

SUMMER 2019



PINES AND CHINES

The magazine of the Branksome Park & Canford Cliffs Residents' Association

AGM
MEETING
11 MAY

10.30am CANFORD
CLIFFS VILLAGE
HALL



Visit the Association's website www.pinesandchines.co.uk



K9 SECURITY (GUARDING) LTD



FOR ALL YOUR SECURITY REQUIREMENTS

SECURITY SPECIALISTS & CONSULTANTS

KEY HOLDING - HOME WATCH SERVICE - MOBILE PATROLS - STATIC GUARDS

K9 Security (Guarding) Ltd is an independent Poole based provider of key holding, alarm response, bespoke home watch and security services.

Alarm Response & Key Holding

As a professional security company we can respond to all your intruder and fire alarm activations and non-emergency requirements. On call 24/7 to respond to alarm activations from as little as £1.15 + Vat per day. No more worrying about who you are going to get to respond to your alarm if you are away.



Home Watch Service

In conjunction with our successful key holding and alarm response service our Home Watch Service is a totally bespoke security & property service for property owners whilst you are home or away. 100% tailored to your needs. From property checks, taking deliveries to boiler checks in the winter.



FOR ALL YOUR SECURITY REQUIREMENTS

WWW.K9SECURITYGUARDING.COM

PHONE: 01202 740185

EMAIL: EMAIL@K9SECURITYGUARDING.COM

Reputable local company with over 30 years experience in the security industry.

Welcome

Summer is nearly here, the days are getting longer and my thoughts turn to grass (the legal kind). We still have bald patches on our recently laid turf and are waiting anxiously to see if the lawn will self repair.

I bought a rocking chair at a local auction and one of life's pleasures is sitting in the chair and watching my wife mow the lawn. It is also amazing how much more you appreciate a garden as you grow older. As a youngster I found going to a garden centre with my parents one of those trials to be borne now I look forward to it and that is not only because they all have coffee shops these days.

I do hope you enjoy the magazine and many thanks to all the contributors. David Reeves amuses us with another article and Roy Pointer brings us up to date on the Beach Road car park saga. Roy is also asking people to come to the AGM to give their views on what should happen to the car park so your association can reflect your views.

I would also like to thank Vicky Moss who has submitted an interesting article on private and unregistered land. She is also part of a group that are very keen to ensure that our area has a park like feel about it with more consideration given to pedestrians and cyclists.



I bought a rocking chair at a local auction and one of life's pleasures is sitting in the chair and watching my wife mow the lawn

Good luck with the campaign, Vicky and I know you would be interested to hear from people who share your concerns.

Have a great summer everyone and, for the sake of our lawn, I do hope we have a bit more rain this year.

John Gunton

Contents

Chairman's Report	4-5
Planning Report	6-8
AGM Minutes	10-12
Treasurer's Report	13
Beach Road Car Park	16-17
Pinecliff Gardens	18
BCP Council	20
From the Members	22
Dead or Dangerous	28
Private Roads & Unregistered Land	30
Canford Cliffs Land Society	32
What you can do to benefit your area	34
Family Disputes & Wills	38
Your favourite page	40
Always look on the funny side of life	40
Wardens	44-45
Councillors	46

Design & Print:
Shadow Design Bournemouth
www.shadowdesignbournemouth.co.uk
Photos: Courtesy of Zofia Allen

Copyright ©2019 by BPPCRA
All rights reserved. This magazine or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the editor.



Executive Committee

President: John Sprackling
23 Lindsay Road, Poole BH13 6AN
T: 01202 751553
E: johnsprackling@gmail.com

Chairman: Bob Reid
Flat 46 The Oasis, 45 Lindsay Road,
Poole, BH13 6AP
T: 01202 761380
M: 07531 357938
E: bob.reid.bpcra@gmail.com

Vice Chairman: Roger Allen
23 The Oasis, 45 Lindsay Road,
Branksome Park, Poole BH13 6AP
T: 01202 760915
M: 07718 635949
E: waterfallallen@gmail.com

Treasurer: Paul Fearnley
102 Canford Cliffs Road,
Poole BH13 7AE
T: 01202 707128
E: pauldfearnley@gmail.com

Membership Secretary: Mike Parkin
10 Moorfields Road, Canford Cliffs,
Poole, BH13 7HA
T: 01202 706591
E: parkinmt@yahoo.com

Planning Officer Dugald Eadie
6 Ettrick Road,
Poole, BH13 6LG
T: 01202 761353
E: planning.bpcra@gmail.com

Secretary/Minutes Secretary: Carol Parkin
10 Moorfields Road, Canford Cliffs,
Poole, BH13 7HA
T: 01202 706591
E: carolparkin.bpcra@gmail.com

Magazine Editor: John Gunton
36 Links Road, Lower Parkstone
Poole BH14 9QS
T: 01202 701626
E: jngunton@tiscali.co.uk

Magazine Advertising: Roger Allen
23 The Oasis, 45 Lindsay Road,
Branksome Park, Poole BH13 6AP
T: 01202 760915
M: 07718 635949
E: waterfallallen@gmail.com

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

Looking forward to the Summer Edition of "Pines and Chines" magazine here is my report on how the last six months have been for the residents of Branksome Park and Canford Cliffs, according to the Residents' Association.



What have the main issues been for the residents? Well, it seems that the main concerns are mostly about new buildings, but there have been other matters of concern which are raised at our monthly meetings at St. Aldhels Church Committee Room.

In the last report I said the people living on the North Side of Lindsay Road were waiting to hear the result of their appeal against the redrawing of the boundary from Poole Road to Lindsay Road. This would have split Lindsay Road down the middle moving the North Side out of Canford Cliffs' ward.

Fortunately, with many residents

writing to the Boundaries Commission asking for Lindsay Road to remain in Canford Cliffs Ward, and with the support of May Haines and Mohan Iyengar, our ward councillors, the Commission decided not to change the boundary, and subsequently, the Commission made different arrangements.

Apart from other planning issues, the hot topics have been Speeding and Rough Sleepers in vehicles on unregistered land.

Canford Cliffs Road has always had speeding vehicles, being wide and straight. The concern is more about Western Road,

especially in the area of All Saints Church where there is a daily nursery with mothers and children crossing the road. Also, where the footpaths cross over is particularly dangerous.

The Residents' Association has a speed monitoring kit which has not been used regularly for some time, as a result there have been discussion about reinstating its use. For this we need a relatively large team of volunteers trained to use it. On any one occasion there is a minimum requirement of three volunteers needed along with a police constable. However, if only one group of three or four volunteers is available, they will soon be overworked, and may not wish to continue.

So, we need several teams of volunteers to form a sensible rota. To make this happen we have contacted Sandbanks' Association (who have similar concerns about speeding) and are liaising with Neighbourhood Watch and are beginning to get a team together. Roy Pointer is our main link with N.W. and is helping to co-ordinate the efforts. Other methods of calming the traffic have been discussed including 20 mph speed limits and more frequent use of the electronic vehicle activated speed signs. This item is still very much on our agenda and if you wish to help please get in touch.

Another issue recurring from time to time, is the incidence of rough sleepers in various vehicles who park in private roads and other unadopted roads and paths. These can be a concern for residents and can make pedestrians and dog walkers feel concerned about using some roads and footpaths. There

is no complete solution to this and moving those "homeless" people on, can just move the problem from one area to another. This is an ongoing topic which is often discussed and has no easy solution.

Dugald Eadie, our Planning Officer, will write about the planning issues he has dealt with, in his article, but I must mention one recent case which stands out as so outrageous that over 35 people turned up to discuss it in February. The plan is to demolish five virtually brand-new houses, which have not sold, and build a block of flats on the site!

Our AGM is on Saturday 11th May, slightly later this year as the Canford Cliffs' hall was heavily booked and Easter intervened. By my calculations, this year is the 60th AGM of the Residents Association, so I am sure my wife, Julie will mark it with some special refreshments to follow, perhaps a bit of sparkling? Hope to see you all there.

I must thank all the committee for all the help and support this year. Our Ward Councillors have continued to attend our meetings when they can and their presence is invaluable for reference, information and taking our views back to the Council on our behalf. We are currently looking to co-opt more people onto the team so that we can carry on if anyone wishes to stand down. I am pleased to say that Jackie Heap has already agreed to help Paul Fearnley, our Treasurer, with our accounts.

Our team of volunteer gardeners, led by Roger Allen, continue to maintain and improve Pinecliff Sunken Gardens every Thursday.

The Council have been very supportive of our efforts in the garden and the Friends of Canford Cliffs Library co-operate in sharing the tool storage area. Recently we have just shared the cost of a new, improved metal shed.

It is at this point I must announce that I intend to stand down this year. I have developed many commitments since moving to Poole and am not getting any younger. I hope that by the time of the AGM we will have someone in place to take over. It has been an interesting three years and I think the Residents' Association is currently very positive and active. The Magazine, Pines and Chines, is now in glorious colour and covers the cost of printing through advertising revenue. We have a professional website, pinesandchines.co.uk, and have our own page on Facebook, and a members' only closed group as well. Last year we updated our rules and had them ratified at the AGM. We are registered with the National Organisation of Residents' Associations and the Information Commissioners' Office and are members of the Campaign to Protect Rural England. We now use Mailchimp for our bulk emailing, essential for communicating with members.

