

WINTER 2018



PINES AND CHINES

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



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Welcome

A couple of evenings ago I was cycling back along the promenade and it started to rain. I got soaked but I loved it. It's amazing how much we appreciate things when they are not there and this Summer has certainly been dry! In an article in this edition David Reeves gives his experience of trying to keep his garden alive.

The summer has been 'like it was in the good old days' with sun, sun and even more sun. We didn't get a hose ban in Poole (now called a temporary use ban-TUB) but I know many people battled to keep the plants alive. It did though make it easy to spot those who have replaced grass with artificial turf. Their's were the green lawns. I was beginning to think the government should appoint a Minister of Drought because that did the trick in 1976. Dennis Howell was appointed, and the heavens opened.

Planning has kept Dugald busy and his presentations at the monthly meetings are appreciated both for their clarity and wit. However there have been several approvals that we opposed, and the Association will continue to work with residents in objecting to unsuitable developments. Having said that, it is appreciated that Poole has housing targets to meet and we always want to work with the Council in helping them achieve sensible targets. John Sprackling writes in this magazine questioning whether the right types of housing are being provided.

A development that residents will be well aware of is the plan to build flats on part of the Beach Road car

park. Roy Pointer provides us with an update. The existing car park was used for longer periods this Summer due to the hot weather but, unfortunately, we again experienced an illegal encampment by travellers. This is becoming a serious problem in the Borough over the Summer months and Bournemouth was also badly affected with at least one serious incident in the town centre. Our MP's took part in the recent debate in the House of Commons with the intention of ensuring police have sufficient powers to deal effectively with any anti social behaviour. We wait to see what positive actions come from this debate.

I hear from residents that speeding is becoming a serious problem on some roads and I would like to remind readers that we had an active speed monitoring group about a year ago. I would like to kick start the group again and if anyone would like to join the team then please get in touch. We normally do monitoring about once a month for around two hours on roads where residents have reported significant problems.

Despite the above issues we really do live in a beautiful area in a

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beautiful part of England. We are very lucky.

Can I finally pay tribute to our President and Chairman. John and Bob give freely of their time to ensure residents have a voice in local affairs. They deserve our support.

Oh, and may I again be the first to wish you all 'Happy Christmas'.

John Gunton



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The aim & object of the association

- A) To protect the interests of the residents and, on request, to investigate on their behalf any issues which could be detrimental to private properties or public areas, facilities or services;
- B) To make recommendations for conserving, enhancing and improving the amenities for, and environment of, residents and, where appropriate, implement them;
- C) To maintain good relationships with the local Council and bring to its notice all matters which adversely affect the residents or amenities of the district;
- D) To submit recommendations/representations to the Council concerning any proposals, plans and developments which may affect residents;
- E) To provide a forum for members to discuss issues, exchange information and experience and to draw attention to developments which may affect the quality of life in the area.

Chairman's Report

After one of the hottest summers on record here is my report for the Winter Edition of Pines and Chines and it seems to have come around very quickly.



Chairman's report for Summer
Our AGM on the 28th April held at Canford Cliffs Village Hall was very successful, well attended, and our amended Rules were agreed, not always an exciting item for a meeting. Rules and Constitutions do need updating from time to time and the old rules were so outdated that we were not, in effect, following them. The Rules of the Association are available on our website. (pinesandchines.co.uk) Thanks to all the committee for the extra work involved and John Gunton, in particular, our magazine editor, who pulled the whole document together and presented it at the meeting. We finished with an interesting presentation from Jonathan Sibbett on some of the

exciting developments planned for Poole. Finally, thanks to my wife, Julie Reid, who again provided us with an excellent selection of refreshments for those who stayed on. Final word on the AGM; everyone was pleased that John Sprackling accepted taking over from Terry Stewart (who moved to Surrey) as our President. His years of experience as Chairman are invaluable.

We have just had our September Monthly meeting this week and apart from a break in August our Monthly meetings have continued with good attendance. We have an average of 18 and a maximum of 40 attending. Many local issues have been discussed but some are on the

agenda almost every month. While there is an agenda any member can come along and raise any issue or contact me by email or phone before the meeting. Our Ward Councillors May Haines and Mohan lyengar along with most of our committee attend when they can.

One item that is nearly always on the agenda is the Proposed Sale and Development of the top section of Beach Road car park since a large majority at the 2017 AGM voted that the council should not sell the car park for development. The May meeting, which I did not chair, did not have this item on the agenda.

However, a vote was taken to make funds available in support of the legal challenge being made by local residents to the removal of the Covenants on the land where Beach Road car park is situated. We had first considered this last October 2017, but this was a request from those who had been contacted for their views, which were submitted to the Land Tribunal for consideration. After seeking further legal advice on this, from that which we had on the previous October, we were not able to confirm the funding as the Residents' Association is not party to the legal process between the people entitled to object and the Land Tribunal. It was an interesting and contentious issue and the result could be described as "you can't please all the people all of the time". The Council have since withdrawn their application to have the Covenants removed and the future of Beach Road car park is still uncertain.

In May we heard about a proposed



Ward Boundary change which we felt could affect many residents including the Association itself. This was probably a by-product of the closer liaison between Poole, Bournemouth, and Christchurch Councils and upcoming local elections. The plan was to re-draw the ward boundaries so that the Northern side of Lindsay Road from the County Gates Gyrratory to St. Aldhelms Road would no longer be in Branksome Park/Canford Cliffs Ward but would be in a new Ward to be called Talbot and Branksome Woods. The Association made the residents on that side of Lindsay Road aware of the proposed changes and we had a large turnout at our June meeting with an extra 26 members from Lindsay Road attending to voice their objections. Since then residents and our Ward Councillors have registered their objections with the Local Government Boundaries Commission. The consultation period closed on 27th August and we are waiting to hear the result. I must admit a personal vested interest in the decision as my flat is on the side of Lindsay Road affected.

Our website (pinesandchines.co.uk) has continued to improve and is more interactive and we have new members applying via the site and submitting comments and following our activities on there. Minutes of our meetings are published on the

Committee page. Local news and reports on Pinecliff Gardens and Canford Cliffs can be found there. As well as the website we have a Group and a Page on Facebook.

We were pleased that the bid for Community Infrastructure Funds to improve Haven Road through Canford Cliffs (was successful) and hope that with those proposed improvements and the possibility of Tesco opening the empty shops will revitalise the 'Village Identity'. Unfortunately, there is no timetable when any of these things will take place. I am often contacted about this by people living in and around Canford Cliffs who are disappointed by the current appearance of Haven Road.

High on the list of local concerns are speeding cars, bad parking, travellers, un-swept footpaths and blocked drains. Our planning officer Dugald Eadie deals with planning concerns and reports at every meeting on the latest applications and decisions.

Finally, I must thank all the committee for their support and the work they put in for the Association, but also those regular members who attend our monthly meetings and contribute so much during our discussions.

Bob Reid
Chairman

Planning Report

Since my last report in March 2018, my impression is that the number of new applications has been lower, but there are still quite a few controversial proposals which have either been decided or are still in progress.

Almost all the difficult cases involve increased density, and inadequate parking and garaging. Another aspect which I find disturbing is how often the Poole Planning Department makes a sensible decision, only to be overruled, either by the Planning Committee or by the Planning Inspector. When this happens, it is usually very difficult to find out why the Planning Department has been overruled.

