

MINUTES OF MONTHLY MEETING HELD WEDNESDAY, JUNE 13, 2018

PRESENT

John Sprackling	President
Bob Reid	Chairman
Roger Allen	Vice Chairman
Carol Parkin	Secretary/Minutes Secretary
Mike Parkin	Membership Secretary
Dugald Eadie	Planning officer

Cllr. Mohan Iyengar, Cllr May Haines

Approximately 45 members and wardens

The Chairman welcomed those present and our two Councillors.

1.APOLOGIES

Apologies were received from John Gunton, Paul Fearnley, Christine Harrington, Stephen and Christine Threlfall, Roy Pointer & Linda Preece.

2. MINUTES OF MEETING HELD MAY 16, 2018

These minutes were accepted as a correct record. Proposed Stan Alfert, Seconded John Sprackling.

3. MATTERS ARISING FROM THE MINUTES.

Any matters arising will be covered by the Agenda.

4. BEACH ROAD CAR PARK - Item deferred to final item of Agenda as our two Ward Councillors would be asked to leave so that this matter could be discussed 'in camera'.

5. PROPOSED WARD BOUNDARY CHANGES AFFECTING LINDSAY ROAD

The Chairman explained that the Council proposed a Ward Boundary change affecting our area. From 25 Lindsay Road to the LV roundabout, those on the north side would no longer form part of Canford Cliffs Ward, but would be transferred to Branksome Ward.

This would mean, for instance, that both the Chairman and Vice Chairman would no longer be in the Canford Cliffs Ward.

The Planning Officer felt that this could easily be overcome by drawing new boundary lines for the Residents' Association area, and he doubted very much that there would be a change in the price of property.

Jean Black, who lives in Holly Lodge on the affected side of the road, asked if this could be guaranteed. It could not, of course. The Chairman said that the change in the area for

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voting purposes would not necessarily mean a change of post code but that this has happened in England in the past.

Cllr MH explained that as far as she is aware there will be no change of post code.

The proposal refers to a change in the 'Warding', to even numbers for voting.

Cllr MH went on to explain how those concerned could make representation. The Boundary Commission will be consulting on this and she will give the exact dates to the Chairman when they are known. The objectors will then be able to write into the Boundary Commission, voicing their objections. She advised that objections could be:

- That this divides a community
- Post codes on two sides of the same road may be different.
- Disagreement with the Council's opinion that the properties on the North side of Lindsay road identify more with Poole Road than Branksome Park & Canford Cliffs.

RA pointed out that a change of post code could not only affect the value of the property but also the cost of insurance.

Cllr MH went on to say that there are currently roads within Canford Cliffs Ward which are in the BH14 area. In answer to a question from RA to MH as to whether she could confirm that the change would not mean a change of postcode. MH said she couldn't confirm that point but would go back to the Boundary Review Working Group and ask them that question.

Cllr. MH reiterated that this is a proposal, not something that will definitely happen. She suggested that every objector write in individually, in their own words, citing their objections.

Darrell West made the point that the properties to the north of Lindsay Road have the old original Branksome Park boundary wall running along the Poole Road side. This wall represents the historic boundary for Branksome Park.

The Association can also object.

There was a show of hands to identify the number of people at the meeting who were opposed to the boundary change.

The number of people objecting was 26. The number directly affected by this boundary change was very similar. One person had no strong feeling either way.

Cllr MH stressed once again that the boundary change was for electoral purpose.

6. COST OF THE 2017 MARITIME FESTIVAL

JS has still not had a satisfactory answer., but plans to seek an answer under the 'Public Examination of the Accounts' under which all residents are all entitled to put questions about the accounts of the Council. The period runs from June 1 to July 12.

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7. AGM OF THE COMMUNITY WORKING GROUP

The Chairman attended this meeting on 09 May 2018 and will pass on the minutes to any interested party. Dugald Eadie will now be the Association representative at future CWG meetings.

8. PLANNING APPLICATIONS (List 23 included (8 June 18))

APPEALS

5 Ormonde Road. Appeal dismissed on 23 May 2018. A sensible decision by the Inspector. The McCarthy & Stone appeal in relation to **1-5 Lindsay Road** will go to a Public Inquiry on 26-28 June 2018, in the Cattistock Room at the Civic Centre.

2 Western Avenue. The Appeal in relation to 17/00405/F, creating a small plot on Canford Cliffs Road, has been allowed on 8 May 2018. Unfortunately, the inspector quoted 12 Western Avenue as a precedent, thus threatening more splitting of plots in the Conservation Area.

DECISIONS

APP/17/01959/F 29/01/2018

4 Haig Avenue

Demolish existing house and replace with block of 10 flats. **This seems ridiculous for such a prestigious cul-de-sac. At least 20 objections, including one from BPC CRA. Several of the objections are from people who grew up in this street, and whose parents are still there. Residents in the flats at the end of Haig Avenue have also objected!**

Refused 7/06/2018

The main reason for refusal is that this road does not meet the latest requirements for blocks of flats. The flats at the end of the road were approved before these rules were established.