I believe the Residents' Association will have an important role in keeping the identity of Branksome Park and Canford Cliffs safe in the future development with the new council Bournemouth, Christchurch and Poole, (BCP), and I will continue to support the RA in any way I can.

Bob Reid
Chairman

Planning Report

Since my last report in September 2018, the pressure on our area has increased, in the sense that there are several controversial proposals to build large blocks of flats on sites occupied by single residences.

In several cases, there have been large groups of protesters who are residents in neighbouring blocks of flats. As I have noted previously, the older blocks of flats often have a substantial amount of land for gardens, garaging and parking. The new proposals tend to have basement parking, and buildings that reach as far as possible to the edges of the plot.

It is clear to me that there are financial issues due to the current state of the property market, particularly the impact of the stamp duty increases on transactions in the "middle to upper range". Existing owners of older houses can face problems with upkeep, and often find it difficult to sell them – these properties then become targets for developers to replace them with blocks of flats. We may have to accept this, but we must continue to try to avoid excessive density and inadequate parking arrangements.

SIGNIFICANT DECISIONS

56 The Avenue. APP/18/01103/F

The existing bungalow on this site is effectively derelict, and there have been a number of proposals to re-develop the site. The Case Officer approved the proposal for a block of 9 flats, and argued that this was better than splitting the plot into smaller sites. As usual, the main issue seems to be the impact on traffic at a rather difficult position on The Avenue, where cars tend to

accelerate up the hill. Obviously the immediate neighbours, all in single houses, are not happy with this result. Neighbours across the road, in blocks of flats, were also concerned about the traffic impact and the loss of privacy.

43 Western Road.

APP/18/01103/F

This revised application for three blocks of flats, slightly smaller than the previous one, was refused by the Planning Committee in November 2018. It was noted that this was not an appropriate site for blocks of flats, and also that this is in the Conservation Area. This decision was a relief for neighbours, particularly those in Dover Road. However, the future of the property is still not certain.

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

In January 2019 the Planning Committee rejected this proposal to replace the existing Edwardian building with a block of 25 flats. Once more, this was a relief for the immediate neighbours and for our Association, but the future of the house is still very uncertain.

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. The good news is that the Planning Committee, in March 2019, has instructed the Planning Department to refuse this application.

However, the developers have now submitted a new application, 19/00214/F, to build two semi-detached and one detached house on the site.

ISSUES STILL OUTSTANDING

6 Burton Road. APP18/01273/P

This is an outline application to demolish the existing bungalow and erect a block of 12 flats. This site is on the edge of the Conservation Area, and next to a listed building. The proposed building would have a particularly damaging impact on properties in Dover Road, and the parking and traffic issues are a major concern.

4 Western Road.

APP/19/00009/P

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

Alexandra House



Registered Charity
No. 1014697

A welcoming care home
in the heart of Parkstone



A homely and safe place to live

In the heart of Parkstone, the newly rebuilt Alexandra House is a warm and comfortable home, offering residential and dementia care in a peaceful setting and at a reasonable cost.

Full ensuite bedrooms and a range of light, spacious, air-conditioned communal areas at Alexandra House offer an environment where everyone can feel at home. Our residents can be safe in the knowledge that someone is responsible for their well-being and care at all times, whilst relaxing and enjoying their surroundings with family and friends.



We are now open and welcoming residents

– for enquiries please call 01202 747001
or visit www.care-south.co.uk

Alexandra Road | Parkstone | Poole | Dorset | BH14 9EW

CARE SOUTH IS A LEADING PROVIDER OF RESIDENTIAL AND HOME CARE ACROSS DORSET

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.

18, 18a, 20, 20a, 20b Balcombe Road. APP/18/01616/P

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 BPCRA). 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.

19 Wilderton Road. APP/18/01671/P

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.

OTHER PLANNING APPLICATIONS

This magazine report has concentrated on the most controversial issues. It is worth noting that there are also quite a few perfectly reasonable applications, including improvements to houses and also sensible replacements. The Planning Department has also

The pressure on our area has increased, in the sense that there are several controversial proposals to build large blocks of flats on sites occupied by single residences.

rejected some awkward "site-splitting" proposals. There are of course a number of cases where neighbours are upset about proposals that have been accepted – this is disappointing, but difficult to avoid!

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

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. As existing members your support would be much appreciated in increasing the Association's membership. Please do not hesitate to contact me should you wish to have further information.

Mike Parkin
parkinmt@yahoo.com
01202 706591
07952 555206

Membership Report

Although we have around 2,500 members there are just as many unrecruited in our catchment area. I would like to ask recipients of this magazine to speak to their neighbours to confirm whether the neighbour is presently a member and, if not, ask them if they would consider joining. NB. If you are in a flat and you are a member the chances are the whole block has already joined.

Our main selling points relate to successes to date which cover issues like planning objections (see Planning Report in this magazine), speeding controls, road repairs, party houses and travellers.

Members also receive two magazines a year— our Summer and Winter editions.

The overall 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



Bourne Estates Ltd

**Your Local Residential
Block Management Specialists**



www.bourneestatesltd.co.uk

Tel 01202 784280 Fax 01202 540981

Email info@bourneestatesltd.co.uk

**Unit 4, Branksome Business Park,
Bourne Valley Road, Poole BH12 1DW**

Minutes of the Annual General Meeting

Held Saturday March 28, 2018

PRESENT

Bob Reid (BR) Chairman
Roger Allen (RA) Vice Chairman/

Carol Parkin (CP) Magazine
Advertising
Manager
Secretary/

Mike Parkin (MP) Minutes
Secretary
Membership
Secretary

John Gunton (JG) Magazine Editor

Dugald Eadie (DE) Planning Officer

Paul Fearnley (PF) Treasurer

Cllr. Mohan Iyengar (MI)

Cllr. May Haines (MH)

Approximately 100 members and
wardens

The President welcomed those present, including our Councillors, Cllr. May Haines and Cllr. Mohan Iyengar. He gave a special welcome to our MP, Sir Robert Syms saying that as he had to leave immediately the meeting finished, he would like to say a few words now.

Sir Robert began saying it was very nice to see so many people in attendance. He went on to say that all is well in Parliament as far as Brexit is concerned.

There is to be a Government consultation on unauthorised encampments, which should help in the case of Poole's unauthorised incursions each summer by travellers.

APOLOGIES

Apologies were received from:

Richard Phillips, Steve and Christine Earthfall, Sarah Holt, Bert Neo, Rev. Charles Boyle, Stan Alfert

MINUTES OF THE 2017 AGM

These were circulated in the Magazine and were also published on the website. There were no comments from the members therefore these minutes were approved.

CHAIRMAN'S REPORT

As the Chairman had already written a report in the magazine he intended to be very brief. Firstly, he thanked members of the Committee and others who have supported him in the last year since the previous AGM.

Roger Allen, has been the Acting Vice Chairman. He is the team leader for our project at Pinecliff Sunken Gardens, and has built up a team of volunteers who maintain this garden. For those interested in gardening, volunteers are always needed.

RA is also the Magazine Advertising Manager and has managed to secure enough advertising for our magazine, Pines and Chines, to cover the printing costs, and the magazine continues to go from strength to strength, due to his and John Gunton's hard work.

John Gunton edits the magazine. Many thanks also to the many Wardens who deliver the thousands of copies of our magazine twice a year.

RA has also taken on the task of

producing a professional website for the Association.

Last year, we lost our President, Terry Stewart who re-located away from the area. We asked John Sprackling, who works tirelessly for the Association and was Chairman for many years, to fill this role.

Paul Fearnley, the Association's Treasurer would like some assistance to take on some of the work of the Treasurer, and to stand in when he is unable. The Association also co-opts members on to the committee, when needed and the Chairman said that would like to thank John Sprackling and Roy Pointer for their work. He asked if anyone feels they could help in some way please contact him.

Last year, our former Planning Officer, Tracey Holmes, decided she would like to stand down, and very kindly agreed to carry on until we found someone to take on this vital role. We were delighted when Dugald Eadie agreed to take this on. Many thanks for the sterling work he has been doing.

Lastly thanks to our Ward Councillors who regularly attend our meetings and keep us informed of Council activities – Cllr. May Haines and Cllr. Mohan Iyengar.

Amongst the many subjects we discussed last year, was the Beach Road Car park. Unfortunately the Council still plan to remove covenants on the land and develop part of the car park. The Council do not plan to

protect the car park from traveller invasions in the same way they have several other car parks. Plans are going ahead for the proposed merger between Poole, Bournemouth and Christchurch.

The Association supports the group, the Canford Cliffs Forum (CC). This group is made up of local residents and traders. CC is putting in a bid for CIL (Community Infrastructure Levy) funds to improve the appearance of Canford Cliffs Village.

Thanks finally to my wife, Julie who provides refreshments at our monthly meetings and has organised refreshments for after the meeting, for which we hope you will stay and enjoy.