The Planning Committee Minutes do not include a rational explanation, and one is left feeling that the decision is "political". The Planning Inspector does produce a report after an Appeal, but often displays a lack of consideration for the views of our local community or the impact on our Conservation Areas. It is fair to say that, after about 18 months as Planning Officer, I am rather frustrated!

SIGNIFICANT DECISIONS

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 went to a Public Inquiry on 26-28 June 2018, in the Cattistock room at the Civic Centre. On 19 July 2018 the Planning Inspector ALLOWED the development, much to our disappointment. Over the next few years, we will discover the implications of this, as it seems

likely that more developments will be proposed on that side of Lindsay Road.

19 Canford Cliffs Road. APP 17/01883/F

2 Western Avenue. APP 17/00405/F

These two applications proposed splitting existing sites with access to Canford Cliffs Road. The first one (19 Canford Cliffs Road) was recommended for refusal by the Case Officer, but she was overruled by the Planning Committee in February, for reasons which have not been made clear. The second application (2 Western Avenue) was refused in July 2017, but then ALLOWED on Appeal by the Planning Inspector in May 2018. These are unfortunate decisions, given that it had earlier been decided that that side of Canford Cliffs Road would remain in the Branksome Park Conservation Area. Previously it was not possible to split plots in this way, but there now appears to be a new regime.

ISSUES STILL OUTSTANDING

43 Western Road. APP 18/00739/F

The original application to replace the existing 5 bedroom detached house with three blocks of flats was REFUSED on 11 May 2018. On 28 June 2018 a revised application was submitted, which appears to be slightly smaller. The neighbours are still very unhappy about the proposal, and it remains very



difficult to understand how it could be accepted within the Branksome Park Conservation Area, particularly as the existing building is specifically mentioned in the Council documents. No doubt we will have another ruling in due course.

9 Martello Road South. APP 18/00382/P

Approval has already been granted for two houses on this site. However, there is now a new outline application for a block of 8 flats.

The problem is that, although the address is on Martello Road South, where several other blocks of flats have already been approved, the impact would be on The Oratory. Given the consistency of the existing houses on this pleasant cul-de-sac, it would be a great pity to spoil it with a block of flats at the top corner.

Wilderton House, 2 Wilderton Road. APP 18/01072/F

This is an Edwardian building which has fallen into disrepair, and probably cannot be restored. The proposal is for a cubical block of 25 "luxury flats". We and the neighbours feel strongly that this is too large a building, and has completely inadequate parking given the location. As usual, the developer is proposing basement

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parking, in order to increase the space available to be sold. This plot is in the Branksome Park and Canford Cliffs Conservation Area, and therefore this is yet another threat to the principle of conservation.

APPLICATIONS REFUSED

During the last six months, some significant applications have been REFUSED. These include 4 Haig Avenue (the usual block of flats to replace a large house), 7 Nairn Road (replacing one house with two large houses, on a hilly plot), 10 Widdicombe Avenue (a ridiculous proposal for a garage in the front garden, despite the clear "building line" in the street).

CONCLUSION

This report does not include all the planning activity in our area, but it clearly shows the continuing pressure of development activity. The new fashion for basement parking is troubling, as it is

Treasurer's Report

At 31 August we were showing a surplus for the year to date of £2000 and a bank balance of £34,343. So all is healthy. This includes expenditure of £705 for legal advice taken about our involvement in the appeal against the Beach Road car park development.

I have now been treasurer and maintained the membership database for over 9 years. I feel it is now time to allow someone else the excitement of doing so.

Everything runs smoothly on spreadsheet and database. Not a pencil or ledger in sight. The ideal arrangement might be for a gradual handover over a period of time.

Please contact me if you are willing to consider doing so. It does provide a good opportunity to be involved in local matters and to contribute to the local community.

Paul Fearnley
Hon Treasurer

usually impractical for visitors and tradesmen. In some cases there are also worries about the structural impact on adjoining properties. The Residents' Association will continue to do our best to monitor and,

if possible, influence the development plans. We also recognise the professional work done by the Planning Department of Poole Council.

Dugald Eadie
Planning Officer

Membership Report

Membership is presently over 2500. We estimate that the number of potential members in our area is probably twice this number (as an approximation) so there is still lots of work that we can do to increase that membership, help the funds of the Association but, particularly, get more people involved in the issues within and around our area. Additionally, this would have the potential to grow the participation at the monthly meetings.

We are attempting to increase the participation of our dedicated Wardens, each of whom has the ability to increase the number

of members in their area. Would any Wardens who would like to stretch their participation please contact me and we can set-up a process to allow you to receive additional 'sales' information that might help in your attempts to gain membership in your area. See my details at the front of the magazine.

As mentioned previously, we would also like existing members to approach their neighbours to encourage them to take up membership. If you are interested we can provide you with data to show which houses in your street are members, and which are not,

to give you a target audience. Again, please contact me as above. Due to limited resources it is going to be the New Year before we can target blocks of flats to gain additional block membership. If you are a member, but know your block of flats is not a member, please let me know and we can target your block's management committee in attempt to get them to adopt a full block membership.

We look forward to your support over the coming year and, as mentioned above, please don't hesitate to contact me if you believe I can be of help.

Mike Parkin

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Beach Road car park future - update

Poole Local Plan examined, Council withdraws application to the Lands Tribunal and yet more travellers take over the site. Time to consider the future approach by the Association



Beach Road car park is listed in the draft Poole Local Plan for development of around 60 luxury flats. The Plan came under the scrutiny of the Planning Inspectorate at Hearings in the Civic Centre in March. All our points against development of the site were made before the Inspector – Mr Malcolm Rivett. As part of the process he visited the site and will have seen the location, condition and signage as we had described in our submissions. At that time, the car park was in its ‘closed season’.

During the Hearing, Council Officers tabled a document purporting to show evidence of the low usage of the car park based on the cash takings at the site. The data were incomplete

since no figures for local and visiting season ticket holders were shown. The Inspector noted that the Association had not seen this evidence and allowed seven days for us to consider it and respond. Our response highlighted the inaccuracy of the cash takings data.

We also gave the Inspector an update on the progress of the Council’s application to the Upper Chamber Lands Tribunal (UC) to set aside the Restrictive Covenants that prevent the car park being developed for residential use. Whilst the Covenant issue is not within the remit of the Inspector, it does provide some context as to why residents have been opposed to the development of the site.

The Council has, after all this time, requested that its application to the UC be withdrawn and we await the decision of the UC and any further Directions in response to this request. It is understood that the Council will refer its development proposals to the embryo Bournemouth, Christchurch and Poole Council for decision. We shall, obviously, ensure that the new Council is apprised of the views of residents on the proposals.

As it happens, the Poole Local Plan has recently been the subject of a further local consultation; we contributed. A final decision from the Inspector is unlikely before early 2019.

Meanwhile, yet another incursion

by travellers took place in August just before the Dorset Steam Fair was due to start near Blandford. The weeks before the fair seem to be popular with travellers camping in the car park. Around 20 camper vans/caravans descended on the upper car park and effectively closed the site to other cars and visitors. The Council quickly served notice on the travellers and, in due course, they left. The usual piles of rubbish were left behind, and the Council had to clear this up at the same time suffering the loss of parking income during the occupation.

It seems clear that the cost of hardening the entrance to the car park using boulders and height restrictions to prevent vehicles other than cars entering would quickly pay for itself when set against the costs of Police and Council time in managing the incursion and clearing up afterwards are considered, not to mention the costs of businesses near the car park subject to anti-social behaviour.

