

PINES AND CHINES
Branksome Park, Canford Cliffs & District Residents' Association
Founded 1958

MINUTES OF MONTHLY MEETING HELD WEDNESDAY, JULY 11, 2018

PRESENT

Bob Reid	Chairman
Carol Parkin	Secretary/Minutes Secretary
Mike Parkin	Membership Secretary
Dugald Eadie	Planning Officer
John Gunton	Magazine Editor

Cllr May Haines

Approximately 16 members and wardens

The Chairman welcomed those present and Cllr. Haines, and invited everyone to have some of the refreshments provided. These included prosecco.

APOLOGIES Apologies were received from John and Diana Sprackling, Cllr. Iyengar, Roger Allen, Paul Fearnley, Chris Stracey, Andrew Killeen, Sue Scolfield, Tracy Holmes, Christine Harrington.

MINUTES OF MEETING HELD JULY 11, 2018

These minutes were published on the website, Pines and Chines, on the Committee page, and as there had been no feedback the Chairman accepted them as a correct record.

MATTERS ARISING FROM THE MINUTES.

Any matters arising will be covered by the Agenda.

BEACH ROAD CAR PARK UPDATE

This matter first came up in November 2016. Poole Council wish to sell the top end of the car park for development. This was opposed by the Association, after an overwhelming vote at the 2017 AGM. Before any development however, the Council need to release the covenants that are on the land. At our monthly meeting in October 2017 it was agreed that we support those who wish to keep the covenants, but that we would need to get legal advice. It was agreed unanimously that the Association could spend up to £3000 for legal advice. We then consulted Andrew Carswell of Trethowans. His advice at the time was that we probably couldn't interfere between the people who wish to retain the covenants and the Lands Tribunal. We paid a sum of around £700 for this advice. The Council then consulted those who lived within the vicinity of the car park about the release of the covenants. Of these, 49 sent official objections to the Lands Tribunal that they didn't want the covenants to be released. Some of that group then approached the Association asking for help in opposing the release of the covenants. At our May meeting, at which Bob Reid was absent as Chairman, this subject was not on the Agenda, but was discussed under Matters Arising, and a vote

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was taken that we should authorise up to £6000 to seek legal advice. Very few at that meeting realised we had already authorised up to £3000. We have now spent around £1700 on legal advice from Andrew Carswell. At our last monthly meeting the Chairman explained that the legal advice we have had is that the Association cannot get involved in the legal process between the Lands tribunal and the individuals who oppose the release of the covenants. This does not mean, however, that should the covenants be released and the Council wish to proceed with the development of the car park, the Association should not go ahead with opposing this plan if that is the wish of the Residents.

Graham Jones then gave the meeting an update from the objector's point of view.

He started by saying that he had thought that a group like the BPC CRA would assist their group in getting themselves organised in order to raise the funds needed for their objection. He himself was willing to contribute and had expectations of the 49 objectors. They had been advised to get legal representation and he had found that it would cost between £7000 and £30,000 in all.

They had had help from the Association in contacting those entitled to object, and he himself had approached many. It was very short notice and in the end only a few turned up to the BPC CRA meeting in June.

He had managed to get 10 attendees to a meeting in July where the subject was discussed.

They decided to dispense with legal advice and submit their own written statements to the Lands Tribunal.

They have since had a letter from the Upper Tribunal to say that Poole Council had, in May, requested a six month stay in the proceedings. The Upper Tribunal refused this and requested the Borough of Poole to proceed with the existing timetable.

It appears that Poole Council are not sure themselves what is going on.

Cllr. MH commented that this is being dealt with by the Estates Department and the request for a stay in proceedings is probably due to the review of assets in the whole of the newly combined area. Mr. Jones went on to say that the objectors would not consent to a stay of proceedings.

The Chairman thanked Graham Jones for his update.

JG asked the Chairman to confirm that the sum of £6000 towards legal costs towards retaining the covenants was now no longer on the table. The Chairman confirmed this. MP asked the Chairman to confirm that no further funds would be available. This he did.

PROPOSED WARD BOUNDARY CHANGES AFFECTING LINDSAY ROAD

The Chairman informed those present that they can object to this boundary change, and details of how to do so have been printed on the reverse of the Agenda for those members interested. The more individual objections the better, even though the Chairman has objected on behalf of the Association. DE asked the Chairman to confirm that Lindsay Road could still be in the area of the Association. This he did. Cllr. Haines said that one objection should be that the properties on the North side of Lindsay Road are within the boundary of the historic wall that was used to denote Branksome Park. Alternative suggestions would also be looked at.

PLANNING APPLICATIONS

DE presented the Planning List for this month. This is detailed below.

Planning Lists for Meeting 11 July 2018

List 27 included (6 July18)

DECISIONS

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

109 Lilliput Road

Demolish existing house and build block of 2 flats.

Approved 5/07/2018

The Planning Officer has decided that the latest application is less intrusive, and that the more modern architecture is acceptable for the area.

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

96 Canford Cliffs Road

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

Withdrawn 13/06/2018

It is not clear what is now planned for this property.

APPLICATIONS

APP/18/00757/F 6/06/2018

10 Widdicombe Avenue

Build double detached garage in front garden. **This would be damaging to the overall appearance of this road. 10 objections, including one from BPCRA.**

APP/18/00847/P 28/06/2018

2 Mornish Road

This new application is proposing an "Arts and Crafts" style of building, hoping that this will overcome the constraint of local listing for the existing house. **So far, this seems more acceptable.**

APP/18/00739/F 28/06/2018

43 Western Road

Following the refusal of the previous plan, this new application is similar, but has a smaller overall building. **There is still a serious issue with building 10 flats in this part of the Conservation Area.**

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 the Oratory, but nevertheless this would have a serious impact on the area. Several objections, including Arboricultural Team.**

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. About 30 objections, including BPCRA**

ACCOUNTS TO DATE.

There is currently £34,430 in the account. This increase is partly due to profit from our magazine.

ANY OTHER BUSINESS

There has been some good news in that the CIL (Community Infrastructure Levy) bid that was put in by the Canford Cliffs Consortium to improve Haven Road, through Canford Cliffs Village has been successful.

The date last given for Tesco to start work in Canford Cliffs of October 2018, has now been put back. There is no new date, but the plan for Tesco to go ahead and take over the four empty shops will still go ahead.

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Cllr. MH informed the meeting that Canford Cliffs Land Society will fund a defibrillator which will be sited somewhere in the village.

The Plantation restaurant in Canford Cliffs has applied for a license for an outside bar with live music to be played until 7.00pm.

There has been concern about the noise and danger generated in Canford Cliffs by the meetings and driving of powerful cars at the weekends. A police car went around Canford Cliffs and Sandbanks on a Sunday and found no disruption to record. He did however register speed offences in surrounding roads.

THE NEXT MEETING WILL BE HELD WEDNESDAY SEPTEMBER 12, 2018.
THERE IS NO MEETING IN AUGUST.

There being no further business the meeting closed at 8.25pm.