be. The group is made up of Traders in the Village, the Council and supported by the Residents' Association and the Land Society. It is hoped that there can be a further public meeting to outline some of the plans that have been put forward. Planning permission has now been granted to TESCO who will take over the four empty shops.

This will be a great improvement to the appearance of the Village.

The Association has improved communications with members by using Facebook and a bulk e mailing system.

The Residents' magazine has been updated and printed in colour. This has been mastered minded by Roger Allen.

Lastly, the Chairman thanked members of the Committee and others who have supported him in his first year as Chairman.

## Treasurer's Report

The Treasurer, Paul Fearnley, gave a summary of the BPCCRA Accounts for the year ended December 31, 2016. These can be found on the reverse of the Agenda, and they have also been published in the magazine.

At present Association funds are healthy, having £30,000+ in the bank. We need to keep such a large amount in the bank for two reasons. The first is so that we are able to take up issues in Planning.

The second is that we are able to help with charitable and community projects, such as the Pinecliff Gardens.

Paul made an appeal for an Assistant Treasurer as he feels another person should have a knowledge of the accounts system. He then asked that these Accounts be adopted. This was proposed, Terry Stewart, seconded Carol Parkin, and therefore carried.



### Appointment of Schofields

The Accounts are produced by Schofields (Chartered Accountants) and the Chairman would like a proposal that we use Schofields again in 2017. This was proposed by Dawn Goodson and seconded by Bob Milligan.

### Election of Officers for the Committee

Terry Stewart had agreed to carry on as President for the coming year. This was proposed by Chris Stracey and seconded by Carol Parkin. Two members of the Committee are standing down from their positions.

Firstly, Roger Allen who has been a wonderful Vice Chairman, is standing down from that position, but will carry on in the position of Advertising Manager for the magazine for the time being. Secondly, Tracy Holmes who is standing down as Planning Officer. The Chairman thanked both and presented them with a plants and gifts.

The President thanked Bob for the innovations he had brought to his year as Chairman and Roger for his work on Pinecliff Gardens and the Magazine. He then asked for approval from the members present to appoint Bob Reid as Chairman for the coming year. This was given in the form of applause. The Chairman then went on to thank the following members of the Committee and they had agreed to carry on for a further year: Carol Parkin, Paul Fearnley, John Gunton and Mike Parkin.

### ANY OTHER BUSINESS

One of the key issues this last year has been the introduction of parking meters and the proposals for Beach Road Car Park.

A sub-committee led by Roy Pointer has been formed to deal with this. He asked Roy to give us an update on the situation.

RP showed slides detailing the locations of the Pay and Display road parking in Sandbanks and Western Road. He noted that the Council had not accepted the substantial representations against the proposals from the Association but was pleased that the final scheme was much reduced from the original plan.

He then outlined the Council's plans for Beach Road car park and its desire to get it included in the next revision of the Poole Local Plan. He needed feedback from Members to enable the Association to take a line. A slide showing some of the pros and cons was displayed. Questions were then displayed, and Members asked to vote for each by show of hands. The results from the 125 Members present were:

1. Retain the car park and improve its attractiveness if possible **(85 votes)**
2. Support the development of the car park **(16 votes)**
3. Of those 16 people, six voted for development for community use rather than housing.

In view of the substantial vote in favour of retention, the Association would represent to the Council that the car park be accordingly retained and where possible improved. It should be removed from the draft Local Plan as a potential development site.

A member wonders why, after so long there is no adequate signage for the car park. Visitors to the area are not aware of its existence.

RP answered that the Association had made numerous requests to the Council for adequate signage for the car park but has not yet been successful. He asked the two Councillors present to take this up.

The Chairman asked Roger Allen to introduce the speakers and requested that there be no Q & A session after each one as there would be insufficient time. Each of the speakers will be available to answer individual questions after the meeting during refreshments.

Roger then introduced our first speaker, Mr. Robert Syms who has been MP for our area for 20 years. Mr. Syms started by saying that the last couple of years of Parliament have been interesting and eventful as there have been many changes. He went on to say that he has every confidence in our country but without doubt the next few years will be a bumpy ride. He feels that the main opposition to Government plans will come from the House of Lords and pointed out that there is a majority of Labour Lords in the Chamber. He ended his speech saying that he is optimistic about the outcome of Brexit and hopes that Parliament is able to re-connect with the country, but points out that there will be some difficult negotiations ahead as he does not see Europe making things easy for us but we must stand up for British interests.

Roger introduced our second speaker, Cllr. May Haines who will bring us up to date with how things are progressing with the Council plans for a merger with Bournemouth and Christchurch. Cllr. Haines began by saying that there was an application to Government for the merger in

February, but as yet there has been no official response. The Council are however optimistic about the outcome and have already started sharing some offices with Bournemouth. The Council needs to take care that financial savings are sustainable and not just a one off. Adult Social Care takes almost half of the Budget, and costs are spiralling.