The Association is now waiting for the Planning Inspector to report on the Poole Draft Local Plan as well as the Upper Chamber to issue directions on the Covenant release application.

In the latter case, individuals and the Association incurred legal costs in the proceedings. It will be interesting to see if the Upper Chamber allows objectors’ costs to be paid by the Council. We will report on this in due course.

Members have noted the length of time during which the future of Beach Road car park has been in doubt. Some have suggested that the local mood may have changed in favour of development as opposed to retention and improvement. The Association needs to be sure of the current views of its members.

Do you feel it better to retain the car park, improve it and maintain the income stream, or sell off the bulk of the land for yet more luxury flats and use the proceeds as part of the cost of the redevelopment of the Dolphin Centre area of the town centre, always assuming a third-party would stump up the remaining funding?

It has been agreed that the topic be discussed at the next AGM with ‘for’ and ‘against’ positions being offered. It is hoped that a clear indication of members wishes will be forthcoming so that the Association can act accordingly. If you care about the future of the site, please come to the AGM and make your views known.

Roy Pointer

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Is Poole meeting its housing need to provide more family housing?

Poole's Strategic Housing Market Assessment (SHMA) suggests a mix of market and affordable housing of 30% flats and 70% houses.

This is, however, a suggested mix made on a number of assumptions for need. It is also not an annual target, rather a suggestion for achieving over the whole of the plan period.

The SHMA 2017 forecast indicates that since the start of the new Local Plan period (2013) there has been more of a 60%- 40% split between houses and flats being delivered. – see table above opposite.



	Overall houses/ bungalows	Overall flats	Overall Housing
2013/14	110 (62%)	67 (38%)	177
2014/15	167 (56%)	131 (44%)	298
2015/16	188 (56%)	147 (44%)	335
2016/17	331 (58%)	239 (42%)	570
	796 (57%)	584 (43%)	1380

Note: Due to rounding percentages may not tally in table.

“Areas such as Branksome Park, Canford Cliffs, Lilliput and Sandbanks will continue to be targeted by developers for flat development and the current supply of high-end flats seems to be outpacing the demand.”

However, the allocations in the new Local Plan are expected to provide a large proportion of the housing required and this will help to balance with the proportion of flats being delivered over the period of the plan.

As set out in the monitoring section of the new Local Plan, the Council will be monitoring the number of houses and flats

being delivered and will review as required. This will be published in the Council's annual monitoring report, which it expects to publish later this year.

In the meantime, areas such as Branksome Park, Canford Cliffs, Lilliput and Sandbanks will continue to be targeted by developers for flat development and the current supply of high-end flats seems to be outpacing the demand.

The table opposite is based on the information posted on the Rightmove website as at 29 September which, like other free property websites must always be 3 months out of date.

Poole's previous Chief Executive, John McBride, frequently expressed his concern that Poole might eventually become another Eastbourne.

John Sprackling

Name	Address	Postcode	First Marketing Date	No of Units	No of Units sold (Per Rightmove website)	Date of last unit sold (Per Rightmove website)
Bracken	51 Haven Road	BH13 7LH	04-Sep-13	14	12	14-Feb-17
Strata	150 Canford Cliffs Road	BH13 7ER	21-Nov-12	10	10	01-Dec-15
Tranquillity	8 Naim Road	BH13 7NQ	19-Feb-14	8	7	19-Jul-17
ACE	17-21 Banks Road	BH13 7AY	25-Jun-15	10	5	27-Apr-18
Woodlands	1 Flaghead Road	BH13 7JL	16-Jun-16	17	2	21-Jul-17
Crosstrees	74 Lilliput Road	BH14 8FF	2016	9	5	18-Apr-18
Crosstrees	76 Lilliput Road	BH14 8FQ	2016	9	1	24-Nov-17
Crosstrees	78 Lilliput Road	BH14 8FR	2016	9	4	22-Jan-18
Crosstrees	80 Lilliput Road	BH14 8FS	2016	9	3	20-Mar-18
Azaleas	154 Canford Cliffs Road	BH13 7AX	8-Mar-16	20	15	31-May-18
The Landing	336 Sandbanks Road	BH14 8FP	14-Oct-15	9	1	28-Mar-18
	338 Sandbanks Road	BH14 8HY	N/A	9		
					*Site cleared in August 2015 but currently 'moth-balled'	
Balcombe Breeze	2A Balcombe Road	BH13 6DY	2017	7	0	N/A
			Total	140	65	



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THE GREAT DROUGHT OF 2018

This was all my fault. I'd planned an 'Open Garden' in July. So of course there were eight weeks without rain. No gardening, just watering to keep a few selected plants alive.



The 'acid lovers' rhododendrons, camellias etc., don't like tap water: locally, too alkaline. With eleven water butts around the house, and five, what I laughingly call 'reservoirs' in the woodland, barely enough to see me through. The reservoirs are 60 gallon tanks sunk into the ground, inward sloping paving to catch winter rain. Established plants have to take their chance: I'm only watering those I paid money for. 'Watering with a hand-fork' is my technique. Unless the soil is broken, and the water dug in bit by bit, it simply runs off like quicksilver. More than two dozen acid lovers in the woodland, plus half a dozen birch saplings, and young replacement oak and holly trees.

Memories of the '76 drought: then, we lived in a house, and recycling the bathwater was a simple matter of siphoning. Not as

easy in a bungalow! Scooping out into a plastic trug, shifting around 5 gallons at a time. Adding the kitchen waste water, there was enough 'grey water' to keep alive the plants in the 'cottage garden'. Perennials, and annuals bought to brighten the edges, plus more containers than I would otherwise have had, including two obsolete sawn-off water butts. Similarly, two wheelbarrows whose pans became too holey to be useful (recycling a speciality). But, all containers need more regular refreshment than plants in the ground. Constant dead-heading, and cutting back the dying.

It was lovely spring weather for the open garden, and enough plants survived to give enjoyment to around 100 people. A day's rain followed, so that much greened up again.

David Reeves



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In the Beginning

Originally part of the Canford Manor Estate which was mentioned in the Domesday Book of 1086 Canford Cliffs (or Canford Lawns) would have once only been familiar to smugglers and the men of the Preventive Service. Canford Cliffs as an area was made part of Poole, with Sandbanks, under the Boundary Act of 1832 and three years later came into Poole Authority for municipal purposes.

Land on the Canford Cliffs Estate, West Bournemouth, began to be sold as freehold building plots in the 1880s and covered the area from Flaghead Chine in the west, Spencer Road to the north and Ravine Road to the east. Land to the west of the Estate belonged to Baron Wimborne and that to the east was marked 'Branksome Estate'.

In the original Conditions of Sale, Stipulations as to Title mention the Canford Enclosure Act of 1805 and the Map of the Canford Award dated 1822 And Indenture of Conveyance of 10th December 1861 gives the names – the Right Honourable Charles Frederick Ashley Cooper, Lord De Mauley and the Earl of Bessborough together with Jane Jeffrey, Sarah Hunt, Samuel Solly and R. H. Parr.

In October 1889 when Messrs Harman Brothers held an auction in a marquee on the Estate the only properties marked on their plan were Carkeel (the old Norfolk Lodge Hotel), St Hilaire (once a school, then the Fitz Club and now an apartment block 'Haven Heights') 'Morwinstow'

in Haven Road which served as the Estate Office in 1886 run by Mr Frank Holloway, and the Post Office in Ravine Road opposite what is now a car park.

