

MINUTES OF MONTHLY MEETING HELD WEDNESDAY, FEBRUARY 13, 2019

<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. Mohan Iyengar Ward Councillor
And Approximately 48 members and wardens

1. The Chairman welcomed those present including our Ward Councillor Mohan Iyengar and Ken Sanson, former Chairman of the Sandbanks Association, which has now been succeeded by the Sandbanks Community Group.

2. **APOLOGIES** Apologies were received from Cllr. May Haines, Jackie Heap, Vicky Moss, Paul Lucas, Chris Stracey, Elizabeth Kilvington, Dawn Goodson, Paul Fearnley and John Gunton.

3. MINUTES OF MEETING HELD JANUARY 9, 2019

These were accepted as a correct record.

4. MATTERS ARISING FROM THE MINUTES.

Any matters arising from the minutes will be covered in the Agenda.

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

JS reported that the Home Secretary announced plans on 06 February 2019 to give police tough new powers to crackdown on illegal traveller sites but the new laws will not cover rough sleepers.

Karol Gorny asked if there actually been a problem with the rough sleepers. There has not but both DE and Roy Pointer feel that it is unacceptable, and those living nearby find it intimidating, especially when walking their dogs in the evening.

Cllr. MI requested that this item be kept live on the Agenda.

5. SPEEDING

Roy Pointer commented that there had been an accident that morning near Western Road and its junction with Leicester Road, requiring hospitalisation.

The Association holds the necessary equipment for a Speed Watch Team and volunteers are needed to resurrect this group.

Volunteers will be given training by the Police. Four people are needed at any one time and this requires at least six volunteers. Ideally there should be a group of more, giving the volunteers less occasions when they are needed. Each group will be accompanied by a representative from the police.

4. BEACH ROAD CAR PARK

There is nothing to add to last month's report.

JS reported that the next Cabinet meeting is fixed for 12 March 2019 and Members are due to receive an update report on "*progress with the Heart of Poole (formerly Town Centre North scheme and seek Cabinet approval for a revised procurement strategy.*"

In a Cabinet report dated 17 April 2018, the Strategic Director (Place) had previously asked the Council to approve that "*the development value or receipt from Constitution Hill and **Beach Road Car park (part)** are ring-fenced to Town Centre North to help fund the public uses and supporting infrastructure.*"

5. PLANNING REPORT

Before presenting the Planning Report, Dugald Eadie commented on a matter of concern which was raised at the Community Working Group meeting he had attended on 06 February 2019. Regarding the merger of the three Councils, Bournemouth, Christchurch & Poole, each Council has a different system for Planning. This has yet to be rationalised.

He then presented the latest planning List from Poole Council to the meeting.

Planning List 13 February 2019

APPEALS

14 Links Road – On 15 January 2019 the applications 18/00161 and 18/00802 were **dismissed** on appeal. These were two attempts to build a detached house in the back garden (4 and 5 bedrooms). The main factor which the Inspector mentioned was the impact on protected trees, as the proposed house was very close to the edges of the garden.

109 Lilliput Road – On 7 February 2019, the application 17/01069 to build a block of 3 flats was **dismissed** on appeal. However, there is already an approved application (18/00354) for a block of 2 flats. The Inspector's main reason for dismissal was concerns about the impact on nearby European Nature Conservation Sites, as opposed to the reasons for the original refusal by Poole Planning. This did not make much sense

DECISIONS

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ROBERT REID

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. **Refused 21/01/2019**

The Planning Committee refused this by a large majority. The Case Officer report lists a number of issues, many of which were raised by local objectors (including BPC CRA). An important point was that this was an original building in the Conservation Area. Nevertheless, the future of this property is still in doubt, and no doubt we will hear more about that.

APPLICATIONS

APP/19/00009/P

11/01/2019

4 Western Road – Demolish existing bungalow and replace with a 4 storey block of 6 flats. This proposal is very complicated, as the existing bungalow has two “rights of way” along the edges of the site, to allow residents in the flats behind to walk to the bus stop, the village and the library. There is also a high density of trees, to the extent that most people passing the site would not even notice the bungalow.

The neighbours are finding it difficult to cope with the proposal, as there is quite a lot of legal history in relation to the original development of the flats. There was even a special road to avoid too much traffic having to enter Western Road. A BPC CRA objection has been lodged.

APP/18/01616/P

08/01/2019

18,18a,20,20a,20b Balcombe Road. - Demolish the 5 brand new houses and replace with a block of 30 flats. This is one of the most ridiculous applications that I have ever seen, and it has been strongly criticised by lots of neighbours (and by BPC CRA). There has also been press coverage in the Bournemouth Echo. Apparently the developer has been unable to sell the five houses, which presumably means they are too expensive, given the density of the site and the awkward location.