We have now purchased a Nursing Home and as the Council own it they will be able to control the costs.

Regarding the Beach Road Car Park, the Council is seeking the views of residents, and if residents feel that it should be redeveloped, then how will it be redeveloped.

Cllr. Haines ended by thanking the Association committee and members and she hopes we shall continue to work together constructively.

Roger thanked Cllr. Haines and introduced the next speaker, Cllr. Mohan Iyengar.

Cllr. Iyengar began with the newly formed Canford Cliffs Collective. This is a group led by Steph Stephenson from HNB Hairdressers.

It consists of volunteers from the Traders in Haven Road, two Council Officers, Cllr. Iyengar himself, and representatives from BPCCRa and CCLS (Canford Cliffs Land Society). The aim is to improve the look of Haven Road to make Canford Cliffs vibrant again. There is an application from Tesco to take over the four empty shops. This will of course have a knock-on effect to some of the other shops in Haven Road and will be watched very

carefully to make sure that there is a collegiate agreement as to what will happen.

There is a proposal that we form joint services with Bournemouth for Tourism and Libraries.

He assured the meeting that there will be no changes or cuts to the library service in Canford Cliffs but hopes there will be improvements. There will be improvements to Poole town centre and the High Street.

There will be a Poole Maritime Festival. This will take place for a week from May 15 to 21, He hopes that this will be well supported by Residents.

He ended by thanking the Residents present and said he would be available after the meeting if there were any questions.

Roger thanked Mohan. He also wanted to thank the Chairman for his work in the past year.

The Association now has a proper website and communications with members have been greatly improved with the addition of a Facebook Group.

Roger stressed the need for people to come forward and volunteer for the Committee. It is interesting and not onerous. Other Residents Associations have had to shut down because they cannot get people to volunteer to be on the committee. We do not want this to happen to BPCCRa. We need a Vice Chair to be a support for Bob and a Planning Officer, and he appealed to those present to give a thought to this.

Roger then gave a brief report on the work at Pinecliff Gardens. We now have a partnership Agreement with the Council and they are extremely supportive. A new volunteer group has been formed, and they meet at the garden between 10am and 12 on Thursdays.

Roger went on to explain briefly the workings of the new-look magazine. We call the advertisers Partners as they are supporting the Association.

The Association President, Terry Stewart, informed those present of the dangers of the proposals by the Council of the tremendous number of new houses the plan to build, 40,600! The rest of the Conurbation has similar plans. This would mean increased traffic with all the attendant problems. This would also lead to an increase in pollution, and increased pressure on the health services and other services.

There is also the problem of exactly where these houses would be with the limitations of the environs of Poole. The Council plans to build upwards, increase density and build on the green belt, despite the Secretary of State writing that the Green Belt should remain protected.

The Chairman thanked Terry and thanked those present for being patient.

There is wine, something to eat, and the opportunity to ask questions of any of the speakers.

He called the meeting to a close, thanking everyone for their attendance.



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# Treasurer's Report

The association made a surplus this year of nearly £2000 against a deficit last year of £1637.

The principal factor relates to the new magazine. Production costs are down, and its improved format has led to a large increase in advertising revenue.

The magazine is now generating a surplus of £551 compared to a deficit last year of £1918.

Our improved website has cost £1257 in set up and maintenance costs.

However, against this our subscription income is down from £6459 to £5965. Our members are our most important asset and we must not be complacent but aim to at least keep our numbers stable by recruiting new members.

Our funds stand at a healthy £31,633.

**Paul Fearnley**  
Hon Treasurer

## Branksome Park, Canford Cliffs & District Residents Association

Income and Expenditure Account for the Year Ended 31 December 2017

	2017 £	2016 £	2016 £
<b>Income</b>			
Subscriptions received during the year		5,961	6,347
Donations		-	100
Deposit interest		4	12
		<b>5,965</b>	<b>6,459</b>
<b>Expenditure</b>			
Magazine and circular expenses	3,739		4,493
Less advertising revenue	4,290		2,575
(Surplus) deficit		(551)	1,918
Committee and secretarial expenses	425		1,249
Committee and association meetings	226		783
Annual general meeting	313		245
CPRE	36		36
Planning consultation	-		2,160
Legal and insurance	850		144
Website	1,257		-
Projector and screen	-		349
Gardens	448		-
Sundries	302		462
		<b>3,857</b>	<b>5,428</b>
<b>Donations and subscriptions</b>			
Canford Cliffs Christmas lights	750		750
		<b>4,056</b>	<b>8,096</b>
<b>Excess of income over expenditure</b>		<b>1,909</b>	<b>(1,637)</b>
<b>Balance sheet at 31 December 2017</b>			
<b>Accumulated fund</b>			
At 1 January 2017		29,724	31,361
Excess of income over expenditure		1,909	(1,637)
At 31 December 2017		<b>31,633</b>	<b>29,724</b>
<b>Represented by:</b>			
Debtor-advertising revenue		-	125
<b>Cash at bank:</b>			
Barclays saver account	22,871		22,868
Barclays current account	2,374		1,107
Santander business account	6,388	31,633	5,624
		<b>31,633</b>	<b>29,724</b>