Approximately thirty plots had already been sold and in many instances the vendors were Charles Robert Hutchings (a Bournemouth solicitor), George James Piercy, Reginald George Pinder, Samuel Edward Kemp-Welch and Thomas Bodley Scott. The latter was a Trustee of the Estate and Bodley Road was named after him-St Clair, Beaumont and Langdown Roads were similarly named after other Trustees. Langdown was later changed to MacAndrew Road-after a Mrs MacAndrew who was a Poole Councillor.

Plot 41 and several others were sold prior to the 1889 auction. Plot 41 is believed to have been the site on which now stands Loch Fyne Restaurant (previously the Sea Witch Hotel) in Haven Road by the roundabout. It was sold for £310!

The 1889 auction took place at

3pm precisely. Special trains from London and Birmingham were available and buyers could leave Waterloo at 9.30am and return from Bournemouth West Station at 6.28pm at a cost of 5s 0d. Those from Birmingham would leave at 7.28 am and return by train the next day at a cost of 8s 0d.

The Canford Cliffs Estates was described on the auction particulars as '*charmingly situated on the west side of Bournemouth, stretching some 2000 feet along the coastline and having an almost due south aspect, with a gentle slope towards the sea. Elevated 120 feet above sea level on dry gravel and sand sub-soil, it occupies a large tract of moorland, studded with pines, which rise in stately grandeur down to the very edge of the rugged cliffs. As a sheltered position this estate is probably unique; the dense woods of Branksome protect it from the north and east winds, while the Purbeck Hills ward off westerly gales.*'

Reproduced from 'Looking Back at Canford Cliffs' by Iris Morris with kind permission of the author.



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Gardening on the cliff top

This year has been a roller coaster ride with lots of climatic challenges to contend with, new tree stock to plant and new volunteers swelling our ranks.

First there was the Beast from the East, we all remember how cold it was. And we lost quite a few plants which created some gaps for the new season. Because of this and to increase our stock of perennials and trees the BPC CRA Executive agreed a budget for new stock purchases.

We ordered two quite mature Cordyline Australis to give some height at the far points of each of the two triangular sunken beds. The common names for these trees Cabbage Palm, Tree Palm or Torbay Palm. The cordyline Australis is one of the easiest exotics to grow. They look like palm trees although to be exact they aren't. They are tall and usually single trunked, although branching will often occur after flowering with rosettes of long, sword shaped olive-green leaves. The great attribute for us is that they are salt and wind tolerant and great for coastal positions. Cold hardy and evergreen, they create an architectural sculptural aspect to a garden throughout the whole year.

We also bought two Juniper Blue Arrows. These trees are cold hardy having a tight pillar shape with striking blue foliage. Our aim was to introduce more height into the sunken beds and bring some additional diversity with these lovely trees that will stand up to the cold and cope with the hot sun. As well as the four trees we bought Queen Charlotte Anemones, a mix of Canna Lilies, some Pinks and White Dalmations.

The planting of the trees coincided with two critical events. The first one we knew was coming, the heatwave and lack of rainfall. The second was the totally unexpected and inexplicable action by the Council....they disabled the tap by the garden. Dog walkers will know that a tap has been provided for some time to enable them to give their dogs a drink and we used the same tap to laboriously water the garden; a very necessary requirement for newly planted trees at any time and especially during a heatwave and drought.



The council parks staff came to the rescue (the decision to close of the tap wasn't their doing) delivering barrels of water to keep our prized new trees alive. Then they supplied us with a tap key to run a hose pipe from the tap stand. The new trees were saved but as the summer progressed and the rain didn't fall and the sun grew hotter we were taking it turns to water in the evenings and whenever we could. We were fighting a hard battle and could do little to stop the flower beds and the rockery turn to dust with the inevitable further loss of some plants. Then the rains came back and our beautiful garden burst back into life and all was flourishing again.

So if you are passing please come and say hello say any Thursday morning, we would love to see you. And a big thank you to our volunteers, Val Lamb, Ian Woodroffe, John Mills, Alan Smith, Graham Jones, Nick Dudley and Eduardo Santos. Your work is widely appreciated.

Roger Allen
Garden Volunteer- BPC CRA



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In Memoriam

'So.' Farewell then, Branksome Park Conservation Area...

The decision of the Tribunal allowing the developer's appeal against the council's rejection of their proposal to substitute two blocks of flats for three bungalows, sounded the death knell for the conservation area. The three dwellings in question are 1-5 Lindsay Road, and the development is by McCarthy and Stone, for thirty seven 'Retirement Living' apartments.

When this was first proposed, it seemed to run so counter to the whole ethos of the conservation area as to be an outrageous infringement. My, possibly rather naive understanding, was that there was one dwelling per plot, of 'one or two storey detached houses'. I had not, in my meanderings within this area, ever come across a three storey block of flats. However, to slightly misquote, the only necessity for inappropriate development to succeed is for good men to do nothing. Accordingly, I put in a reasoned objection to the application. My indignation was such that, in my own immediate circle, other local residents were also moved to look at this, and decide for their own reasons that this was not on. So that I had generated more than half of the objections.

When the council rightly rejected the application, the developer's appeal meant that their extensive resources would be employed at the appeal stage. I understood, of course, that a barrister could argue that black was white. Or possibly such a pale shade of grey that makes it indistinguishable from white. Even so, it seemed to me an impossible task. I put in a further appeal for the hearing by The Secretary of State.

So, I went along to the first day of the hearing, both out of interest to see how the case was to be constructed, and to show public concern. I was minded to get up on my hind legs to address the Inspector. Not to adduce additional evidence: merely to show the depth of feeling. However, I was advised this would carry little weight, and so I chickened out.

I found it most instructive to listen to the barrister for the developer. Skill in examination of witnesses is getting them to say, or agree with, what you want them to say. And his performance was outstanding. Nothing in that first day corresponded with my simplistic view. That a three storey block of flats is not a bungalow, being set in a designated bungalow

area. That one dwelling per plot is not thirty seven dwellings. Had I not a vested interest in the council's success, I would have been amused by the ease with which the responses of expert witnesses were all directed to demonstrate the developer's case. In particular, the barrister's dismissal of the assertion that this would 'set a precedent'. Along the lines of, 'The council in its wisdom will consider each case on its merits'. Ignoring that much common law is based on precedent, the developer's own glossy arguments presented larger houses replacing smaller ones. This seems like arguing, that, if you can have a large dog in place of a small one, it's perfectly acceptable to have an elephant...

My view was the battle had been lost on day 1. And so it proved. It is instructive to compare the Inspector's remarks, 'To my mind, the increased density is a measure of the extent to which the development would make better use of the site..' (para 51) with the council's view that Branksome Park is 'a unique and cherished area' because it is 'noticeably lower in density' (P.6 'Branksome Park Conservation Area Appraisal'). We can look forward to 'better use of the site' throughout the conservation area.

Instead of living in a cherished home set in a much-loved garden. I now have land with development value. A garden which has given pleasure to hundreds, and raised similar amounts for charity is something I hoped to pass on. I have waved away the current crop of vultures, with 'over my dead body'. But, it is now a cash cow, to be slaughtered in due course as a sacrifice to Mammon.