TREASURER'S REPORT

The Treasurer opened by saying that, once again, the Association is in a remarkably healthy financial situation. The Accounts had been distributed for all to see at the meeting. He went on to summarise them briefly. A surplus of around £2000 was made as opposed to a deficit last year. The main reason for this is that the excellent quality of the magazine has generated a lot of advertising and the magazine is now self-supporting instead of having to be subsidised as in previous years. Our subscription income is less than previously and we are presently looking at ways to introduce new members to the Association. PF went on to say that he was anxious to have some help as he also manages the data base, and he appealed for anyone used to this kind of work contact him with a view to taking on some of the work.

APPOINTMENT OF SCHOFIELDS

The Accounts are produced by Schofields (Chartered Accountants) and the Treasurer would like a proposal that we use Schofields again in 2018. This was proposed and seconded. The proposal was then carried.

ELECTION OF OFFICERS FOR THE COMMITTEE

As mentioned previously, it had been proposed that John Sprackling take over as President of the Association. The Chairman asked for a show of hands to support this. It was carried unanimously.

The Chairman then invited JS to take over the election of Committee members.

Bob Reid had agreed to stand as Chairman for a further year and John went on to say that the Association had gone from strength to strength. The Association now had a good new website for instance. JS asked if there were other nominations for Chairman. There were not, therefore Bob Reid was voted as Chairman for the coming year.

BR said that as there had been no nominations in writing for the committee, no nominations at the meeting and current members agreed to stand again for a further year, he asked for a proposal and seconder for the block voting for the rest of the committee. This was proposed by Hazel Clifton, seconded by Julie Reid and carried unanimously.

Last year, because of the Association needing legal advice, the Committee decided that there should be a new post on the Committee; that of Hon. Solicitor. This role is being held by Andrew Carswell, who was introduced by BR. The new post was duly voted for and carried.

ACCEPTANCE OF THE NEW RULES OF THE ASSOCIATION

The new rules of the Association had been publicised before the meeting and distributed at the meeting to give the chance for them to be read and any questions raised at the meeting. John Gunton gave a short explanation of why the Association rules had been updated. Firstly, they were no longer a true reflection of the work

of the Association. The name of the Association was too vague, as it used to be 'Branscombe Park, Canford Cliffs and District Residents Association'. It was thought that this was too vague and the 'and District' was dropped.

It was decided that the wording 'positive statements' ought to be included as we did not wish the Association to be thought of as a body that just objected to everything. Our monthly meetings are open to all, not just wardens of the Association. This had been made clear. Controls have been put in place as to how the Association funds can be spent. We do have data protection and safeguarding. The old rules were nine pages long, written in legalese. This has been reduced to four pages.

Karl Gorey commented that he thought the old rules needed updating as JG had said, but he asks how many people had actually read the new rules prior to the meeting, and he felt they should be more widely circulated. His question is regarding finance. He says that the old rules gave the Executive powers to spend up to £500. The new rules state that the Executive can authorise a sum of £3,200, based on a percentage of what the Association has. He feels that this is too big a jump, the amount that a meeting of members can authorise, £6400, is also too large and suggests that actual amounts are used instead of a percentage. PF answered by saying that a percentage was deliberately chosen, in order that inflation did not become a factor. KG still feels this is too large even when inflation is taken into account.

Dugald Eadie said that this was his suggestion to avoid having to change the rules every few years, and he feels that members should put their trust in the committee. Roy Pointer then commented that he too trusts the Committee and also appreciates the work that they do.

Alan Benthall then posed the question 'no where does it state what the role of the President is and he feels this ought to be included. JG replied that he would rather not put this into the rules, and there is every opportunity to question this at the Association's monthly meetings.

The Chairman then asked for a proposer and seconder that these new rules be adopted. This was proposed by Alan Clifton and seconded by Chris Stracey. There were 90 votes plus the Committee that the rules be accepted and 1 vote against. There were no abstentions.

ANY OTHER BUSINESS

There being no further business, the Chairman handed over to Roger Allen, Vice Chairman.

PLANS FOR POOLE TOWN CENTRE

The Vice Chairman introduced Jonathan Sibbert (JS) from Sibbett Gregory, and Justin Huntley Appleton (JHA) Poole BID (Business Improvement District) Chairman to inform the meeting of the plans for the centre of Poole, with the intention of increasing the footfall.

Initial projects include:

- Large Screen which will detail upcoming events in the town, information on the layout of the town so that visitors can easily find their way to the harbour for instance, maybe cartoons for children when appropriate.
- Planters
- Bunting
- Information Points
- CCTV cameras

JS went on to inform the meeting of the plans for the Dolphin Centre which is currently owned by Legal and General. His presentation was enhanced with visuals of how the Dolphin Centre is expected to look.

- Internal refurbishment, giving a new look to the centre.
- 'Re clad' shops, and use vinyl to improve the look of empty shops.
- Cinema run by Empire
- New lettings
- New toilets
- A later plan for a 9 screen cinema with 4 restaurants

This is a five year business plan. He then answered questions from

the meeting. Julie White asked about access to the town, from the West and the North. He answered that they recognised the problems of this but it was largely beyond their control.

Poole Council has plans to improve access from the North. Poole Centre is reasonably well serviced with public transport. There are plans to improve the bus station.

There was a question as to whether the large screen would be overpowering in Falkland Square, and whether it would 'cheapen' the area.

JS replied that he thought not, and that the information it would provide would be extremely useful for visitors to the area.

The Vice Chairman thanked JS and HA for their presentation.

There was a final vote of thanks from the Chairman, and he invited those present to stay to enjoy the refreshments.

The meeting closed at 12.00 noon.



Treasurer's Report

Our financial position remains strong. We made a surplus in 2018 of £1,878, nearly the same as last year despite heavy legal expenses in relation to the taking of advice on the issue of the development of the Beach Road car park and doubling our expenditure to support the Pinecliffe garden. Our subscription income is up on last year and the magazine continues to generate a healthy surplus. Our bank balance has increased to £33,361.

Having been the Treasurer for 10 years, I am delighted that Jackie Heap has agreed to take over this role. Jackie is now assistant Treasurer and the plan is to hand over gradually over the forthcoming months. I am confident that Jackie will fulfil this role expertly. My other role has been to maintain the membership database, which is closely linked to the accounts. I am currently working on transferring this from a relational database to a spreadsheet to make it easier to separate it from the accounts and give us the option of handing over this responsibility to someone else.

Thank you for all the support you have given me over the last decade.

I would like to place on record my grateful thanks to Peter Schofield of Schofield's Chartered Accountants who has so kindly and willingly prepared the final version of the annual accounts without charge. Peter has helped us in this way every year of my treasuryship, and no doubt for several years before that.

Paul Fearnley
Hon Treasurer

Branksome Park, Canford Cliffs & District Residents Association Income and Expenditure Account for the Year Ended 31 December 2018

	2018 £	2017 £
Income		
Subscriptions received during the year	6,306	5,961
Deposit interest	46	4
	6,352	5,965

Expenditure		
Magazine and circular expenses	3,874	3,739
Less advertising revenue	4,550	4,290
(Surplus) deficit	— (676)	— (551)
Committee and secretarial expenses	1,006	425
Committee and association meetings	66	226
Annual general meeting	384	313
CPRE	-	36
Legal and insurance	1,046	850
Website	750	1,257
Gardens	877	448
Sundries	271	302
	4,400	3,857

Donations and subscriptions		
Canford Cliffs Christmas lights	750	750
	4,474	4,056
Excess of income over expenditure	1,878	1,909

Balance sheet at 31 December 2018

Accumulated fund		
At 1 January 2018	31,633	29,724
Excess of income over expenditure	1,878	1,909
At 31 December 2018	33,511	31,633

Represented by:		
Debtor-advertising revenue	150	-

Cash at bank:		
Barclays saver account	22,918	22,871
Barclays current account	3,364	2,374
Santander business account	7,079	6,388
	33,511	31,633

Approved by R.Reid (Chairman) & P.Fearnley (Hon Treasurer)
Date: 5th February 2019

ROGER ALLEN TALKS ABOUT Jazz at the Café

We are fortunate in where we live, so many great qualities. The beaches, the shops, the restaurants and cafes particularly those close to the sea, which brings me to the Jazz Café.



We all know that during the daytime the café is busy even hectic, serving an eclectic mix of people of all ages, some with children, some with dogs. All are made welcome by the very professional and friendly staff led by Kevin the manager.

That's the day time, let's move to Friday evenings because as the name suggests the Jazz Café is a jazz venue. This vibrant engaging café transforms into a cool jazz club, with smart, good looking waiters and waitresses delivering a sophisticated table service of excellent food and wines. And importantly the music isn't just good, it's brilliant.

The gifted Andy Urquart Quartet supports talented and exciting international musicians at the Jazz Café on the last Friday night of

every month. They are the sort of artists that perform at Ronnie Scott's, the 606 Club, in Paris and New York, even Glastonbury would you believe. Check out the Friday Night Series on the Jazz Café web site <http://www.jazzcafesandbanks.co.uk/the-friday-night-series/>

I love the idea of being able to dress up with some panache and with my wife Zofia and friends take a short taxi ride to enjoy the very best top-class jazz. So, if you want some stylish night life and do something exciting then get on down to the Jazz Café and go for it, you will have a night to remember.