Approved by R.Reid (Chairman) & P.Fearnley (Hon Treasurer)  
Date: 16th February 2018



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# Membership Report

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

One way forward is to use the skills of our Wardens in selling membership of the Association in the areas where they operate. We have some people in every Warden's area that are not presently members.

We appeal to the Wardens, with help with available literature from the Association, to work on the non-members in their areas, both in houses and in flats, to tempt them to join our active Association.

If any of the Warden's would like to receive some additional literature please contact me on the email or telephone numbers



below and I will arrange for you to be supplied with some.

As we mentioned in the last magazine, we would also encourage existing members to speak to their neighbours about membership and try to encourage them to participate, including new residents to their area.

We will also be taking on the challenge of new flat membership, initially in The

Avenue area, so if you live in any of The Avenue flats that are not presently block members, please speak to me and we can work together to approach the management teams of those blocks.

We look forward to your support over the coming year and please don't hesitate to contact me, details below, if I can be of assistance.

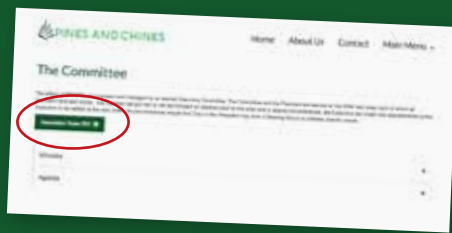
**Mike Parkin**

## Updating of Rules of the Canford Cliffs and Branksome Park Residents Association

I accept it is not the most exciting subject you will ever come in to contact with but it is important that we periodically review, and if necessary amend, our rules and regulations.

Over the past few months a group of members have met to suggest amendments to our rules which were last updated in 2001. A copy of the proposed revised rules have been posted on the Association's web site.

Please have a look at them. We will also make copies available at the Annual General Meeting in April.



At the meeting I will give a brief introduction to the amended rules and members will be asked to approve them.

**John Gunton (Exec member)**

# Planning Report

Since my last report in August 2017, there have been a fair amount of planning events around our area. In a few cases, applications have been refused, but often they are either re-submitted with revised proposals, or they go to Appeal.

The overall picture is of a number of “pressure points” around the edges of the Conservation Areas, with almost all applications seeking to increase the density of dwellings. Either houses are to be replaced by flats, or sites are to be split into two or more smaller plots. Gardens get much smaller, and there is often a key issue with garaging and parking. I remain concerned by the continuous pressure on our overall environment, despite the supposed protection of the Conservation Areas and other Local Planning regulations.

In the last magazine, I listed three new applications, and their current status is noted below:

## **6 Pinewood Road.**

### **APP/17/00669/P**

Demolish existing dwelling and replace with 8 flats and basement parking. This was refused on 13 July 2017, after a high level of objections from neighbours (and from the Residents Association). However, a revised application for 5 flats was approved later, and the original application has also gone to Appeal.

## **19 Wilderton Road.**

### **APP/17/00957/F**

Demolish existing bungalow and erect block of 6 flats. This is a blatant follow-on from approval for a single dwelling on 19 May 2017. There are several neighbours who are actively contesting this, particularly the weak argument for permitting flats in that part of the road. This application was refused,

and at the moment there has been no further news.

## **43 Western Road. APP**

### **17/01114/F**

Replace existing 5 bedroom detached house with three blocks of flats (10 in total). It is very difficult to understand how this proposal could be accepted within the Branksome Park Conservation Area, particularly as the existing building is specifically mentioned in the Council documents. The impact would be significant on neighbours in Dover Road, a point which has not been registered in the proposal. So far, there has been no news of the ruling on this proposal, which is unfortunate, as I think it should have been rejected by now.

Some of the key applications now in process are listed below:

## **1-5 Lindsay Road. APP 17/01157/F**

McCarthy & Stone proposal for 37 retirement apartments to replace 3 bungalows. This was refused on 14 November 2017, and almost immediately an appeal was lodged. This will go to a Public Inquiry on 26-28 June 2018, in the Cattistock room at the Civic Centre.

I have found it difficult to respond to this one. Apart from the implications for traffic near Penn Hill, one can understand that there is indeed a requirement for accommodation of this type, within walking distance of shops and other facilities. However, these three plots are in the Branksome Park Conservation area, and should not



be replaced in this way. To avoid further damage in the future, it would be better to remove that part of Lindsay Road from the Conservation Area if the plans are approved.