David Reeves



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A HISTORY OF BRANKSOME PARK & DISTRICT

As written by H. S. Gibbs a past president

The memories of my early days in Branksome Park made a lasting impression which I shall never forget because the scene was so peaceful and unspoilt. When I came back to Bournemouth from time to time it was to see small parts of our beautiful district steadily being altered by what was termed improvements. These changes were barely noticeable at the time when we had long hot summers, and time seemed to stand still. One of the most impressive sights to be seen was the massive iron gates at the northern end of The Avenue at County Gates. These were manned by two immaculate custodians, top-hatted with white gloves, striped trousers and green or

yellow waistcoats. These guardians questioned anyone who wanted to enter Branksome Park, as to their business etc. before entry was permitted.

The Avenue was a gravelled drive to Branksome Towers and the sea, and on either side were banks of exotic rhododendrons some eight feet high. Landaus and various kinds of horse-drawn vehicles, mostly belonging to owners of other large houses in the Park, proudly made their way up and down this magnificent Avenue, which was kept in immaculate condition. Many of the roads in the Park were unadopted, some were gravelled, petering out in sand tracks to the sea. The whole

area was maintained in a tidy condition, shrubs and trees were everywhere, and the fir trees in those days were in their prime.

I made up my mind that one day I would come back here to live and retire and, as most of you know, when I did I was called upon to play a major part in trying to prevent over-development by the formation of the Residents' Association. I came back here to live in 1957 and by then our liveried custodians at County Gates had disappeared together with the Gates. Branksome Towers had become a famous hotel. Large estates in the Park were still in evidence, and Aston Court was a show place, open to the public to view exotic specimens of tropical, and other flowers and plants.

Please visit the association web site to read the complete article and see some fascinating photos.

<http://www.pinesandchines.co.uk/a-history-of-branksome-park-as-told-by-h-s-gibbs>



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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:.....

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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.

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Is the High Street dying?

Or just changing and if so are the changes for better or worse. The factors affecting the High Street are many and varied. The government is blamed for high business rates, local authorities for ever increasing parking charges and commercial landlords for high rents.



Are these costs higher comparatively in real terms over the years? Perhaps not. Out of town shopping offers free parking and we know the internet is having a huge impact. Then on the other hand we have large multi retail operations such as West Quay in Southampton which are prospering judging by the footfall and those businesses will be paying high rates and rents and their customers are paying to park too.

The High Street as a concept is not that old. In the mid-19th Century streets of more sophisticated shops started to emerge and then at the cusp of the 19th and 20th centuries multi product food shops and department stores began to appear. But commercial business does not

have a rite of passage, it has to earn its keep and stay attractive and relevant to its audience.

Businesses that refuse to come to terms with the internet are doomed. Those that harness and use its power will survive, transform and can prosper. The internet is blamed for the closure of department stores and high street shops and that is true to some extent but critically it is also the failure of the managements of those businesses themselves too invest in the internet and to critique their products and services generally.

We have all heard a failed business blame all the factors for their demise, the internet, the rates,

the rent, parking charges, even the minimum wage but never themselves. Poor out of date managements with a paucity of good ideas who have failed to invest in their own staff whilst rewarding themselves to much are all part of the picture. No doubt more department stores will go, and we will see this happen in Bournemouth. Some stores have simply lost the plot, forgotten who they are, mistakenly closing really valuable assets such as famous cafes obviously forgetting the different reasons their customers have for visiting their store.

So where does all of this leave the High Street? I think potentially in quite a good place. The demise of

some creates opportunity for others which brings me to Westbourne with its beautiful historic arcade. The Westbourne Urban Village is a High Street jewel. It retains multiple food retail shops, two independent wine & spirit shops, three pubs, fashionable well-run bars that serve food, an historic fish and chip shop plus Japanese, Indian and Greek eateries, high quality tea rooms, wonderful bakeries and now the Coffee Salon has opened a branch.

The Arcade is a joy to walk through with its amazing Hardware and DIY store which has been there for over 40 years and opposite you will find Strikers, a musical instrument specialist now being run by a third generation of the same family. And what about the clothes shops? Ladies fashion, menswear and children's clothes are all on offer. Westbourne provides a great

platform for independent retailers and the smaller chains, and even the charity shops are a draw in themselves.

Are these businesses facing the same challenges that are reported as destroying the High Street? Yes they are, and Westbourne does have its failures too. Last year a furniture chain went bust nationally which sadly closed its Westbourne store. Yet at the same time not far away, a specialist interior design and furniture store does very well. The Westbourne businesses appear to manage their affairs well, you can book a table, order food or a case of wine to be delivered. You might have to pay for parking and the shopkeepers will be paying market rents and business rates but none of these factors seem to be getting in the way of the success of the area.

Roger Allen

"Businesses that refuse to come to terms with the internet are doomed. Those that harness and use its power will survive, transform and can prosper."



Canford Cliffs
VILLAGE HALL

IS PLEASED TO ANNOUNCE

The lower ground floor (formerly the Bridge Club) is being newly renovated as a comfortable venue for meetings and events, and will be ready at the end of 2018 for bookings.

Enquires for hire please contact: - **Chris Hitchens**

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E: canfordcliffsvh@gmail.com

Further information in the next issue of Pines and Chines magazine.



Making a Park of BRANKSOME PARK

I was chatting to a neighbour the other day and she brought up the idea of giving our area more of a 'park' feel about it. After all it is Branksome Park.



The suggestion was put forward of making it more bike and pedestrian friendly. The neighbour also said that a major concern of hers and some of her friends was the speed of cars and that this needs to be addressed. It was pointed out that wide speed humps are used successfully in many parts of Poole and Bournemouth especially outside schools. Roads identified where humps may be useful were Canford Cliffs Road, The Avenue and where Tower Road joins Leicester Road.

Of course many people dislike speed humps for a variety of reasons but if we accept that vehicle speed is an issue what better alternatives are there? Part of the solution may be having

regular speed watch sessions around the area but this depends on volunteers. The idea of these speed watch sessions is not to penalise drivers but simply to remind drivers of the existing speed limits. If you want to be part of the Association's monitoring team and would like further information please do get in touch with me.

Going back to the Park idea, it was also suggested that we should have signs, like Canford Cliffs village does, welcoming people to the Park.

It was good to have feedback and many thanks to the resident who took the time to put her views forward. Thoughts?

John Gunton – Editor.

"The suggestion was put forward of making Branksome Park more bike and pedestrian friendly."



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Calling all book lovers!

A popular home library service, run by Royal Voluntary Service, the national volunteering organisation, is looking to grow its service for housebound readers in Poole

The Home Library Service brings books to people who can no longer get to a library. It operates from most libraries in Poole, Bournemouth and Dorset.

Volunteers deliver books and share their love of reading with the people they visit.

They are a friendly face and a regular visitor to those whose mobility and social interactions are limited, and they provide a useful check on the safety and well-being of their readers, too.

One of our readers commented: "It is an excellent service; it's a real delight when it is hard to get to the library oneself. The volunteer is so friendly, they may be the only person I shall see all day."

Maria Jacobson, service manager for Dorset Home Library Service, says, "For people who enjoy

reading or listening to an audio recording but find getting out of the house challenging, this service offers a vital link to the local library. The service enables them to carry on doing something they've always enjoyed and helps alleviate feelings of isolation and loneliness."

The Home Library Service is not only for older people, but for anybody who finds getting to the library difficult, including carers.