I love the idea of being able to dress up with some panache and with my wife Zofia and friends take a short taxi ride to enjoy the very best top-class jazz.



Jazz Café.

SANDBANKS

Family run for over 35 years,
set on Sandbanks beach

Live Jazz Music throughout the
Summer every Friday evening and the
last Friday of every month as part of
the 'Friday Night Series'

The perfect setting for every occasion

Private Hire available for Birthdays
and Weddings

28 Shore Rd, Poole, Dorset BH13 7PJ

01202 708346

www.jazzcafesandbanks.co.uk



Beach Road Car Park Members latest views sought

Members will recall that in the last issue of Pine and Chines, we noted that the Planning Inspector was due to report on the inclusion of a substantial portion of the car park as a site with potential for development.



Although the Association had represented in writing and in person that this should not be allowed, the Inspector did not support our case and the site was duly added to a list of development sites in the Borough. The Poole Local Plan has now been accepted and is the 'bible' governing development in the Borough.

The Plan still requires that any development proposal would need planning permission. In the case of this site, that would have been a decision for Poole Borough Council, but since the new combined Bournemouth, Christchurch and Poole (BCP) Council will come into being on

1 April, any decision will be taken by BCP planners. It remains to be seen how such a decision might go.

Poole Council, having spent over £4,000 on Counsel advocacy, finally withdrew its application to the Upper Tribunal Lands Chamber for the setting aside of the Covenants protecting the car park. This had been the subject of objections from several neighbouring residents and they have claimed for their costs. It is understood that the Council has made an offer in respect of those claims; this is being assessed by the Upper Tribunal in correspondence with claimants.

In April 2018, the Council's Cabinet agreed that the potential capital receipts from the Tranche 2 sites (part of Beach Road Car Park and Constitution Hill Road) disposals would be ring-fenced for the Heart of Poole (formerly the Town Centre North) regeneration scheme. Considering the upheavals recently seen in town centres across the country with major retail store closures such as M&S, House of Fraser and others, it will be interesting to see what appetite there would be from other investors in support of this type of project.

More recently, it was announced at the Cabinet meeting on 13 March 2019 that these sites are

to be subject to further market testing to determine whether they should be included within the Package 1 procurement (New leisure centre, new residential apartments and commercial uses including a new hotel on the existing Seldown Car Park and Dolphin Leisure Centre sites), or disposed of separately. This work has yet to be planned in any detail or to a firm timetable. We await developments.



It has been several years since we sounded out Members' views on the future of the car park. Should it be retained and made more welcoming and protected from unauthorised use with a hardened entrance, could it be used for another public purpose such as a health centre, or should it be sold for development? If it were sold, the sense is that it could support around 60 flat dwellings. There are concerns that there is already a large surplus of this type of accommodation in the Ward and yet more flats do not represent the best use of the site.

What do you think? It is important that the Association understands the current views of its members. Originally, there was overwhelming support for the view that the car park should be better used; is that still the case?

As we said in the last Pines and Chines, at the forthcoming AGM on 11 May we will invite speakers to make the case 'for' and 'against' the retention of the car park. Having heard the speakers we will want to hear your current views following which there will be a vote. In this way we can convey the views of residents to decision makers. If you have strong views, please come and make them known.

Roy Pointer

BLINDS CURTAINS SHUTTERS

perfectly made to measure

BUY WITH CONFIDENCE

TRADING STANDARDS APPROVED

ASHLEY BLINDS & CURTAINS

**LOCAL FAMILY COMPANY
ESTABLISHED 15 YEARS**

Call now to request your no obligation
FREE home appointment
01202 649649
www.AshleyBlindsUK.com

Gardening through the winter into springtime

We all remember last summer, the heatwave, the drought, the warm sea and no doubt the barbecues and a few chilled beers or the odd glass of rose.

The autumn was as always beautiful, I don't have a favourite season, I love them all but if I did it might be the Autumn. The sea is at its warmest and the beaches are a little less crowded. The locals re-emerge in numbers and generally life moves along at more relaxed pace. Our gardening crew relax a bit too.

Notwithstanding before winter came along and after we had planted some 300 bulbs our Council partners delivered two truck loads of mulch. They shovelled the mulch into barrows and piled it up in the two sunken triangular beds. Then Graham, Ian and I led by Val spread the mulch around. Respectively in our 80's, 60's and 70's we knew we had done a day's work. The beds looked superb, the weeds will be kept at bay and we can claim to be still living life to the full and capable of achieving extraordinary things.



In early December before some of us departed for foreign climes we arranged a Christmas lunch at The Cliff. There were about 8 of us including new volunteer Hilary and University student Evelyn. We all paid for our own lunches, but the Association kindly bought some wine and paid for Evelyn's meal. A good time was had by all.

The Association continues to support our garden project financially over and above paying for the insurance policy. We bought bulbs and some new equipment in the form of a hard hat and goggles. You may laugh but have you ever tried to prune big tall Yuccas? Not an easy task. Additionally, we have entered into a joint venture with the Friends of Canford Cliffs Library to fund the purchase of a secure steel shed to be erected on a purpose-built concrete base. Dear Richard

Phillips, the Chair of the Friends, a man with boundless energy and enthusiasm has led on this project. Brian who looks after the Edwardian Garden behind the library and our group have a lot of tools and the general paraphernalia of gardening and at last, we will have a secure store.

The Association has politely lobbied our Council partners to renew the gravel paths that run around the beds in the garden. During the first week of March the Council guys arrived, with their trucks, tools and gravel. We decided to remove the two floor murals as the frames are rotten and many of the tiles are damaged. They are being put into a council store for safekeeping.

We do understand that the Parks operation like all local government departments is under constant and increasing pressure through budgetary constraints. I can't thank Mr Terry and his team and Louis Sherman the Community Engagement Officer enough for their support and encouragement. It is very commendable if not actually amazing that they have found the time and resources to renew the gravel paths at our community garden as well as doing other stuff to support us too.

A big thank you to all the volunteers, that's Ian, Val, Graham, John, Alan, Hilary, Eduardo and Evelyn. They come along when they can to do what they can which is actually a great deal.

Roger Allen
Garden Volunteer- BPCCR



SPL
Property
Management

Our award winning team covers all aspects of block and estate property management across the South West of England

Contact us today to discuss the management of your property



- Established in 2009 and based in central Bournemouth
- Residential Leasehold Property Management Specialists
- Members of the Association of Residential Managing Agents
- Designated and secure bank accounts for each property
- Responsive in-house maintenance team
- Online portal for all clients giving immediate access to information
- Specialist property management accounting software
- Honest and transparent approach

01202 555 560

info@splmanagement.co.uk
www.splpropertymanagement.co.uk



Three into one - BCP is born

A significant event happened on 1st April 2019 but went unnoticed by many. The Borough of Poole ceased and became part of the larger BCP Council covering Poole, Bournemouth and Christchurch. Bins were still emptied, street lights stayed on and social services carried on as normal. The goal to have minimum disruption on day-1 was met.

For some, the loss of Poole Council has been a concern and we've listened throughout. But the town along with its heritage and rich history tracing back to 1248 continues. Indeed the mayoralty has been safeguarded along with the Sheriff. So the traditions will continue.

What the new council offers is the potential to keep services going – to the same level or better – while opening the field to deliver efficiencies on a bigger scale. The news headlines have talked about fewer councillors – from 125 to 76- and one Chief Executive rather than three. The next level-down of management

has already been streamlined. But there's potentially more as we get into back-offices, properties, purchasing and – in time – computer systems. Reducing the overhead from three councils is an opportunity. But it's right to be skeptical and many will have noted the annual savings in the business case and will want to see it delivered. On the flip-side it's also the chance to be stronger nationally when bidding for funds or attracting investment to the area.

A final thing, but perhaps the most important, is to keep residents' feeling of connection to the council. What continues



to be important to people in our ward? A whole raft of things to do with keeping our environment beautiful and well-maintained. But also the less-visible things like tackling loneliness and isolation and working with the police to reduce crime.

The challenge for hard-working councillors and officers is to keep services running, deliver the savings and keep the closeness throughout.

Good wishes,
Clr Mohan Iyengar
Clr May Haines

The challenge for hard-working councillors and officers is to keep services running, deliver the savings and keep the closeness throughout.



COFFEE ★ SALOON

Canford Cliffs



Exceptional Coffee Delicious Food

Canford Cliffs
9 Haven Road, BH13 7LE

Dorchester
27c South Street, DT1 1BY

Old Town Poole
2 Grand Parade, BH15 1AD

Wareham
6 South Street, BH20 4LT

Westbourne
62 Seamoor Road, BH4 9AS

Weymouth
6 Coburg Place, DT4 8HP

From the Members

As stated previously I am really pleased to get articles and opinions from members. I cannot always promise to print them in full but all are read and appreciated.

Following the last edition I have had comments ranging from 'more historical pieces' to 'can you please improve the jokes' to 'I love the jokes'.

I wanted to raise in this article an issue that is causing concern and that is how we as an Association can effectively influence future development. A major factor will be acting as an 'honest friend' with our Council, supporting those areas where we are in agreement and constructively commenting on those areas where we believe other initiatives should be considered.