APP/18/01671/P

08/01/2019

19 Wilderton Road – Demolish bungalow and build a block of 6 flats. Although a previous version of this was refused, the planning consultants are using the argument that the new Poole Local Plan has more relaxed rules. This is ignoring the fact that the site is still in the Conservation Area, and also the rules about development of flats are still quite firm.

APP/18/01525/F

17/12/2018

18, 18a, 20, 20a and 20b Balcombe Road (Demolition of existing houses and erection of flatted development of 30 flats with associated access and parking)

DE reported that there has been a lot of objection to this application. Points raised by members at the meeting were:

- Has the ecological effect been considered?
- The unsuitability of the site
- Safety
- Parking problems
- Flooding problems
- The suggestion that the developer was trying to get some of his money back as the existing five houses have not sold.
- This is too large a building for the size of the plot compared to adjacent blocks of flats.
- Carol Deas cited an almost identical application some time back which was wrongly approved by the Council.

Objectors were advised to write separate objections in their own words, and to stick to planning issues. It was thought by a member that the Council did not take notice of objections raised by residents. DE and Roy Pointer refuted this.

The objectors felt that they should employ the services of a professional to speak for them at a meeting of the planning committee. DE pointed out that the application may not get as far as a Planning Committee, as it may just be refused by the Planning Officer.

The resolution of this application is likely to take some time, If the Application is refused by the officer, it may be referred to the Planning Committee. If the Planning Committee uphold the officer's decision, the applicant may decide to appeal the decision to the Planning Inspectorate at Bristol. There is no limit to the number of applications, each slightly different, that may be submitted. Cllr MI pointed out that this was the law of the land.

Cllr. MI encouraged objectors to remain optimistic.

6. ACCOUNTS TO DATE

The Association remains in a good financial position. Last month there was £33,360 in the account, this month the amount is £33,833. A profit has been made on the production of the Magazine, thanks to the efforts of the Editor, John Gunton, and the Advertising Manager, Roger Allen.

The Hon. Treasurer, Paul Fearnley now has an Assistant Treasurer, Jackie Heap.

7. ANY OTHER BUSINESS

Pinecliffe Garden - The Chairman thanked Richard Philips, Friends of Canford Cliffs Library, for his help in storing the garden tools used at Pinecliffe Garden. Roger Allen who looks after this garden for the Association, with the help of a band of volunteers, reported that the Council now do some work at the garden; the hedges have been cut and new gravel paths are being laid. The Association has provided trees and plants, and all the benches have been renovated by one of the volunteers.

Executive Committee = RA then appealed to any person who felt that he or she could join the Committee to contact him or any other committee member.

Canford Cliffs Forum – The Chairman reported that the Canford Cliffs Forum (made up of Traders in Canford Cliffs and our Association, represented by Carol Parkin) has been awarded £49,950 from CIL (Community Infrastructure Levy) money to go towards improving the look of Haven Road.

Tesco Express, 31- 37 Haven Road – In answer to a question about TESCO in Canford Cliffs Village, Cllr. MI said that TESCO had not said 'No' yet, and he remains hopeful.

Bournemouth, Christchurch & Poole Council & Mayoral functions - JS informed members that the mayoral functions in Poole and Bournemouth will be delivered by Chartered Trustees from 01 April 2019 but the Chartered Trustees will not issue a precept until 2020/21.

In the meantime, the new BCP Council has set aside just over £250,000 for this purpose in 2019/20 is £258,000 based on the costs incurred in supporting the Bournemouth and Poole mayoral functions in 2018/19.

JS commented that he thought that £258,000 was on the high side and wondered what other members felt.

Cllr MI responded by encouraging the Association not to be selective in the way they present any questions on such issues. It is not yet clear what the £250,000 is for, so, not sensible to turn it down outright even if it is thought to be too high.

Local elections in May 2019 – JS said that, at the last meeting, he had suggested that the Association might invite prospective candidates for the local election to one of its forthcoming meetings. This has since proved impractical to organise as the deadline for the delivery of nomination papers is 4pm on Wednesday 03 April 2019 and the Association does not, normally, meet in April.

Neighbourhood Watch signs – Roy Pointer reported that when the Council replaced all the lamp posts, some of the Neighbourhood Watch signs were lost, and he asks that if anyone sees a new lamp post without a sign whereas there was one previously to please inform Neighbourhood Watch. Each lamp post has a number for identification.

The meeting closed at 9.10pm.

Next meeting of the association will be held on March 13, 2019.