To find out more and to request a visit please contact the **Royal Voluntary Service** office on **01305 236666**, or e-mail Maria on **maria.jacobson@royalvoluntaryservice.org.uk**. Alternatively you can speak to staff at your local library.



"For people who enjoy reading or listening to an audio recording but find getting out of the house challenging, this service offers a vital link to the local library. The service enables them to carry on doing something they've always enjoyed and helps alleviate feelings of isolation and loneliness."

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Engaging the People of Poole to keep our open spaces beautiful

As the Environmental Engagement Officer for the Borough of Poole (as of May 2018) I have been continuing to engage and work with the many local community groups who work on and look after open spaces in Poole. I have been working with these groups to encourage more people to be volunteering in these fantastic places.

As part of this I have been working closely with the Pinecliff Gardens Community Group, supporting them for funding bids and with volunteer recruitment, including looking at increased opportunities for the local students. I am working with the University to encourage students to volunteer out in Poole's spaces, and researching how we can take different approaches to getting people involved and generally making the many outdoor spaces of Poole look stunning all year around.

Pinecliff is an amazing example of how these voluntary projects can be so successful. As to are

the groups working in other areas such as the Oakdale Library Community Group, Coy Pond and Turner's Nursery, there is almost an endless selection of amazing places to visit in Poole. Crucially though these are places that also need help from everyone to keep them looking beautiful, attractive for wildlife, and for people of the community to see and understand the real value of them (far more than monetary) and continue to love and develop them.

One way I have been hoping to continue to develop these ideas, apart from just making sure the open space community groups are supported, is through our



new Poole Enviroteers volunteer initiative. Within this we are working to provide increased volunteer opportunities for all the people of Poole, whilst also using it as a platform for people to come forward with their own ideas for volunteering. You can find out more about this at pooleprojects.net/Enviroteers, or if you have any questions feels free to e-mail us at environmentvolunteers@poole.gov.uk.

The many open spaces of Poole, whether by the coast or inland, are incredible and every one of them provides a huge array of opportunities for every resident, and engaging with them is not only vital for my role to deliver success, but has amazing benefits for the people who take part and join in.

Come and join us

Louis Sherman
Environmental Engagement Officer
environmentvolunteers@poole.gov.uk



Leasehold Reform

What does it mean for you?



As you may be aware, the government have started a number of consultations around the topic of leasehold flats in England. There are a number of topics covered by this consultation and, judging from the initial reports, the leasehold system could see a significant shake up.

As Managing Agents we are closely following this consultation and we have been involved in providing responses and sitting on round-tables to further discussions around the topics. However, what impact might these consultations have for any current owners of a leasehold flat?

BAN ON GROUND RENTS FOR NEW LEASES

One of the proposals is to impose a restriction on ground rents for new leases and for these to be limited to a peppercorn (a notional rent or yes, one physical peppercorn from your pepper mill!) It has not yet been

released how they intend to deal with leases which are already subject to ground rent, and this may be the most interesting part!

SIMPLIFYING LEASE EXTENSIONS AND FREEHOLD PURCHASES

The government and Law Commission are working together to look at the current process and ways in which this could be improved for leaseholders. The current process has been argued to be exploited by some freeholders and we could see significant changes to avoid this in the future.

COMMONHOLD

This is not a new concept and was introduced in 2002. However, since its introduction only 12 blocks in the UK have taken up the offer of Commonhold. In a Commonhold set-up all apartments are fully owned by each individual (that's right, no lease at all!) but each owner must sign up to a Commonhold Community

Statement which sets out the rights, regulations and obligations. You still pay a service charge (though called a community charge) and you still have restrictions on how the flat can be used.

It may all sound like the solution but Commonhold still has significant issues. The government and the Law Commission are working to revamp the process to make it work and, if successful, we could see a huge change in property ownership in England.

Whilst this all sounds wonderful, I would suggest that you don't get too excited yet...with the ongoing debate and issues around Brexit, it is unlikely that we are going to see any significant changes introduced very quickly. Watch this space!

Emily Ørner FIRPM AssocRICS
Head of Property Management
SPL Property Management LLP



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THOUGHTS ABOUT CONSTANT CHANGE

from Cllr Mohan Iyengar

There's nothing so constant as change – and I'm reminded of this more and more.

Some time ago we governors of the Victoria School in Branksome Park sat back in conference while the outgoing CEO- having announced his retirement – noted that in 40 years he had never seen change on a scale and at a pace as was happening now. He described it in concentric circles from the large to the small. At the biggest level, the UK and its step-change in relations with Europe and thereby the rest of the world. Then the new government of the time and the fresh faces in party and at Ministerial level. Then local government and the once-in-a-lifetime changes in Dorset councils, mirrored in other deals and coalitions across the country.

Next along, education and special needs, and reforms in the teaching, syllabus and supervision. And finally at the personal level, changes in the hopes and fears of our young people – born into the era of instant connectivity and vulnerability.

I open with this because as a councillor, with change swirling around like it is, we wear the hats of driving change and keeping the good intact. But it's hard to be a centre of calm in the storm. The phrase "stop the world I want to get off" may have come from a time like ours now.



One thing that's not changing is that Poole will remain Poole. A council may have a new trading name across the 3 towns, but what was started in 1248 isn't about to go. And Christchurch, with 600 years on us, isn't about to go either.

On the beaches we've had 30 years of Blue Flag status for Sandbanks for its water quality and facilities, and more recent Blue Flags for Canford Cliffs, Shore Road and Branksome Chine. It will remain a priority to keep these awards and do nothing to jeopardise them.

On the water, the heritage and economic future for our harbour and marine sector remains critical, and as I think of our exit from the EU we will work to protect the output and livelihoods of all those involved and to develop the new opportunities that come through.

There's more – but what would I like to see change? Two things I've room for here:

Conservation – it has been a tricky time. While some buildings have

deserved to go, what's replaced them hasn't always gelled. We're pleased to have had some reinforcement of conservation areas, styling and spacing. But too often things have slipped through in the grey zone or escalated outside the council and been approved.

Too often the housing-imperative is thrown back as if it makes a garish development okay. So I would like to see tighter legislation that unites conservation and housing-need properly..

And travellers: We've lobbied government directly this year and our local MPs are engaged. A head of steam is hopefully building up over Autumn and Spring'19 to criminalise the activities we see and support the police to intervene faster and more emphatically.

There's a lot more I can go into – the keeps and the changes. Much to do. But for the moment, my best wishes into the Autumn.

Cllr Mohan Iyengar

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AUTUMN REFLECTION

Some might be relieved to be out of the clammy hot weather and brown lawns that we have seen during the summer. It is certainly easier to sleep in this weather. Autumn brings with it cooler times, a lessening of the visitors to our beaches, the return of dog walkers to the beach and biking on the promenade.

Our exit from the European Union will no doubt dominate the headlines but what else will happen both locally and nationally for the remaining part of 2018. God only knows...

Next year will see the merger of the local Councils of Poole, Christchurch and Bournemouth, perhaps now is the time to bury our differences and call ourselves a new city. What would be your preferred name for the wider area of Poole, Bournemouth and Christchurch?

We have finished our second Restored Lives course (for those

recovering from divorce and separation), which culminated in a couple of socials in local homes and The Inn in the Park. In our discussion time when I posed the same question to the assembled gathering I came up with City of Poole bay or how about Poulemouth! But then most of us are from Poole.