## **2 Western Avenue. APP**

### **17/00405/F and 17/01846/F**

The first application was to squeeze an extra house on the Canford Cliffs Road side, and that has gone to appeal. Meanwhile, a new application to split the site into two plots accessed from Western Avenue is under review. Since another project at 19 Canford Cliffs Road has now been accepted (Planning Committee overruled Planning Officer), there is clearly a risk of site splitting at that edge of our area.

Another area where there has been a lot of activity is at the end of Martello Road South, where several new blocks of flats and split plots have been approved, despite various campaigns by neighbours.

There have been a few examples of better news, where damaging applications have been rejected. Some examples are 5 Ormonde Road, 12 De Mauley Road and 19 Newton Road.

The Residents' Association will continue to do our best to monitor and, if possible, influence the development plans.



# THE ARRIVAL OF SPRING

The Pinecliffe Garden volunteer crew are looking forward as we all are to the arrival of spring.



Where before the volunteers shut up shop in October this winter we have kept going albeit with reduced attendance and a good break over Christmas. During the winter months we have enjoyed lovely days on the cliff top and some of those have been frosty to say the least. The winter walkers and amazingly a few swimmers are a hardy bunch and we have enjoyed chatting with them all as they pass to and fro the garden.

The winter season gave us the time and opportunity to make an application to “Keep

Britain Tidy” for their Green Flag Community Award. The Council are supporting us with this and if successful we will be given a flagpole and flag which we will be required to fly for 12 months. So if we are successful it may well be party time at the Pinecliff Garden. Keep an eye out around July for flags flying and corks popping.

All are welcome to join our volunteer group, we have fun and we keep fit. If you interested then please call me on 07718635949

**Roger Allen**



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# Poole local plan examination puts Beach Road car park development option under scrutiny

Poole Council has included the car park as a development site as part of its Local Plan submission to the Planning Inspectorate despite continued strong opposition from residents and the Association. The Council proposes up to 60 homes. This action is totally at variance with the overwhelming views of the residents at our last AGM in April 2017.

Nevertheless, your Association has submitted representations to the Inspectorate reflecting your views and we have been given the opportunity to present at the Inspectorate's local hearings in March. We are supported by one of our three Ward Councillors and will ensure that his views are also made clear at the hearing.

Beach Road car park development was one of the proposed sites in the Plan attracting most comments from right across the Borough. Many were from people in the north of the area who rely on driving to the coast to enjoy the beach facilities, take in the views or simply walk the dog. People realise the importance of additional off-street parking to support the restricted Branksome Beach car park which quickly fills up year-round.

Readers will recall that the site is also subject to Covenants which date from early in the 20th century and which severely restrict the potential to develop the site. The Council has applied to the Lands Tribunal for release from the covenants.

Poole Council has, on the instructions of the Lands Tribunal, invited residents owning property near the site to present their objections to the Tribunal. These are the people most likely to be affected by development. The result has been extremely



encouraging with around 50 of the 200 invited, sending in objections.

The Association, not being a landowner in the area, has been prevented from representing at the Tribunal but it has, using the Freedom of Information Act, been able to get a copy of the Council's Case to the Tribunal. There are issues in the Council's Case and we intend to take those up with the Tribunal in due course. Proceedings could last up to a year.

We have noticed that the Council proposes to install height barriers at other car parks in the town to prevent incursion by travellers and other large vehicle users; no such plans have been made for Beach Road even though it is subject to unwanted visitors each year. This increases concern that the Council should protect this car park in line with others in the town so that it becomes more attractive to residents and visitors who must drive for their visit to the coast. The more the car park is allowed to decline, the more

it becomes an attraction for the wrong reasons.....

We continue to note the deterioration in its condition and attractiveness as seen in these photographs. There is no evidence that it receives any upkeep with potholes, worn bay markings and lack of foliage management; it is just not welcoming. Add to that the, long complained of, poor advance warning signage and the air of dereliction is clear. All this within 100m of one of the finest beaches in the UK!

Rest assured that your Association is doing all it can to preserve this vital community asset with its strong income stream potential for the future as the Seafront Management Plan evolves. We will report back on the outcome of the Plan Hearings on the website and in the next issue of this magazine. Meanwhile thanks to all those who continue to support the action to preserve and enhance this treasured asset.

**Roy Pointer**

# GAS TEC

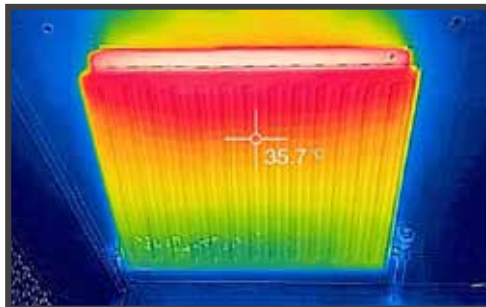
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# 'Hortobiography'

My predilection for puns and other word play will have been noted by regular readers of this column. The title is clearly a 'portmanteau word': what's good enough for Lewis Carroll is quite good enough for me. If the concept is unfamiliar to you, just look up 'galumph' in any good dictionary.

