

MINUTES OF MONTHLY MEETING HELD WEDNESDAY, NOVEMBER 14, 2018

<u>PRESENT</u>	John Sprackling	President
	Bob Reid	Chairman
	Roger Allen	Vice Chairman
	Carol Parkin	Secretary/Minutes Secretary
	Dugald Eadie	Planning Officer
	Mike Parkin	Membership Secretary
	Cllr May Haines	Ward Councillor

Approximately 36 members and wardens

The Chairman welcomed those present.

- 1. APOLOGIES** Apologies were received from Cllr. Mohan Iyengar, Pauline Blake, Dawn Goodson, Darrell West, Tracy Holmes, Helle May, Punita Hossain, Monica Alexander, John and Paddy Clement, Tony Beale.

2. MINUTES OF MEETING HELD OCTOBER 10, 2018

These minutes were published on the website, Pines and Chines, on the Committee page.

There are two small amendments: Julie Reid's name was spelled incorrectly in 'Apologies'.

Adrian Wardlow pointed out that there were 7 flats and not 6 in 2 Wilderton Road. This is under Planning Applications.

As there were no other matters pertaining to the minutes, they were accepted as a correct record.

3. MATTERS ARISING FROM THE MINUTES.

BR and JS had attended the Beach Hut Association meeting where one of the discussions was pertaining to cyclists either cycling too fast or cycling during July and August when it is not permitted on the promenade. Speed cameras have now been installed on the Bournemouth section of the promenade. The beach staff do stop cyclists when they are not supposed to be cycling, but unfortunately have no authority.

Tackling Loneliness.

BR, CP and Keith Saunders attended a further meeting on the above subject, organised by the Well-being Collaborative, in association with Poole Council for Voluntary Service. Canford Cliffs has been identified as an area where there is more likelihood of people who are lonely or isolated, for a variety of reasons. One of the presentations was by Clive Hunt of Poole Hospital. He has organised a scheme whereby all bereaved relatives

of a person who has died in Poole Hospital can have Bereavement Support free of charge.

There was discussion on how to communicate to people the various activities in Canford Cliffs at the Canford Cliffs Village Hall, the Poole Healthy Walks etc.

Leaflets on these various activities were available at our meeting.

4. BEACH ROAD CAR PARK

Graham Jones reported that the Lands Tribunal had written to the group of objectors informing them that Poole Council had withdrawn their application and put its plans for redevelopment of Beach Road Car Park on hold for the time being, and that objectors could now apply for their costs in objecting. Graham Jones has volunteered to include the costs the Association incurred in their initial efforts to help the objectors in his own costs. The Chairman agreed that the costs incurred by the Assn. would be given to Graham.

JS said that the Association had heard nothing from either the Council or our Ward Councillors on the Council's decision to withdraw their application to develop the Beach Road Car Park.

The funding for the Town Centre North development partner procurement was relying, in part, on the proceeds from the sale of the Beach Road car park (Part). As this featured under Agenda item 8 at the BCP (Bournemouth, Christchurch & Poole) Shadow Executive meeting on 17 October 2018, JS said that he proposed to put a question to the next BCP Executive Committee meeting in December to ask how this shortfall will be met.

5. SPEEDING

There is a speeding issue along Western Road in the area of All Saints Church. This is undesirable due the amount of activity at the Church, i.e. a nursery is held daily at the Church and this, of course, means a lot of movement by young children, and various activities are held at the Church daily. It is hoped to re-establish the Speed Watch Group of the Association and this area will receive attention. Helen Schuster-Bruce is exploring the idea of a 20-mph speed limit near the Western Road/ Leicester Road/Belgrave Road/Dover Road junction. Cllr. MH says that this is on the list at the Council but is not assessed as high priority. She went on to say that she will find out exactly where on the list it is, and residents can petition to have this item moved higher up the list.

6. PLANNING APPLICATIONS

APPEALS

9 Martello Road South

On 17 October 2018, the application 17/01070 for three houses on this site was **dismissed** on appeal. The current status of this site is that permission remains for two houses, but there is also an application for a block of 8 flats (see list below)

DECISIONS

APP/18/01103/F 22/08/2018

56 The Avenue - The existing large bungalow on this site is clearly waiting to be replaced. Unfortunately, the proposal is to build a block of 9 flats with basement parking.