During the week there seems so much going on in our Church Hall, from the nursery, to the Monday afternoon Teddies toddler group; Bereavement Support Group, tea parties on Wednesdays. Do have a look at our revised website for further details – www.allsaintsbh13.com.

church, or our blue notice board outside Church.

There are so many different communities to be a part of here in Poole and Bournemouth, with such a variety of clubs, societies and social events to take part in. We are part of the Church community, the school community and most recently we have joined the sailing community. Whenever I return from holiday however I do love to come back to the community and beauty of this place. I sometimes find myself asking why did we go away!

Sadly, some may have noticed our Church has been closed for most of the summer due to someone taking the brass away both from inside and a grave.

We are hoping to open it again, by having volunteers sit and serve coffee (if desired) for those who just want to pop in to pray.

It is warm and welcoming all week, as we try to be on a Sunday. Do pop in for a bit of peace and prayer or chat over a coffee...have a blessed rest of 2018.

Charlie Boyle
Vicar of All Saints



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COHABITATION LAW

The present position

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Andrew Carswell is a Partner specialising in Civil and Commercial litigation at Trethowans solicitors and explains the present position in the law of cohabitation.

Andrew summarises the current approach to cohabitation problems and explains “The legal issues surrounding cohabiting couples have been problematic for many years. Historically disputes tended to be confined more to younger pre-married couples, or what used to be known as, “common law husbands and wives”. However, unmarried cohabiting couples have been on the rise for many years and of course a number will have children. A recent ONS statistical bulletin

entitled “Families and households” found 3.3m couples in the UK had chosen to live together without marriage or a civil partnership. This is probably set to rise”

Andrew adds “In straightforward cases cohabitation may not have any adverse impact on property rights during the existence of a relationship. Jointly owned homes will normally express how couples wish to hold their interest, which should prevent any legal wrangling over ownership and shares in the event the relationship ends. Having said that, the presence of children will impact on what is appropriate in many cases, and of course over time, one parent

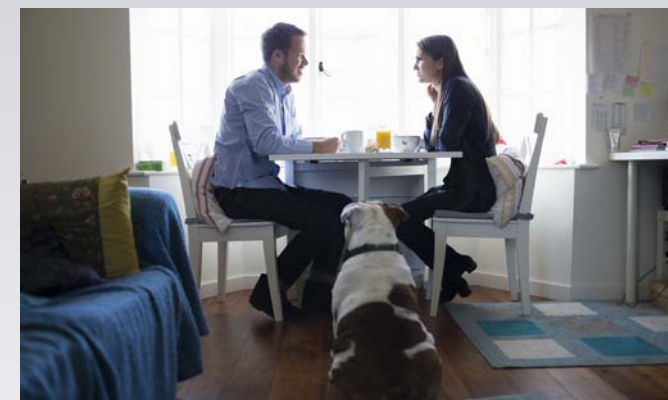
may decide to work less than the other or even give up work. Outside of marriage the courts have no power to make financial provision in the form of transfers of property, lump sum payments or maintenance as between property owners. There are limited powers under the Trusts of Land and appointment of Trustees Act 1996. Financial provision for a child can be achieved under Schedule 1 Children Act 1989, but that is not widely used and tends not always to solve the immediate problem Cohabitation also poses problems on death, particularly in unexpected cases. Many people still do not make Wills, or do not update them regularly, and in those

circumstances a cohabitee may be left without any provision, causing them to enter into difficult claims under the Inheritance (Provision for Family and Dependents) Act 1975. In the recent Court of Appeal case of *Martin v Williams* [2017] it became clear that whilst the courts are willing to embrace modern times, they cannot change the substantive law and the financial provision available to cohabiting couples still trails somewhat behind married couples.

It is open to, and sensible for, cohabiting couples to ensure their affairs are in order so that neither of them is disadvantaged by deciding not to marry. Owning property jointly with specified shares and making Wills, to be reviewed and updated regularly, goes a long way to avoid difficult decisions during lifetime or on death”.

What is the present position, however, when cohabiting couples live in a property that is only owned by one party? Surely the law strives to achieve a fair outcome?

Andrew explains “This remains a difficult area. Problems can arise in different ways. One person may move in with the other when a relationship starts. Alternatively, a property may be bought during the relationship, but some reason only in the name of one person. The law remains a fairly blunt instrument when it comes to disputes following the breakdown of a relationship (or even on death). Here is no statutory framework and instead the parties have to fall back on trust law built up over the past 50 years. It is a very difficult topic and despite a number of high level cases in the past few years including *Stack v*



“What is the present position, however, when cohabiting couples live in a property that is only owned by one party? Surely the law strives to achieve a fair outcome?.”

Dowden [2007] and *Jones v Kernott* [2011] the law remains in places quite uncertain. Contributions towards the purchase price or significant payments towards the mortgage, or other capital payments, can all be treated as evidence that the parties intended the non-owning person should have a beneficial share in the property, but this can always be defeated by a contrary intention. So often parties will disagree about what contributions were intended to mean and cover.

A few years ago it was hoped that the law had developed so that non-financial contributions could be taken into account, as after all, many couples will decide to have children where perhaps the mother (or father) will not work and look after the house and family. However, there is as yet no legal authority that gives firm backing to such contributions leading to a beneficial interest. The position is of course to be contrasted with the

law on married couples which has embraced modern times”

Common sense would suggest that law reform must be on its way, but there is nothing concrete in the pipeline. In 2007 the Law Commission recommended legislative reform, but nothing followed. There was even a Cohabitation Rights Bill in 2016, but that has not progressed. Andrew concludes by saying “Some times it pays to obtain legal advice at an early stage, possibly when couples are contemplating living together, but in practice it is often after the event that people take legal advice. Careful analysis of the evidence and appropriate representation is then the key to the protection of rights and often a settlement can be negotiated. Occasionally, it can be necessary to bring court proceedings, but that is only done when a clear risk assessment has been undertaken and there is really no alternative”

Surely it is worth at smile?



A guy finds an old violin and an oil painting in the attic of a house he just bought. So he takes them both to an antique shop to see if either of them has any value. The dealer asks him to leave the items with him for a week. So, a week later, the guy gets a phone call from the dealer. "Well, I've had both the violin and the painting appraised and I have some good news and some bad news. The good news is that you have a Stradivarius and a Rembrandt." "So what could possibly be the bad news?" asks the customer. "Well... you see sir, Stradivarius never really made it as a painter..."

An arrogant red rooster was giving chase to a fluttery little hen. To escape him, she scrambled to the highway and was promptly run over by a truck. Two old maids on a nearby porch witnessed the accident. "You see," said one, with an approving nod, "she'd rather die."

There were three guys and a dog playing poker. One of them comments on how remarkable it is that the dog knows how to play.

Another remarks, "Well, I don't know – every time he gets a good hand he wags his tail."

Why are all blonde jokes one-liners?
So men can understand them.

"I went to buy some camouflage trousers the other day, but I couldn't find any."
Tommy Cooper

"A man walked into the doctor's. He said, 'I've hurt my arm in several places.' The doctor said, 'Well don't go there any more.'"
Tommy Cooper

"I usually meet my girlfriend at 12:59 because I like that one-to-one time."
Tom Ward

Do not argue with an idiot. He will drag you down to his level and beat you with experience.

Evening news is where they begin with 'Good evening', and then proceed to tell you why it isn't.