So, to extend the metaphor somewhat: if I can 'unpack' my portmanteau we have 'horticulture + 'biography'. And, if you drop the aspirate aitch (if you woz a proper cockney like wot I am), then you have something approaching the pronunciation of 'autobiography'.

A somewhat tenuous introduction to the title of 'My Life in Gardens: a Hortobiography'. Many of my readers will also have noted that I have returned again (and again) to the theme of gardening in this periodical. It is scarcely surprising that my enthusiasm can no longer be regimented in columns, and my winged words have spread themselves to a full-sized book. Thus, you have been cunningly led into a commercial break. Or 'puff' as we say in the journalistic trade (no, nothing to do with magic dragons).

So, better come clean and admit that I, David Reeves, am the proud author of; 'From East End Backyard to Branksome Park Woodland', available only online @ [www.lulu.com](http://www.lulu.com). You can read this exciting book at a number of different levels. If your only interest in gardens is looking round them, then it's lavishly illustrated with over a hundred photos, and full of entertaining anecdotes (and puns, of course). If you are a keen gardener, you are sure to glean

some useful information, with particular reference to the plants, and the planting conditions that prevail in Branksome Park. It distils the wit and wisdom for which this column is justly famed throughout the length and breadth of Lindsay Road. After all, who could forget my fascinating article on compost ('Pines and Chines' Winter 2017). 'Practically everyone' I hear you cry.

Alternatively, you might read this as a 'local interest' book. A typical 'small' ¼ acre Branksome Park plot, and how it might be made more interesting. Ten tons of local Purbeck to create rock gardens, two ponds and a waterfall. Another ten tons: this time to terrace a slope for a Mediterranean/Tropical garden. And creating a woodland garden with some 400 feet of 'natural' paths. Also, the renovation of publicly owned gardens: Pinecliff Gardens, of course, on which the Association have a continuing interest. And the first season in Coy Pond gardens, with more than 200 feet of rockery renovated. The grounds of St Aldhelm's church, where the author works, and subsequently writes under the nom de shovel of McAdam the Gardener in the parish magazine.

## From East End Backyard to Branksome Park Woodland



david reeves

Further afield, garden planning in Hamworthy, working on a chalk bank in Langton Long, within a garden of 'The Old Stables'. Projects at Litton Cheney in deepest Dorsetshire. Assisting with estate management in two acres of an aquatic nursery just outside Litton Cheney, and splitting and potting up lilies and margin plants. A brief foray to convert a field of blackthorn and bramble (not a combination I can recommend) for use by the village school there.

So, something for everyone, and a Good Read ('self-praise is no recommendation')

**David Reeves.**

(Ed- Many thanks David and all the best with your book.)





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# Membership Application

## BRANKSOME PARK, CANFORD CLIFFS & DISTRICT RESIDENTS' ASSOCIATION

### The Aims and Objectives of the Association

The aim of the Association is to protect the interests of the residents and to investigate on their behalf any aspects which could be detrimental to private properties or public services. The Association endeavours at all times to maintain good relationships with Poole Borough Council and brings to their notice all matters which adversely affect the amenities of the whole of the District. It makes appropriate recommendations for improvements. It also submits recommendations to the Council concerning any plans and developments which relate to the District.

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

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

Name.....

Address.....

Post Code..... Tel No:.....

Email.....

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

☐

I wish to become a member of the Association (please tick)

☐

I wish to renew my membership of the Association (please tick)

I enclose the completed standing order mandate.

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

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

Paul Fearnley, Hon. Treasurer

BPC CRA

102 Canford Cliffs Road, Poole BH13 7AE

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

# Standing Order Mandate

To:	Bank	
	Branch address	
	(insert your bank details)	

Pay to:

Bank	Barclays
Account Name	Branksome Park and Canford Cliffs Residents Association
Account number	00201804
Sort code	20-11-39

*This replaces any existing standing order to the Branksome Park and Canford Cliffs Residents Association paid to this account or to its account with Santander.*

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Account name	
Account number	
Sort code	

With the following amount and on the same date each year until further notice: (MINIMUM £3 single, £5 couple)

Amount in figures	
Amount in words	
Payable on following date	
<u>Reference: insert membership no. if known</u>	

Name	
Address	

Signature	
Date	

# GREEN ALIENS in your garden?

We have a comparatively few native reptile species in the UK compared with the continent and more exotic places.

