

PINES AND CHINES

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

MINUTES OF MONTHLY MEETING HELD WEDNESDAY, DECEMBER 12, 2018

PRESENT John Sprackling President
 Bob Reid Chairman
 Carol Parkin Secretary/Minutes Secretary
 Dugald Eadie Planning Officer
 Mike Parkin Membership Secretary

Cllr Mohan Iyengar Ward Councillor

Approximately 18 members and wardens

The Chairman welcomed those present.

1. **APOLOGIES** Apologies were received from Cllr. May Haines. Daphne Howell, Elizabeth Rivington, Helen Schuster-Bruce, David Mauleverer, Roger Allen, John Gunton, Paul Fearnley, Chiara Mainwaring, & Stan Alfert.

2. MINUTES OF MEETING HELD OCTOBER 10, 2018

These minutes were accepted as a correct record.

3. MATTERS ARISING FROM THE MINUTES.

Any matters arising will be discussed at the meeting

4. ROUGH SLEEPING, AND VEHICLES BEING LIVED IN, ON UNREGISTERED LAND

Cllr. MH had sent an e-mail about this matter. The Council environmental health and housing officers have been working together to find a solution to the problem. The fact is that if people refuse to be rehoused they cannot be forced by the Council. They can be moved on but there is no guarantee that they will not return at a later date. The Council are continuing to monitor this issue.

A member asked if the vehicles were taxed & insured. If not and they are parked on a public highway, they can be towed away. If they are parked on private land (particularly where the owner is unknown) they cannot.

There was discussion of member's experiences with rough sleepers.

Cllr. MI has been unable to determine who the land with the current problem belongs to.

5. SPEEDING

The Chairman had had an e-mail from Martin Baker of Poole's Transportation Services forwarded to him.

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ROBERT REID

Western Road has been ranked 27th on the list of roads to attend to and this means that it will probably take another 5-7 years before action can be taken.

Cllr. MI commented that things may be more positive than they appear. A ranking of 27 in the whole of Poole Borough is more optimistic than it seems and went on to explain how roads are assessed. The problems with the signing of a pedestrian crossing were discussed.

The Speedwatch Group led by John Gunton should resume activities in the new year.

6. PLANNING APPLICATIONS

DECISIONS

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

43 Western Road – Revised application for 10 flats to replace detached “Mock Tudor” house. **Refused 19/11/2018**

The Case Officer listed a number of reasons for rejecting this application, which would have meant a typical flat-roofed block of flats. Cllr Pawlowski took it to the Planning Committee at the request of the applicant, but the Planning Committee confirmed the refusal.

APP/18/01330/F 10/10/2018

20 Leicester Road – Sever land and erect a 4 bedroom detached house with integral garage and parking. This proposal is clearly in breach of the Conservation Area plan, splitting the site and building a house much closer to the road. **Refused 4/12/2018**

The Case Officer made it clear that this plot severance was unacceptable in the Conservation Area, and also noted that the proposed house would not be a very pleasant place to stay! There were also some issues with the proposed architecture.

APPLICATIONS

APP/18/01446/F 7/11/2018

2 Burton Road/22 Balcombe Road - This appears to be an amended version of a plan already approved, to build a separate house in the garden of the existing one. The applicant also owns the Lodge (see below).

APP/18/01407/F 31/10/2018

2A Burton Road (The Lodge) - Convert and extend existing building to create a “chalet bungalow” to be used for holiday lets. This is rather strange, as a previous similar building was refused in 2014, before the present single storey building was accepted.

APP/18/01392/P 26/10/2018

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3 Brudenell Road – The house on this site has already been demolished, and a reasonable development has been approved. However, this application is seeking to build a block of 6 flats and a terrace of 3 town-houses. The neighbours are very upset (at least 12 objections), also one from the Society for Poole and from BCCRA.

APP/18/01273/P 15/10/2018

6 Burton Road – Outline application to demolish existing dwelling and erect a block of 8 no 2 bed and 4 no 3 bed flats with parking, cycle and bin storage. This proposal is completely out of order on the edge of the Conservation Area. **There have already been around 40 objections, including BPC CRA.** The immediate neighbour, in a listed building, has arranged for an objection by a professional planning expert. Apart from the visual impact, there is a lot of concern about parking and traffic issues. Since the last meeting, there have been some amendments to the proposal, leading to another batch of objections.

APP/18/01072/F 20/08/2018

2 Wilderton Road – Demolish existing period property and replace with block of 25 apartments with basement parking. The existing building has deteriorated to the point where it probably cannot be restored (it is split into 6 flats, but with no proper arrangements for maintenance). As usual, the proposal is ambitious in terms of the density, and would have a serious impact on local traffic. **There are now over 12 objections, including a comprehensive report from neighbours at Valentine Court, and objections from Roy Pointer and from BPC CRA.** There is also some suggestion that the existing building could/should be restored, but that sounds unlikely for financial reasons!

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. Several objections, including Arboricultural Team.** As noted above, an earlier application for 3 houses has been dismissed on appeal.

After DE's comments re the overuse of the 'red card', for instance in the case of 43 Western Road where refusal was advised by the Planning Officer concerned for a number of legitimate reasons, but the application was 'red carded' meaning it was taken to the Planning Committee, Cllr. MI explained how it is used.

JS reported that BCP (Bournemouth, Poole & Christchurch) Executive Committee was in the course of determining its new Constitution and changes to the rules applying to the Planning Committee is being considered

The Chairman reported a rumour he has heard that Tesco have withdrawn their application for a store on Haven Road in Canford Cliffs. Cllr. MI replied that he has not heard of it.

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7. ACCOUNTS TO DATE

There is currently a balance of £33, 671 in the account.

There was an income for advertising in the magazine of £4,275 and costs of producing the magazine were £3,874.

There was a discussion on the donation of £750 to Canford Cliffs Land Society for the erection of the Christmas lights in Canford Cliffs Village.

8. ANY OTHER BUSINESS

Beach Road Car Park – Graham Jones reported that there has been no further developments in obtaining the Association's legal costs in relation to Beach Road Car Park.

There being no further business the Chairman invited those at the meeting to stay for mulled wine and mince pies

The meeting closed at 8.25pm.

The next meeting will be on Wednesday January 9, 2019