If you think nobody cares if you're alive, try missing a couple of payments.

How is it one careless match can start a forest fire, but it takes a whole box to start a campfire?

Never, under any circumstances, take a sleeping pill and a laxative on the same night.

A computer once beat me at chess, but it was no match for me at kick boxing.

He who smiles in a crisis has found someone to blame.

When Susan's boyfriend proposed marriage to her she said: "I love the simple things in life, but I don't want one of them for my husband."

A woman has twins, and gives them up for adoption. One of them goes to a family in Egypt and is named 'Amal.' The other goes to a family in Spain, they name him Juan'. Years later; Juan sends a picture of himself to his mum. Upon receiving the picture, she tells her husband that she wished she also had a picture of Amal. Her husband responds, "But they are twins. If you've seen Juan, you've seen Amal."

I went to the doctors the other day and I said, 'Have you got anything for wind?' So he gave me a kite.

Two arials meet on a roof- fall in love- get married. The ceremony was rubbish- but the reception was brilliant.

'I said to the Gym instructor "Can you teach me to do the splits?" He said, "How flexible are you?" I said, "I can't make Tuesdays."

'There's two fish in a tank, and one says to the other "How do you drive this thing?"

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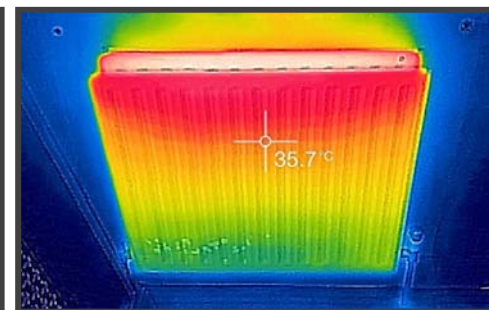
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Bracken Hill	Mr G. Anderson, 6 Buccleuch Road BH13 6LE
Branksome Towers	Ms. Luci Greenwood, 11 Branksome Towers BH13 6JT
Buccleuch Road	Mr G. Anderson, 6 Buccleuch Road BH13 6LE
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Bury Road	Mrs I. Pearce, 17 Bury Road BH13 7DE
Canford Cliffs Road (<i>Odd Nos. 3-67</i>)	Mr V. Dunn, 112 Canford Cliffs Road, BH13 7AE
Canford Cliffs Road (<i>Odd Nos. 69-99</i>)	Vacant
Cassel Ave	Mrs C.N. Norman, 13 Pinewood Road BH13 6JP
Chester Rd	Mrs. H. Schuster-Bruce, 4 Belgrave Road BH13 6DB
Chesterfield Close	Mr K. G. Jackson, 18 Martello Road BH13 7DH
Dalkeith Road	Mrs S. Holt, 14 Ettrick Road BH13 6LG
Dover Road/Close	Mr J. Mills, Bay Tree House, 4 Dover Close BH13 6EA
Eaton Road	Mrs R.J. Newitt-Ross, 23 Chester Road BH13 6DE
Ettrick Road	Mrs S. Holt, 14 Ettrick Road BH13 6LG
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Lindsay Road (<i>Houses only</i>)	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
Martello Road	Mr K. G. Jackson, 18 Martello Road BH13 7DH
Martello Road South (<i>Houses only</i>)	Mr K. G. Jackson, 18 Martello Road BH13 7DH
Mornish Road	Mrs C. Harrington, 5 Mornish Road BH13 7BY
Motcombe Road	Mr D. Kelly, 40 Lakeside Road BH13 6LS
Oratory Gardens	Mr K. G. Jackson, 18 Martello Road BH13 7DH
Ormonde Road	Mrs. H. Schuster-Bruce, 4 Belgrave Road BH13 6DB
Pine Drive	Mr J. Mills Bay Tree House, 4 Dover Close BH13 6EA
Pinewood Road	Mrs C.N. Norman, 13 Pinewood Road BH13 6JP
Sandbourne Road	Mrs C.N. Norman, 13 Pinewood Road BH13 6JP
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Westminster Road- (<i>Canford Cliffs end to No. 23</i>)	Mr D. & Mrs L. Kjelgaard, 16 Western Road BH13 7BW
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Withingham Road	Vacant

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Banks Road	Mr K. Sanders, Flat 4, 25 Chaddesley Glen BH13 7PB
Beaumont Road,	Mrs C. Parkin, 10 Moorfields Road, BH13 7HA
Bessborough Road	Mrs C. Parkin, 10 Moorfields Road, BH13 7HA
Blake Dene Road	Mr R.S. Sharman, 29 Elgin Road BH14 8QU
Bodley Road	Mrs C. Parkin, 10 Moorfields Road, BH13 7HA
Brudenell Ave	Vacant
Brudenell Road	Mrs S. Cole, The Red House, 1A Brudenell Road BH13 7NN
Canford Cliffs Ave	Mrs E. A. Knight, 40 Canford Cliffs Avenue BH14 90N
Canford Cliffs Road (Even Nos)	Mr P J. Gamble, 5, 166 Canford Cliffs Road, BH13 7ES
Canford Cres	Mr Kees Scholts, Flat 1, Corvesgate, 23 Nairn Road
Chaddesley Glen	Mr K. Sanders, Flat 4, 25 Chaddesley Glen BH13 7PB
Chaddesley Wood Road	Mr K. Sanders, Flat 4, 25 Chaddesley Glen BH13 7PB
Chaucer Road	Mrs H Clifton, 16 De Mauley Road BH13 7HE
Cliff Drive	Mr I Paterson, 39 Cliff Drive BH13 7JE
Clifton Road	Mrs D. Greenwood, 4 Links View Avenue BH14 9QT
Compton Avenue	Mrs A Cox, 94 Compton Ave BH14 8PZ
Compton Drive	Mr J.N. Gunton, 36 Links Road BH14 9QS
Compton Gardens	Mr J.N. Gunton, 36 Links Road BH14 9QS
Crichel Mount Road	Vacant
De Mauley Road	Mrs H Clifton, 16 De Mauley Road BH13 7HE
Elgin Road	Mr R.S. Sharman, 29 Elgin Road BH14 8OU
Elmstead Road	Mrs C. Parkin, 10 Moorfields Road, BH13 7HA
Flaghead Road	Mr R. Smith, 27 St Clair Road. BH13 7JP
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Haven Road	Mrs C. Parkin, 22 Ravine Road BH13 7HY
Imbre COURT	Mr K Scholts, Flat 1, Corvesgate, 23 Nairn Road
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Links Road	Mr J.N. Gunton, 36 Links Road BH14 90S
Links View Avenue	Mrs D. Greenwood, 4 Links View Avenue BH14 90T
Macandrew Road	Mrs C. Parkin, 10 Moorfields Road, BH13 7HA
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Maxwell Road	Mr N Blackmore, 9 Maxwell Road BH13 7JB
Moorfields Road	Mrs H Clifton, 16 De Mauley Road BH13 7HE
Nairn Road	Mr K Scholts, Flat 1, Corvesgate, 23 Nairn Road BH13 7NF
Newton Road	Mrs M. Hodsdon, 5 Newton Road BH13 7EX
Overlinks Drive	Mrs D. Greenwood, 4 Links View Avenue BH14 9QT
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Canford Cliffs Ward (which includes Branksome Park).

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Peter Pawloski	17A Chester Road, Branksome Park, Poole BH13 6DE Tel: 01202 633048 Email: p.pawloski@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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