Some would say the presence of non-native (alien) reptiles in the UK that have been introduced by humans, such as the Aesculapian snake, freshwater turtles, Wall lizards, and the visually striking Western Green lizard is an enhancement to our native biodiversity, creating more interesting viewing for nature lovers to enjoy. The release of non-native reptile species is however illegal, and as with any species introduction (intentional or otherwise), plant or animal, there is potential for negative impacts on native species and disruption to local ecology.

The Wall lizard (*Podarcis muralis*) in particular is doing very well in areas where they have been deliberately introduced in Southern England, including the Bournemouth sea front, but despite having been here for many years we do not yet have detailed knowledge of the ecology

of these lizards in the UK and their interactions with native species. Some evidence suggests that native lizards such as the Common lizard (*Zootoca vivipara*) and Sand lizard (*Lacerta agilis*) are becoming less abundant in habitats where wall lizard numbers are increasing, however further research is needed to understand exactly what interactions may exist (i.e., contest for invertebrate prey, breeding sites, and refuge, direct aggression, predation on young, transmission of disease).

There are two forms of Wall lizard within the UK, the brown-backed form which originated from France, and the green-backed form like those found on the Bournemouth coast (pictured) which originates from Italy. Both forms exhibit a mottled pattern along the backs, sometimes with blue scales along their sides, particularly males (bottom picture). Females tend to



be browner in colour although can also be very green (top picture). Wall lizards grow to around 20cm (8 inches) in length, with the tail making up around two-thirds of its overall body length. They are very agile, and unlike British lizards which spend much time on the ground, can often be seen running up vertical surfaces such as rock-faces and walls.

The ecology of UK Wall lizards is being studied by researchers at the University of Leeds. However, considerable survey effort is required to get around to all the known sites and there is a need for assessment of range expansion, and of course identification of new populations. This is where we need YOUR help! You can help us assess just how widespread the lizards are along the Bournemouth coast by reporting your sightings. In particular we would really like to know if you have wall lizards around your property and garden, or have seen them away from the cliffs and chines. If you would like to report a sighting and make a valuable contribution to this project you can email Rob Williams directly [bsrjw@leeds.ac.uk](mailto:bsrjw@leeds.ac.uk). Further details on Wall lizard identification can be found at <http://www.surrey-arg.org.uk>

Many thanks!

**Rob Williams**

PhD Candidate | Leeds University



Wall lizards in the UK can easily be spotted basking on sunny days. Male: pictured, Female: top picture



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# Events at Victoria Education Centre

Throughout the year Victoria Education Centre are constantly striving to find ways of raising money for the different departments within our school, for our students.



Through our fundraising efforts along with the support of local businesses and the local community we try to achieve as much as possible.

There are many different requirements, for example Autistic swings at £80 each that hang from

trees or the ceilings so our students can receive the sensory integration therapy they require.

Gazebos for when the students are taking part in outside activities, to protect them from the sun or normally the rain!

An Ipad for mental health practitioners. With this additional technology our practitioners can then begin to take mindfulness, meditations etc away from the classrooms to outside spaces.

A desperately needed new adapted mini bus, the list goes on!

The following events are all taking place at the school. So many kind and generous people offer their time and support and without this we could not begin to achieve our fundraising goals.

## **VICTORIA CAR SHOW & VINTAGE DAY**

Sunday 20th May 2018  
10am – 4pm

## **ANTIQUES CHARITY VALUATION MORNING**

Saturday 16th June  
10am – 1pm

## **BEER & BLUE GRASS EVENT**

27th July & 28th July

We are always so very grateful for the support we receive and Victoria Education Centre would like to extend an invitation to readers of Pines & Chines to visit the school to see first hand the wonderful work that is carried out for these amazing children.

### **Sue Hurd**

PR & Fundraising Volunteer

Contact me on [shurd@victoria.poole.sch.uk](mailto:shurd@victoria.poole.sch.uk)



## **Victoria Education Centre**

will play host on

Saturday 16<sup>th</sup> June 2018

10am – 1pm



## **Antiques Charity Valuation Morning**

Specialist valuers from  
Woolley & Wallis Fine Art Auctioneers  
of Salisbury  
will be on hand to offer their expertise in  
Silver, Ceramics, Jewellery,  
Asian Arts, Tribal Arts, Coins & Medals,  
giving a verbal auction valuation  
to raise money for the school's

### **'Canopy Appeal'**

To be held at  
Victoria Education Centre  
Lindsay Road, Branksome Park,  
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# The Village of Lilliput

The village of Lilliput grew considerably during the 1930s. The parade of shops and Salterns Court, known as Lilliput Square were constructed on the south side of Sandbanks Road in the early part of the decade.