APP/18/00301/P 28/03/2018

7 Nairn Road

Demolish existing bungalow and replace with two 3-storey houses. **This is on an elevated site, so the proposed buildings would be very high when seen from the street. Immediate neighbours have objected, also BPC CRA. One issue is that the drawings submitted with the proposal do not seem to show the full height of the proposed buildings.**

Refused 6/06/2018

The main reason for refusal at this stage is the over-density of the buildings, leaving inadequate garden space, and out of keeping with that part of the road.

APP/17/01846/F 7/12/2017

2 Western Avenue

While previous application has been approved by 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.**

Refused 5/06/2018

The Case Officer confirmed that the plot should not be split on the Western Avenue side.

APP/18/00267/P 1/3/2018

APP/18/00268/P 5/3/2018

56 The Avenue

Demolish existing chalet bungalow and replace with 3 separate houses, or a block of 8 flats. **The existing property is definitely waiting to be knocked down, and as usual the issue is the density of the proposals. Withdrawn 31/05/2018**

APP/18/00329/F 7/03/2018

3 Canford Cliffs Avenue

Build a new 4-bedroom detached house in the garden of the existing property.

Approved 18/05/2018

Unfortunately, the approval also includes removal of the central reservation outside this property, a change which is not at all popular with residents. The central reservation has been in place for 90 years.

APP/17/01754/F 5/12/2017

38A The Avenue

Demolish existing dwelling and replace with block of 12 flats.

Approved 17/05/2018

The Planning Committee overruled the refusal recommended by the Case Officer. As usual, the reasons are not clear.

APP/17/01114/F 15/08/2017

43 Western Road

Replace existing 5-bedroom house with three blocks of flats (10 in total)

Refused 11/05/2018

The Case Officer has refused this application, making a number of good points. As usual, we will await the appeal!

APPLICATIONS

APP/18/00382/P 26/04/2018

9 Martello Road South

Approval was already granted for two houses on this site. However, this is a new application for a block of 8 flats. **There would be no access from Oratory Gardens, but nevertheless this would have a serious impact on the area.**

APP/18/00540/F 17/04/2018

46-48 Tower Road

Increase existing approval from 28 to 32 retirement flats by adding extra floor.

Neighbours are upset, following previous consultations and assurances from McCarthy & Stone.

APP/18/00354/F 28/03/2018

109 Lilliput Road

Demolish existing house and build block of 2 flats. **This is less aggressive than the previous (rejected) application, but still annoys neighbours due to flat roof and loss of privacy. The style is not consistent with other buildings in that part of the road, which all have sloping roofs.**

APP/18/00331/F 7/03/2018

APP/18/00559/F 2/05/2018

96 Canford Cliffs Road

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Demolish existing dwelling and replace with 2 detached houses. **This seems to be part of a “master plan” for this corner. Several objections, including BPC CRA. New application in May has some changes to the design – not sure why.**

9. ACCOUNTS TO DATE

The Association's Treasurer is currently on holiday and informed the Chairman that there is currently £32,000+ in the bank account.

10. ANY OTHER BUSINESS

Haven Hotel etc - Cllr. MI informed the meeting that there has been a revised Planning Application by FJB Hotels. There will be a consultation on this.

Sandbanks Hotel - Proposed 171 rooms versus originally proposed 175 and current 108

Harbour Heights Hotel - Proposed 38 apartment-hotel rooms versus 40 originally proposed and versus current 38 hotel rooms

Haven Hotel - Proposed 119 apartments versus 196 originally proposed and versus current 84 hotel rooms and 6 meeting rooms.

As the press notice can only appear in the Daily Echo on alternate Fridays and the next slot is Friday 22nd June. So, the consultation starts on 22 June and runs for 21 days to 13th July. The dates aren't hard cut-offs. People can still submit views afterwards.

Tesco Haven Road - Cllr. MI informed the meeting that Tesco have informed him that the proposed store in Haven Road is still in the plans but they are unable to give a firm date. The latest date given by them is October 2018.

Lindsay Road – This will be resurfaced, starting July 2018.
This will obviously mean a lot of disruption.

Government consultation on Traveller Encampments. - Friday 15 June is the last day of the consultations and Cllr MI has provided the Chairman with copies of the Council's response.

10. BEACH ROAD CAR PARK

There was much discussion on the lifting the covenants on the car park in order that Poole Council can use part of it for development.

5 of the 49 residents admitted by the Lands Tribunal as objectors to object sought help and financial support from the Association.

The Chairman explained that, at the last meeting, the decision to allocate £6000 in principle had been taken without being on the agenda. There was no notice given that it was going to be proposed at that meeting.

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However, since that meeting, the Association had received legal advice that the Association should not get involved with the opposition to the removal of the covenants at the Lands Tribunal.

After protracted discussion a vote was taken to accept the legal advice, proposed by Adrian Wardlow and seconded by Ian Woodroffe that the Association take this advice. This was put to the vote and 11 voted in favour with 5 votes against. It was therefore carried that the Association should accept the legal advice.

The meeting closed at 10.00pm

DATE OF NEXT MEETING

The next meeting will be held on Wednesday July 12, 2018

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