We are very lucky in having active Councillors and thank Mohan Iyengar and May Haines for regularly attending our Association meetings. Our Councillors work well with us and involve themselves in our issues. This ensures the Council is aware of residents' concerns and residents better understand the Council's priorities.

Some residents are pushing for a Neighbourhood Plan, and I would like to develop this idea in future editions of the magazine. There is no doubt that a Neighbourhood Plan gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. However, we should not underestimate the effort needed to develop a realistic plan and that plans in other parts of the Borough have taken up to 3 years of hard slog to come to fruition. Yes it is hard work, yes it does need

commitment but in the end is surely worth it.

I was interested in the historical perspective that a member took and would like to share it with you:

I was looking at old maps of the former Branksome Park Estate, dating back to the 1870s just before chunks of the 800 acre Branksome Park Estate was sold off by the owner, Henry Bury,

Henry Bury, was a developer with a vision. Central to his vision was to enhance and preserve the natural environment when he could probably have made more money selling plots for more intensive development. He was adamant that the area would remain forever, with single dwellings in acre plots and have wide sweeping roads. To that effect, he put covenants in place on all the large plots, to protect the area from the kind of development that was sprouting up in other areas of Bournemouth and Poole in the 1880-1920s. These covenants are still in effect today, which has meant that the 'semi-rural' feeling of space, vegetation, trees and sparsely populated plots that were characteristic of a by-gone age and make it unique, are still evident today.

That member's vision was 'an image of Branksome Chine in my mind; a tranquil, green, environmentally rich area filled with trees, woodland birds, woodpeckers, and other wildlife going about their lives. I see the pleasure that the Chine gives people walking and jogging through

it, surrounded by wildlife in this fresh woodland setting before getting to the amazing sandy beach and I think, "what a special gift Henry Bury made to the public all those years ago".

There are more details on how to get involved in working with others to produce a Neighbourhood Plan on our Pines and Chines website.

Other comments I have received concern traffic in our area both in terms of speed and volume. The section of Western Road running passed All Saints Church and Nursery has been highlighted by many as one where a 20mph speed limit should be considered. I am aware that our Councillors are actively engaged in trying to formulate an overall traffic plan that is a practical response to our concerns and we should support and inform their efforts.

Staying with traffic I am really pleased that Roy Pointer is resurrecting our Community Speed Watch Team and please do volunteer to help if you can.

I am always impressed by readers' positive views of the beautiful area we live in and the appreciation of the work done by the Association. I am equally impressed by those who come forward with ideas and suggestions as to how we can preserve and enhance the marvellous assets we have.

A Neighbourhood Plan deserves our serious consideration.

Please keep your comments coming and many thanks to those who have already contacted me.

John Gunton
Editor

WELCOME BACK

Berkeleys are delighted to welcome back Ellie Flahive into the team after returning from Maternity leave. Ellie strives to give excellent personal customer service as well as having a wealth of knowledge of the BH13 & BH14 area and being ARLA qualified. After being with the company for over 5 years she has built up good landlord and tenant relationships and continues to grow this on a day to day basis.

We currently have a high demand for premium coastal properties and Ellie's deep knowledge of the local market as well as being ARLA qualified means we are best placed to find you the best tenant and rental income.



Landlord Surgery

Calling all landlords, developers and investors. Berkeleys would like to invite you to attend our weekly 'Landlord Surgery'.

Every Wednesday between 1-3pm you can drop into our office and discuss the general rental market and current demand, ask property specific questions and receive free advice about property marketing strategies.

We look forward to meeting with you.

Please note we will not be able to discuss any existing issues, tenancies outstanding at the 'Landlord Surgery'.

BERKELEYS

PROPERTY AGENTS • CHARTERED SURVEYORS • EST 1991

 @BerkeleysPoole

 /BerkeleysEstateAgents.CanfordCliffs

lettings@berkeleys.com

BERKELEYS CANFORD CLIFFS

1-3 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE Tel: 01202 708383

www.berkeleys.com



Residential Lettings: 01202 708383

Membership Application

BRANKSOME PARK & CANFORD CLIFFS 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:.....

Email.....

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 BPCCRA.)

Please return this application together with your standing order mandate or subscription to:

Paul Fearnley, Hon. Treasurer
BPCCRA
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.

Standing Order Mandate

To:	Bank	
	Branch address	
	(insert your bank details)	

Pay to:

Bank	Barclays
Account Name	Branksome Park and Canford Cliffs Residents Association
Account number	00201804
Sort code	20-11-39

This replaces any existing standing order to the Branksome Park and Canford Cliffs Residents Association paid to this account or to its account with Santander.

Debit my account as follows:

Account name	
Account number	
Sort code	

With the following amount and on the same date each year until further notice: (MINIMUM £3 single, £5 couple)

Amount in figures	
Amount in words	
Payable on following date	
<u>Reference: insert membership no. if known</u>	

Name	
Address	

Signature	
Date	

A personal view of Branksome Park, Canford Cliffs and surrounding areas

I'm originally from Nottinghamshire and had the good fortune to read journalism at Bournemouth University. I came to know and love the whole area from Christchurch to Poole. After graduating I decided to stay around finding work locally and I've married locally too. So, I am a local now and proud of it.

When I travel to our Canford Cliffs office my journey takes me either by way of Westbourne or along the Holes Bay Road. Whichever route, I drive through what is best described as an urban woodland to get to my office in Canford Cliffs Village. For me nothing quite compares to the splendour of Branksome Park, Canford Cliffs and their close neighbours Lilliput and Sandbanks. The BH13 and BH14 postcodes have some of the most valuable real estate in the country if not the world but that isn't what does it for me, the area is so much more than property values. It has style, quality of life and of course the best beaches ever.

On a summer's day, you are hard-pressed to beat the way of life and hand in hand with the luxury lifestyle is the magnificent property scene that the area has become renowned for. From super-homes to trendy apartments, to destination restaurants and yacht clubs, this



is the finest living at its best. The delightful areas of Canford Cliffs, Lilliput and Branksome Park all stand-out in their own right. With attractive community hubs, such as the Library, idyllic parks like the Pinecliff Sunken Garden, beach walks, destination coffee shops, family run delicatessens and bakeries, and a wonderful choice of restaurants, there is even a Jazz venue.

The Peninsula is where magic happens with beautiful, homes of distinction with stunning sea views. And of course, the famous ferry that takes you across to

Studland and onto the Isle of Purbeck. We even have our own celebrities with the "King of the Jungle" Harry Redknapp regularly seen around the area and in the shops in nearby Westbourne.

It's clear to see, we are very lucky to be living where we do. No one has a crystal ball, however one thing that is for certain; where we live will continue to be a quality destination.

Suzi Eaton

Marketing Director | Saxe Coburg
suzi@saxecoburg.eu

Sales and Lettings At Your Service



NOW
OFFERING
HOLIDAY
LETTINGS



"Delighted with the quality of service from Saxe Coburg. A delight to deal with; friendly, professional and tenacious when needed in dealing with some of the others in our chain"

- Mr and Mrs Ford



The Property
Ombudsman



Proud partner of
Sandown Mercedes-Benz of Poole

Poole: 24 Haven Rd, Canford Cliffs, Poole, BH13 7LP
Christchurch: 4-6 High Street, Christchurch, BH23 1AY
01202 30 30 66 | info@saxecoburg.eu | www.saxecoburg.eu

Dead or Dangerous

Readers hoping for a Scandi noir thriller from this piece will be disappointed. Given the nature of Branksome Park subsoil, and the fact I often excavate to bands of black sand, 'Sandy noir' would be more likely. No, this article 'does what it says on the tin': or more accurately, covers one half of the title on the front cover. One pine in particular.

'That one's dead, granddad', the verdict given by Jim, with the accumulated wisdom of his thirteen years. Most of the pines in my back yard are telegraph poles now, the crown way up high. This particular one was growing at a slight angle, and making love to the pine in next door's garden, so that the crowns were 'inextricably entwined', like the honeysuckle and bindweed in the Flanders and Swann's song. However, a tree surgeon confirmed Jim's diagnosis, and made the required liaison with the local authority. Within the Tree Preservation Order area, it only needs to establish the tree as 'dead or dangerous' to have it felled. In due course, he sent along a team of three to fell it, invoking the old Irish joke [Paddy to Shaun: ' Here's a job advert for tree fellers. Pity there's only two of us'].

Having led them up the hillside, and shown them which was the condemned tree, marked with a cross like a plague victim's door, I left them to it. I'd also asked them to cut the trunk into three foot lengths, a convenient unit for edging the 400 foot or so of woodland paths that I have created. Wood eventually rots down in contact with the soil, so maintaining the paths is a Forth Bridge job. This pine was a seventy footer, so at least 20 useable logs. I also asked them to leave me a stump to enable me to carve a mushroom out of it. Then being of a nervous disposition, I made my excuses and left. The young feller had shinned to a fairly unstable forked top: though had all the gear, and expertise, not a job I envied.

I returned to a tidy site, a neatly stacked pile of three foot logs, and the remaining stump. Rather too high for my purposes.