Captain Dickie Preston built The Harbour Club on a rubbish dump at the edge of the harbour in 1934/5. On reclaimed land it was part of the salterns or saltings, and a single track railway ran from the there up to George Jennings' South Western Pottery, which made sanitary stoneware and decorative terracotta products. The railway ran along behind the Beehive Inn (now demolished), probably crossed the Sandbanks Road near the Blue Lagoon, over Elgin Road and skirted the cemetery. The rubbish dump is likely to have been the remains of pottery mixed with coal being shipped in for the pottery kilns. Poole Reference Library has a copy of a freehand map dated 20 July 1748 titled 'A plan of lands at Parkson belonging to Sir Thomas Webb and Mr Thomas Cload- Part of the Manor of Great Canford'. This shows the area now covered by the Blue Lagoon and Salterns Hotel and Marina as 'Salt Works belonging to Sir Thomas Webb, two 'Boiling Houses' are marked, one very close to the harbour and the other back towards Sandbanks Road. Close by is a house marked 'Pery Baker' which might have some connection with the Beehive public house, which was a popular venue on Sandbanks Road before it was demolished in the late 1990s. A 'Salt Office' is marked



on later maps but by 1849 the area is described as 'Old Salterns' indicating the reclamation of salt in the area had ceased.

There was, and still is, only one means of vehicular access to Salterns Marina, this being Salterns Way, a turning between the shops in Lilliput Square.

In setting up his combined hotel (Poole Harbour Hotel) and yacht club (The Harbour Club) Richard Preston emphasised the club as the dominant facility but an event in October 1935 may not have endeared him to the local authorities.

On 28th November that year a lengthy and detailed report appeared in the Poole and Dorset Herald headed 'The Harbour Club Raid –Police Court Hearing Concluded-More Vigilant Control in Future Promised'. This referred to a number of summonses arising out of a police raid. There were 26 defendants in all. Mr Preston was charged with not conducting a club in good faith and habitually admitting non-members for the

purpose of obtaining intoxicating liquor. Membership of the club was 1,000 at the time with 17 letting rooms.

In 1939 the site was requisitioned as the Marine Terminal for the Flying Boat Service of British Overseas Airways Corporation (previously Imperial Airways) and was handed back in 1948 when the passenger terminal moved to Hythe, Southampton. During the war years Poole Harbour was Britain's only international airport with twice weekly services to South Africa, India, Australia via Lisbon and East Africa.

Five runways crossed the harbour and passengers would wait in the departure lounge in The Harbour Club, take a short walk to the pier and on to launches which took them out to the flying boats. King George VI and Sir Winston Churchill used the flying boats as did General de Gaulle.

(Taken from '*Looking Back at Lilliput*' by kind permission of Iris Morris)

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## Have you heard of the Poole Maritime Trust?

We have been in Canford Cliffs since 1976.

We are a friendly group of people who are interested in local and world maritime history. We meet regularly and have a winter series of evening talks at local yacht clubs. We have tours and days out to places of interest during the summer. If you are interested in the boating world, in all its guises, you will enjoy meeting other people with similar interests.

From liners to tugs, from racing boats to paddle steamers, from Poole Harbour's ancient history to modern times, we have people who are interested and knowledgeable; our members



are researching a wide range of subjects.

Join us at a talk or lecture one evening, or visit us, for a cup of tea or coffee at the Canford Cliffs Library on a Thursday morning,

10AM-Noon. Our offices are on the first floor, above the Public Library. Follow the sign at the back of the free car park to find our entrance. We would love to see you for a chat. You can find out more about the local area, get involved in research, or just borrow a book from our comprehensive Maritime Library. We welcome new members and our membership fees are very modest.

Find us on our website:  
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# Inheritance Claims

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

Andrew provides an update on the last 12 months in the field of claims under the Inheritance (Provision for Family and Dependants) Act 1975 in respect of claims by adult children and explains *"Claims by children against Wills made by their parents, in which it is claimed that a Will fails to make reasonable financial provision, have been on the increase for a number of years. The law has always been uncertain about the circumstances in which a Will could be challenged. It took the courts 10 years to determine one particular claim, Ilott v The Blue Cross, culminating in the decision by the Supreme Court in March 2017."*

Andrew explains *"Ilott was a case involving a claim by a daughter who had been estranged from her mother for over 20 years. She left most of her estate worth around £500,000 to three charities – The Blue Cross, RSPCA and RSPB. No provision was left for her daughter who had left home with a boyfriend as a 17 year old and who was in some financial difficulties."*

*Several decisions of the Court of Appeal seemed to have opened the door to a much broader interpretation of need for financial provision. To some extent the Supreme Court closed the door on that, although ironically the original decision to award £50,000 was upheld.*

*The judgment in Ilott was heralded by some as a sound decision. It still*



*remains a principle of English law that a person can leave their estate to whomever they chose and a court should only interfere in the most serious cases.*

*That promotes certainty in the minds of those making Wills, solicitors advising and of course the beneficiaries some of whom may be family members, but also charities. The court stressed that charities are no less deserving that any other party and often rely upon legacies for essential funding of services"*

The real test of course is how decisions like Ilott are dealt with in practice. 12 months on then how is the decision being interpreted in practise?