Approved 8/11/2018

The Planning Officer did not accept the arguments against building more flats in this area, and even said the extra housing would be a benefit. He did point out that one large building on this site was better than splitting it into three plots, as previously proposed.

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

38A The Avenue - This application to build a block of 12 flats behind "The Pines" was originally recommended for refusal, but the Planning Committee overruled that on 18 May 2018 (as usual, the reasons are not clear).

Approved 30/10/2018

As instructed by the Planning Committee, the application has now been formally approved.

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.**

Approved 25/10/2018

Despite all the objections, the Planning Officer and the Committee accepted this proposal. It was stated that the extra floor would not impact neighbours, and it was also mentioned that this plot is well away from the Conservation Area and would provide extra accommodation for elderly residents.

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/18/01273/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 30 objections, including BPCRA.** 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.

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. **An objection has been made by BPC CRA.**

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/18/00739/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.** Objections have continued to flow from neighbours, including those in Dover Road, which would be overlooked by the new flats. The Planning Committee is reviewing this application on 15 November 18, and it has been recommended for refusal by the Case Officer.

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.

The Council is trying to protect the Conservation Area and where applicable have refused planning applications. However, quite a number of these are overturned on Appeal by the Inspectorate from Bristol.

In other instances, although the applications are breaching the rules of the Conservation Area, the Planning Officer recommends refusal, the application is red carded and therefore, goes to the Planning Committee who then accept the application.

JS said that there is a definite need to review the Conservation Area.

The Chairman pointed out that developers must pay CIL (Community Infrastructure Levy) on any development, and that this may have an influence on refusing or accepting planning applications.

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

This money is ring fenced, in as much as it is only used for projects in the area. For instance, the Canford Cliffs Forum have been allocated a sum from CIL money when they applied for the second time for money to enhance the appearance of Haven Road, through Canford Cliffs village. JS said that about £10m of CIL money went towards paying for the Twin Sails Bridge.

In reply to a query from Chris Stracey, Cllr MH explained that the flats being built at Hamworthy do not have to have the recommended one and a half parking spaces per flat, as it is easily accessible to public transport.

7. ACCOUNTS TO DATE

There is currently a balance of £33,882 in the account.

It is proposed that £750 be donated towards the putting up of Christmas lights in Canford Cliffs village. The cost of this is around £6500. After discussion it was agreed that the Association donate this sum to the Canford Cliffs Land Society who fund this. The cost of the latest edition of Pines and Chines was £3,874 and £3,800 has been received from advertising. Members were reminded that there is no charge for small articles of local clubs etc.

£671 was used for the Pinecliff Sunken Garden. This was for plants and equipment.

There will be a get together lunch for the volunteers on November 15. One of the volunteer gardeners is a young student and it was proposed that the Association fund her lunch. There was no objection to this.

RA pointed out that the Council have been extremely supportive of this project. They are renewing the gravel paths amongst other things.

8. ANY OTHER BUSINESS

Tesco Express, 31- 37 Haven Road – An e-mail has been received from Customer Services at Tesco and they say that now they have permission for an ATM to be installed, the latest projected date for the opening of their new store on Haven Road is March 2019. Although it also points out that this date may change.

3, Brudenell Road (Major Outline planning application for Erection of a block of 6 apartments and terrace of 3 townhouses with associated access and parking) - DE reported on a planning Application he had not yet studied. It is for 3, Brudenell Road, and the application is for the demolition of a large house, to be replaced by a block of flats and two houses.

Rough sleepers in Pine Drive – Cllr MH will follow up with Cllr Iyengar the situation of the rough sleepers in Pine Drive.

PINES AND CHINES
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The issue is who owns the road, and this is not clear. BR will try to establish this. Cllr Haines said that the problem with rough sleepers is an ongoing problem. She arranges for them to be moved on then after a time they return. This problem will be an Agenda item at our next meeting.

Boundary changes – Cllr. MH reported that the north side of Lindsay Road is to remain in Canford Cliffs Ward.

Christmas Lights in Canford Cliffs Village - Switching on of the lights will take place at 5.00pm on Friday, November 30 in the Mazda garage.

The meeting closed at 9.00pm.

The next meeting will be on Wednesday December 12.
Mulled wine and mince pies will be served.