I'm sure that somewhere in the world there are four foot mushrooms, but not traditional here. My instructions were clearly not specific enough. So, I took off the surplus with my trusty bow saw, getting another useable log for the paths. Last year, the same firm did the honours with a slightly shorter pine. I explained what I wanted with the stump, and asked if they could make a horizontal cut, to give me a start on carving the stem. When I returned for a site inspection, there was not only the pile of neatly stacked logs, but also a beautifully carved toadstool!

But my own attempts produced, with mallet and gouge, a recognisable mushroom shape. Smoothed off with power plane, and when the weather and the stump has dried, it will be sanded to a smoother finish. An enjoyable process, though it took me as many hours as the previous carver took minutes with his chain saw! Within the month, I'd done my carving, and pegged all the logs into position.. The ground cover grows over, and in the case of wood sorrel, into the rotting logs, so that replacing logs implies a complete renovation of the area around the path. The rotting logs are then used as a natural terracing, as the whole of the woodland area is a sloping site. The logs eventually finally break down to enrich the soil. Nothing is wasted, and the cycle of life continues.

David Reeves, Lindsay Road



Legal advice that fits with you, your needs and your life

Our clients are at the heart of everything we do. We believe that every client has their own unique requirements and we work with you to ensure that we provide the right support and legal advice.

Our dedicated Private Client team can support you with:

- Wills
- Probate
- Lasting Powers of Attorney
- Trusts law
- Tax planning including the preparation of Self-Assessment Tax Returns

Fixed fee packages available, providing you with both clarity and peace of mind.

Our experienced Disputed Wills, Trusts & Probate team can assist you with:

- Contested wills and trusts
- Executor and beneficiary disputes
- Trustee disputes
- Contested Court of Protection applications
- Claims under the Inheritance (Provision for Family and Dependents) Act 1975

Our specialist Family Law team, there for you every step of the way providing legal advice on:

- Divorce and dissolution of civil partnerships
- Complex financial disputes, particularly involving pensions and company issues
- Children arrangements
- Cohabitation
- Mediation, collaborative law and arbitration is available

For effective legal advice, please contact us now on:

0330 053 9759 | info@LA-law.com

www.lesteraldridge.com

Calls charged at standard landline rates

 **Lester Aldridge**

Bournemouth | London | Southampton

Private Roads & Unregistered Land

Around 15% of the freehold land in England & Wales is unregistered. What this means is that if you go to the Land Registry and ask them 'Who owns this piece of land?', they simply can't tell you, for a huge chunk of the country.



There is more unregistered land than you think in Branksome Park and Canford Cliffs; there are Private Roads; odd little lanes and footpaths and nobody really knows who owns them or who maintains them. The reason stems from when the Branksome Park Estate was sold off in chunks of land for development from the 1880s. Most of the roads, lanes and footpaths were adopted by the local authority, but for several reasons a few weren't. It's not all that clear if the roads were sold with the plots, although there is some evidence to show that at least one private road in the area could have passed to the Crown Estate, but the proof is not definitive and costly to prove.

Usually, it's not until there is a problem like a finding you have a campervan stationed on your road, an abandoned car or some fly tipping that you might think the Council will sort it out! Think again! If you have been filling in the potholes in the track behind your house to which your property

borders, but don't think you have any other responsibilities for it, think again!

The Occupiers Liability Act 1957 and 1984 impose civil liabilities on not just the owner, but who is in control of the land/road in question or acting as if they are the owner in the true owner's absence. Private or unadopted roads need to have public liability insurance and you need everyone on the road to form an association to get the insurance in place.



Fortunately, there is a more cost effective and easier solution than spending hundreds if not thousands of pounds on a lawyer who probably won't have the specialist knowledge you need!

The topic of Private Roads and Unregistered Land is a potential minefield and the law can be highly complex.

If you live on a private road, you might find a useful reference book is *Private Roads: The Legal Framework* (5th ed, 2013) ISBN 978 0 9544716 4 4, paperback, x +177 pages, is published by Barsby Ltd.

A parliamentary briefing paper was also written in April 2018 on Private or 'Unadopted Roads' the content of which is based on the book above and it can be downloaded off the internet for free.

I do hope you find the above useful and am very happy to share our experience with other residents.

Vicky Moss

THE SAINT OF PAINT



Wood Treatment Specialist



**Decking | Fence Panels
Balustrades
Pressure Washing | Wood Treatment**



www.thesaintofpaint.com
01202 554 696 / 07980 339 807
jeffpayne123@btinternet.com



The Canford Cliffs Land Society Limited

Canford Cliffs as we know it today started life towards the end of the 19th Century. It did not evolve over the centuries like Poole which by that time was expanding eastwards towards Bournemouth.

Lilliput already had an identity, there were a few large house along Shore Rd. Bournemouth was expanding rapidly and its population doubled between 1881 and 1891. But Canford Cliffs was an expanse of undeveloped heathland with only one house shown on the clifftop in an early map.



A far sighted consortium of a few individuals acquired the land which we now know as the Canford Cliffs Estate in around 1880. We would call them “developers” today! They designed the infrastructure laying out roads and services. The estate ran from Spencer Rd, along Ravine Rd taking in the Chines and “Pleasure Gardens” which now make up the Cliff Drive park, woods and clifftop down to the promenade and back up through Flaghead Chine and along Haven Rd (east side) to Spencer Rd. This was a fully formed plan and clearly took much funding, initiative and risk.

They then proceeded to sell the individual plots by public auction over a period of years. Many buyers bought up several plots with a view to building new houses on what were quite large individual plots. This was on a grand scale. An 1891 auction brochure refers to 49 choice plots being sold and a special train was laid on from Waterloo to bring prospective buyers to the sale. Carriages were to meet them at Bournemouth West station. A ticket cost 5/- to include lunch in a marquee on the estate.

The sales proceeded over the years and by around 1911 various shops had been established in the village and the whole estate was

beginning to take the shape that we know today.

By 1915 the undertaking had been taken on by the Canford Cliffs and District Land Company Limited and in 1925 the Canford Cliffs Land Society Limited (CCLS) was formed and took over the running of the estate. By this time the plots had been sold. CCLS acquired small parcels of residual land, which it still owns, and the roads and clifftop areas, Chines etc. These were subsequently given to Poole Council and are now publicly maintained.

Crucially when the plots were first sold each plot was subject to restrictive covenants which imposed conditions as to use. The benefit of these covenants was acquired in 1925 and remain with CCLS to this day.

Membership of CCLS is open to any person who owns a freehold property on the estate. The Society's Rules were modified recently to allow those owning a leasehold flat to become an associate member.

The Society has operated continuously since 1925 and apart

from its legal status as the covenant holder it regards itself as a residents association. It is a registered Friendly Society and regulated by the Financial Services Act. A committee of management is elected annually at the AGM and we meet regularly during the year. We have fairly substantial funds at our disposal and are always looking at projects which we think will benefit our residents. In recent years we have provided over £50,000 towards the upkeep of the village hall, we organise and largely fund the Christmas lights at around £3,600 a year, we have put funding into and organised the Pirate Park play area in Cliff Drive. We are currently involved with Poole Council in renovating the sunken gardens in the zigzag path running down to the beach from Cliff Drive. We will look at any sensible suggestions which we think will be of benefit to our residents

We currently have a membership of around 140 households. If you would like to join (£5 a year) then contact our membership secretary, Hazel Clifton, by email: hazelmclifton@btinternet.com

George H. Perrins
Chairman



Compton Acres – Not Just

Dorset's Finest Gardens...



Compton Acres is renowned across the UK as one of the country's finest private gardens... BUT

Did you know that the multi-award winning tourist attraction is also home to a wide variety of charming gifts and culinary delights?

Visit the Compton Acres Gift Shop & 'Gifted Moments' store for:

- Locally sourced and fair trade treasures
- Scrumptious confectionery
- Sophisticated wines
- Hand crafted children's toys
- Stylish kitchenware
- Luxury beauty products
- And more!

Compton Acres is also home to one of Dorset's most popular Café and Tearooms. Indulge in wholesome, home-cooked dishes, inspired by Great British classics, as well as a mouth-watering variety of traditional homemade cakes and pastries.

If you're looking for a world of elegant gifts, tastes, smells and delights - right on your doorstep, visit **Compton Acres...**

164 Canford Cliffs Road, Poole, Dorset BH13 7ES | Tel: 01202 700 778

WWW.COMPTONACRES.CO.UK

What can you do to Benefit your Area?

As we come into spring and summer 2019, it is a great time to start thinking about what you can do to better your local environment.

After a long winter there is nothing better than using the new-found sun and longer days to get out and take part in the environment and volunteering across Poole, and after April 1st our whole new authority.

It's the time of year when the community groups across the Borough who work on open spaces, beaches and community gardens begin to start up work on their respective areas again and they are always looking for new volunteers and support. Joining one of these groups for a weekly volunteer session is a wonderful way of supporting your local environment and community and is an easy way to benefit the area. And volunteering has so many benefits for all of us as individuals, from the simple physical health benefits of moving around, to the mental health benefits of fresh air and working in nature. These groups provide abundant and easy ways to make a difference to the environment and to you yourself. You can find out more about the

different volunteer groups across Poole via the Poole Enviroteers website (<https://pooleprojects.net/enviroteers/>).