Andrew explains *"In the case of Nahajec v Fowle, later in 2017, a daughter in difficult financial circumstances, with debts and some ill health, brought a claim against the estate of her father who left his estate to a friend and nothing to her. The court followed the guidance in Ilott and made an award of £30,000 from an estate of £265,000."*

*The judgment made it clear that a careful balancing exercise needs*

*to be undertaken between trying to uphold the deceased's person's wishes, providing financial provision to those who require it, but also taking into account the position of the beneficiary"*

Claims by adult children under the Inheritance Act 1975 remain an uncertain area of the law. Claims are entirely possible and depend on all the facts. It always pays to obtain legal advice at an early stage particularly as claims have to be brought within six months of the Grant of Probate.

Andrew has been involved in a number of these claims over the years. His membership of ACTAPS (Association of Contentious Trust and Probate Specialists) gives him wide experience and support to advise all types of clients in cases of this kind.

He adds *"I act for not only Claimants, but Beneficiaries and Executors as well. Pursuing claims and defending them gives me an ideal opportunity to take a balanced yet robust view on the merit of new cases and how they will be received in court"*.

**Andrew Carswell**  
Trethowans LLP, Solicitors

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# A joke a day keeps the doctor away...



**Q:** What happens to a frog's car when it breaks down?

**A:** It gets toad away.

**Q:** Is Google male or female?

**A:** Female, because it doesn't let you finish a sentence before making a suggestion.

**Q:** Can a kangaroo jump higher than the Empire State Building?

**A:** Of course. The Empire State Building can't jump.

Instead of "the John," I call my toilet "the Jim." That way it sounds better when I say I go to the Jim first thing every morning.

**Q:** Why does it take 1 million sperm to fertilize one egg?

**A:** Because like all men, they won't stop to ask directions.

My dog used to chase people on a bike a lot. It got so bad, finally I had to take his bike away.

When I look at chocolate, I hear two voices in my head. The first one says: "You need to eat that chocolate." The other voice goes: "You heard. Eat the chocolate."

I bought the world's worst thesaurus yesterday. Not only is it terrible, it's terrible.

What do you call a dog that does magic tricks?

A labracadabrador.

Two men meet on opposite sides of a river. One shouts to the other "I need you to help me get to the other side!" The other guy replies "You are on the other side!"

Guy walks into a bar and orders a fruit punch. Bartender says "Pal, if you want a punch you'll have to stand in line" Guy looks around, but there is no punch line.

It was the last day of philosophy class, and time for the final exam. The professor had exposed the students to several schools of philosophy during the semester.

He looked out over them as they sat and waited expectantly. Finally, he pointed at his desk and said, "I have only a single question on this final test. Use anything I've taught you this year to prove to me this desk does not exist."

Immediately the students started writing furiously, filling

Before you criticize someone, walk a mile in their shoes. That way, when you do criticize them, you're a mile away and have their shoes.

I was visiting my son this week and asked him where his newspaper was.

He laughed and said, "Dad, it's the 21st century. We stopped buying newspapers years ago. It saves trees. But you can borrow my iPad."

Okay, fine, whatever.

But that pesky housefly never knew what hit it.

ages and pages of exam books with proofs for the non-existence of the desk.

One girl, however, wrote for a few seconds, gathered her books, walked to the front of the class, turned in her exam book, and was out of the classroom in two minutes.

When the professor posted the grades the following Monday, only one person had received an A. It was the girl who finished the exam so quickly.

Her answer: "What desk?"





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Peter Pawloski	17A Chester Road, Branksome Park, Poole BH13 6DE Tel: 01202 633048 Email: p.pawlowski@poole.gov.uk
Mohan Iyengar	c/o Civic Centre, Poole BH15 2RU Tel: 01202 633043 Email: m.iyengar@poole.gov.uk

## Penn Hill Ward

Ms Elaine Atkinson	c/o Civic Centre, Poole Tel: 01202 746510 Email: e.atkinson@poole.gov.uk
Mrs Xena Dion	58 Blake Dean Road, Poole BH14 8HH Tel: 01202 741256 Email: x.dion@poole.gov.uk
Ronald Parker	29 Cliff Drive, Canford Cliffs, Poole BH13 7JE Tel: 01202 707755 Email: r.parker@poole.gov.uk

## Parkstone Ward

Mrs Ann Stribley	16 Milton Road, Parkstone, Poole BH14 9QL Tel: 01202 732969 Email: a.stribley@poole.gov.uk
John Challinor	14 Gleneagles Avenue, Poole BH14 9LJ Tel: 01202 742968 Email: j.challinor@poole.gov.uk
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