If you are up for it help to combat the scourge of unwanted litter which we all abhor. You could carry out litter picks of your local park or street, all you have to do is e-mail environmentvolunteers@poole.gov.uk and Environmental Services, within the Borough of Poole, can provide litter picking equipment to borrow. You could also look to launch your own community group or run your own volunteer sessions. For example, you might notice a forgotten open space or a patch of green land that could be transformed into something special or simply a flower bed that is need of a bit of love? Please send an enquiry to the above e-mail and we can help support you in doing something to help improve your local environment.

In these times, it is really important that local authority councils

work together with their local communities to try and make sure no areas are forgotten and we are really making the best of every piece of space we have. On top of this, through the 'Report It' function, residents can report issues such as litter or hazardous waste and get it cleared as soon as possible, maintenance issues across the Borough can also be raised. This is a really important resource that any resident can use to help benefit where they live.

We all have a vested interest in where we live and we all want to make every part of it more beautiful, open and inviting to every resident and visitor. These suggestions are just a few ways you can benefit your local area, and if you ever have an idea to make a difference, feel free to send an e-mail to environmentvolunteers@poole.gov.uk and we are always happy to support residents with new ideas!

Louis Sherman
Environmental Engagement Officer



Long Close

A Private Residence For Gracious Retirement



At Long Close we specialise in encouraging our residents to remain as active as possible retaining their dignity & independence in a democratic society, with complete care & back up assistance.

All enquiries welcomed with open invitation to view.
The Proprietor and Manager are always available to discuss your needs.

01202 765090

23 Forest Road, Branksome Park, Poole, Dorset BH13 6DQ
Email: enquiries@longclosecare.co.uk

Branksome Bowling Club

Ladies: It's Spring! Time for a new hobby!

And we have just the thing for you. As well as being enjoyable, it will benefit your health and wellbeing and add to your social circle. Branksome Park Bowling Club has some vacancies for complete beginners and we would like to invite you to come along and try bowling for yourself.

It will offer you

- Gentle exercise
- Fresh air
- Friendly atmosphere
- Fun
- Competitive leagues
- Social events



We have several qualified coaches at the club who will be only too pleased to show give you tuition, so why not come along and have a go?

Pop in to the Club at Leicester Road, Branksome Park (next to the tennis courts) at 10.15 a.m. on Monday mornings (except

Bank Holidays)-first session 29th April- and you will receive a very warm welcome. You won't need your own bowls or shoes to begin with – just turn up or you can find further details at: www.branksomeparkbowls.co.uk

We look forward to meeting you.
Sue Harris

POOLE WINDOW CLEANING SERVICES

We provide the very best window cleaning services in Poole for flats, apartment blocks and homes of any size.

We use the most up to date equipment to ensure superb streak free results with every clean to give your windows that extra sparkle. And we can polish up your conservatory, spruce up the fascias and soffits and clean the gutters too.



RESIDENTIAL WINDOW CLEANING



COMMERCIAL WINDOW CLEANING



GUTTER CLEANING



CONSERVATORY CLEANING

Call 07963 483463 any time
Or send an email to poolewindowcleaningservices@gmail.com

www.poolewindowcleaningservices.co.uk

Take the right direction with expert financial advice.



I provide a comprehensive wealth management service, offering specialist and personal face-to-face advice tailored to you in the Branksome area.

My services include:

- Investment Planning
- Inheritance Tax Planning
- Retirement Planning
- Intergenerational Planning

For further details please contact:

Mike Robinson
Principal of Mike Robinson Wealth Management

Tel: 07703 138803 | Email: mike.robinson@sjpp.co.uk
www.mikerobinsonwealth.co.uk/

Family Disputes and Wills

The importance of making a Will is often understood, even if it is not followed by everyone. As a result, many people of all ages do not have a Will. However, even where a Will is made there can be problems, and this is where I am often asked to advise and represent parties.

A professionally drawn Will by a Solicitor is normally much safer than a DIY type Will bought from stationers, but this does not rule out disputes. Typically Wills can be disputed on the grounds of lack of mental capacity, fraud and undue influence. In the context of mental capacity, the law goes back a long way to authorities that started in the 19th century. The case of Banks v Goodfellow (1870) has stood the test of time and requires a person (in legal terminology called the "testator") to be capable of understanding the nature of his act and its effect, understand the extent of his property and the claims to which he ought to give effect. In addition, he should be free from any disorder of the mind which might prevent the exercise of his natural mental faculties.

The solicitor should take steps to satisfy him or herself that the testator has the requisite mental capacity. In the majority of cases this will be straightforward, but this is not always the case with elderly people or those that suffer from some form of mental disability. Where in doubt the solicitor should follow what is known as the "golden but tactless" rule and obtain a medical opinion.

The traditional battleground between beneficiaries has been establishing whether someone was suffering from some form of disorder at the time such as dementia, which deprived them of the capacity required. It is sometimes a grey area as although someone with full dementia is very unlikely to have mental capacity, someone with minor dementia might. Medical evidence will normally be important. What is more difficult is

where there is no particular medical evidence, but the person's behaviour is at odds with other people's expectations and what one might expect as a rational outcome. A Will made by someone who satisfies the first three limbs of the test, but nevertheless suffers from delusions which lead them to make irrational provision, can sometimes lead to challenges and the setting aside of what might appear to be a valid Will. It is these cases that are most testing.

Often individuals are in dispute with charities. They may be close family members who have expectations dashed by a Will that makes unexpected provision. Charities have a statutory duty to maintain income and promote legacies and cannot simply agree to a Will being set aside without good reason. Every case is different.

Undue influence is a thorny subject. If it can be shown that a Will was procured by undue influence, it is liable to be set aside. The law is quite different to lifetime transactions and evidentially is problematic, as after all, the person who was subject to the alleged influence has died. The essential element is "coercion". To make a valid Will, a person must be a free agent. Persuasion, appeals to a person's affections, claims of pity and in respect of destitution are surprisingly legitimate, provided that they do not overpower the will of the person.

Essentially, the law looks to protect people whose Will is patently not their choice or wish, but that of the person exerting the influence. It can take different forms. Sometimes it may

be of the grossest form where confinement or threats of violence can be made. Alternatively, a weak or feeble person in the last few days or hours of life, may need very little pressure.

As ever it is preferable if the Will is professionally prepared, but that is not conclusive because often influence will take place behind closed doors. It is a heavily evidence-based situation often mixed with emotional family circumstances. Challenging a Will is not for the faint hearted, but with professional help can be achieved and an acceptable solution obtained. Alternatively, a valid Will can be protected from weak claims.

It is vital to act early. Caveats can stop a Grant issuing although these are sometimes a source of abuse. There is a pre-action protocol for all types of disputes, and this can be adapted in probate disputes. The Association of Contentious Trusts and Probate Specialists (ACTAPS) of which I am a member, has its own code for dispute resolution.

Exchange of early information and documents and then reasoned argument is the best approach in the early stages. Mediation may follow or sometimes just meetings between the parties can be as effective. Disputed Wills can be expensive to resolve, but with co-operation and proper application to the issues, disputes can often be resolved at an early stage. It is rare for court action to be taken, but sometimes this is necessary. Legal representation is essential at this stage and preferably before.



Westbourne DIY & Hardware

Established 1976



Your local store situated in the wonderful Westbourne Arcade

We have an incredible stock and extensive knowledge of all things DIY and hardware. Open every day 8am through to 4pm except Wednesdays and Sundays

15 Westbourne Arcade. BH4 9AY. 01202 764295
Facebook: Westbourne DIY and Hardware

ELECTRICIAN

www.tmvelectrical.co.uk

Do you find it difficult to get someone to come and do a small job?

Expert in small electrical jobs & fast fault finding
Also larger jobs & complex high specification installations
6 year guarantee on all labour
Fully qualified • Fully insured • CRB checked

Power, Lighting, Fuseboards • Phone & TV points
Extra sockets, lights & switches
Electrical Inspection & Testing
LED Lighting • Lighting Design
Audio Visual Installations • Data points

Small friendly family business
30 years experience

Dorset Trading Standards Approved
Totally reliable & reasonably priced

Call Terry Vaine on: 07973 661043 or 01202 834303



And here is your favourite page...



Why do we tell actors to "break a leg?"

Because every play has a cast.

What's the best thing about Switzerland?

I don't know, but the flag is a big plus.

Once my dog ate all the Scrabble tiles. For days he kept leaving little messages around the house.

Q: Did you hear about the kidnapping at school?

A: It's okay. He woke up.

Q: Why does Humpty Dumpty love autumn?

A: Because Humpty Dumpty had a great fall.

Q: Can February march?

A: No, but April may.

Q: What did the buffalo say when his son left for college?

A: Bison.

A child asked his father, "How were people born?" So his father said, "Adam and Eve made babies, then their babies became adults and made babies, and so on." The child then went to his mother, asked her the same question and she told him, "We were monkeys then we evolved to become like we are now." The child ran back to his father and said, "You lied to me!" His father replied, "No, your mom was talking about her side of the family."

Today I saw two blind people fighting, then I shouted "I'm supporting the one with the knife", they both ran away.

A guy in a plane stood up and shouted: "HIJACK!" All passengers got scared From the other end of the plane, a guy shouted back "HI JOHN".

I'm going to stand outside. So if anyone asks, I am outstanding.

Who says nothing is impossible? I've been doing nothing for years.

Q: Where is the first tennis match mentioned in the Bible?

A: When Joseph served in Pharaoh's court.

Q: Why should you never date an apostrophe?

A: They're too possessive

A young man saw an elderly couple sitting down to lunch at McDonald's. He noticed that they had ordered one meal, and an extra drink cup.

As he watched, the gentleman carefully divided the hamburger in half, then counted out the fries, one for him, one for her, until each had half of them.

Then he poured half of the soft drink into the extra cup and set that in front of his wife. The old man then began

Count all the ones that you remember not the ones you were told about.

Your age ratings is at the bottom.

1. Candy cigarettes
2. Coffee shops with tableside juke boxes
3. Home milk delivery in glass bottles
4. Party lines on the telephone
5. Newsreels before the movie
6. TV test patterns that came on at night after the last show and were there until TV shows started again in the morning (there were only 3 channels [if you were fortunate]).
7. Peashooters
8. 45 RPM records
9. Wash tub wringers
10. Hi-fi's
11. Metal ice trays with lever
12. Blue flashbulb
13. Cork popguns
14. Ford Zephyrs

If you remembered 0-3 =
You're still young

If you remembered 4-6 =
You are getting older

If you remembered 7-10 =
Don't tell your age,

If you remembered 11-14 =
You're not as young as some people

to eat, and his wife sat watching, with her hands folded in her lap. The young man decided to ask if they would allow him to purchase another meal for them so that they didn't have to split theirs.

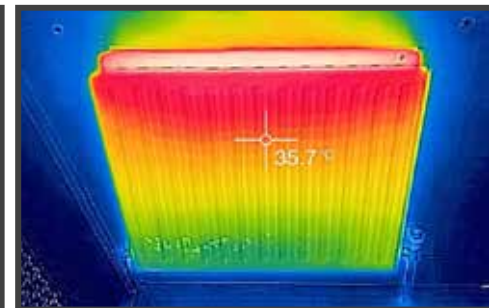
The old gentleman said, "Oh no. We've been married 50 years, and everything has always been and will always be shared, 50/50." The young man then asked the wife if she was going to eat, and she replied, "It's his turn with the teeth."

GAS TEC

HEATING & PLUMBING LTD

Awarded "5 stars" on the Poole Buy with Confidence Trading Standards scheme for workmanship, customer service and price.

OFFICE: 01202 980062 24HR: 07887 888459 WWW.GASTECLTD.COM



WE OFFER 10% OFF ALL WORK COMPLETED FOR "PINES & CHINES" READERS



Restaurant • Terrace Bar • Café

Pinecliffe Road, Branksome Chine, Poole 01202 767235

www.branksomebeach.co.uk

Always look on the funny side of life...



THE SAINT of PAINT

All Aspects Of Painting & Decorating Undertaken

Interior | Exterior
Painting & Decorating
Paper Hanging
Domestic | Commerical | Industrial

www.thesaintofpaint.com
01202 554 696 / 07980 339 807
jeffpayne123@btinternet.com

Wardens - Branksome Park

Balcombe Road (<i>Houses only</i>)	Mr S Mellor, Flat 8, Albany House, 3 Balcombe Road BH13 6DX
Beach Road	Vacant
Belgrave Road	Mrs. H. Schuster-Bruce, 4 Belgrave Road BH13 6DB
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
Burton Road (<i>Houses only</i>)	Mr S Mellor, Flat 8, Albany House, 3 Balcombe Road BH13 6DX
Bury Road	Mrs I. Pearce, 17 Bury Road BH13 7DE
Canford Cliffs Avenue	Mrs Linda Preece, 4 Canford Cliffs Avenue, BH14 9QN
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. H. Schuster-Bruce, 4 Belgrave Road BH13 6DB
Ettrick Road	Mrs S. Holt, 14 Ettrick Road BH13 6LG
Forest Road (<i>Houses only</i>)	Vacant
Haydon Road	Mr A. Fisher, 28 Westminster Road, BH13 6JJ
Lakeside Road (<i>Houses only</i>)	Mr D. Kelly, 40 Lakeside Road BH13 6LS
Leicester Rd	Mr M. Reichl, 18 Leicester Road BH13 6BZ
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	Vacant
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
St Aldhelms Road	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
St Aldhelms Close	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
Tower Road (<i>Houses only</i>)	Mr R. Goodale, 16 Tower Road, BH13 6HZ
Tower Road West	Mr R. Goodale, 16 Tower Road, BH13 6HZ
The Avenue (<i>Houses only</i>)	Ms M. Mullin, 27 The Avenue BH13 6LH
Ventry Close	Mr J. Sprackling, 23 Lindsay Road BH13 6AN
Western Avenue	Mrs S. Coleman, 23 Western Ave, BH13 7AN
Western Road-	Mr D. & Mrs L. Kjelgaard, 16 Western Road BH13 7BW
(<i>Canford Cliffs end to No. 23</i>)	
Western Road-	Vacant
(<i>Alumhurst Road end to No. 27</i>)	
Westminster Road	Mr A. Fisher, 28 Westminster Road, BH13 6JJ
Westminster Road East	Mr A. Fisher, 28 Westminster Road, BH13 6JJ
Wilderton Road	Mr R Pointer, 1 Pinetree Drive, 6 Wilderton Road BH13 6EE
Wilderton Road West	Mr R Pointer, 1 Pinetree Drive, 6 Wilderton Road BH13 6EE
Withingham Road	Vacant

Wardens - Canford Cliffs & District

Alton Road East	Mr J.N. Gunton, 36 Links Road BH14 9QS
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	Vacant
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 9ON
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	Vacant
Elmstead Road	Mrs H. Clifton, 16 De Mauley Road BH13 7HE
Flaghead Road	Mr R. Smith, 27 St Clair Road. BH13 7JP
Haig Avenue	Mrs S E Arnold, 26 Links Road BH14 9QR
Haven Road	Mrs C. Parkin, 10 Moorfields Road, BH13 7HA
Imbrecourt	Mr K Scholts, Flat 1, Corvesgate, 23 Nairn Road
Inverness Road	Mr K Scholts, Flat 1, Corvesgate, 23 Nairn Road
Lawrence Drive	Mrs S E Arnold, 26 Links Road BH14 90.R
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
Martello Park	Mr R. Young, Flat 6, 8 Martello Park, BH13 7BA
Meriden Close	Mr E M Parry-Davies, Flat 2, 10 Ravine Road BH13 7HX
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
Ravine Road	Mr F M Parry-Davies, Flat 2, 10 Ravine Road BH13 7HX
Spencer Road	Mr D. Jones, 14 Spencer Road BH13 7EU
St Clair Road	Mr R. Smith, 27 St Clair Road BH13 7JP
Widdicombe Ave	Mr R Laws 11 Widdicombe Ave BH14 9QW

Councillors (local elections take place on Thursday May 2nd)

Canford Cliffs Ward (which includes Branksome Park).

May Haines	8 Blake Hill Avenue, Poole BH14 8QA Tel: 01202 709138 Email: m.haines@poole.gov.uk
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
Emma Williams	c/o Civic Centre, Poole BH15 2RU Tel: 07793 061905 Email: e.williams@poole.gov.uk

MEMBER OF PARLIAMENT

Sir Robert Syms	Local surgery contact 38 Sandbanks Road, Poole Tel: 01202 718078 Email: symsr@parliament.uk House of Commons, London, SW1 0AA
-----------------	---

Members of the European Parliament (MEPs) 2014-2019- South West Region

Europe of Freedom and Direct Democracy group	
William Dartmouth (UKIP)	
(The Earl of)	william.dartmouth@europarl.europa.eu
Julia Reid (UKIP)	julia.reid@europarl.europa.eu

European Conservatives and Reformists Group	
Ashley Fox (Con)	ashley.fox@europarl.europa.eu

Group of the Progressive Alliance of Socialists and Democrats in the European Parliament	
Claire Moody (Lab)	claremmoody@gmail.com

Group of the Greens/European Free Alliance	
Molly Scott Cato (Green)	molly.scott.cato@greenparty.org.uk

TRETHOWANS

Let us take the stress out of planning for the future

At Trethowans, we understand our clients' concerns to ensure that they comfortably support themselves and their loved ones both during their lives and after they have gone. Our team of experts works with each individual client to organise their affairs and provide the best solution for these challenging problems.



We can help you with:

- **Wills**
- **Advance Directives (living wills)**
- **Powers of Attorney**
- **Court of Protection involvement for the vulnerable**
- **Disputes over wills**
- **Inheritance Act claims**
- **Probate and the administration of estates**
- **Undue Influence claims**
- **Disputes over property**
- **Litigation**

Tel: 01202 673 071
5 Parkstone Road, Poole, BH15 2NL

www.trethowans.com
info@trethowans.com



PINES AND CHINES

www.pinesandchines.co.uk