

# Branksome Park, Canford Cliffs Residents' Association

## MINUTES OF MONTHLY MEETING HELD WEDNESDAY, 12 JUNE 2019

<b>PRESENT</b> John Sprackling (JS)	President
Adrian Wardlow (AW)	Chairman
Roger Allen (RA)	Vice Chairman
Dugald Eadie (DE)	Planning Officer
Vicky Moss (VM)	Special Projects Coordinator
Helen Schuster Bruce (HS-B)	Project Researcher
Cllr. Mohan Iyengar (MI)	Ward Councillor
Cllr. May Haines (MH)	Ward Councillor

Approximately 30 members and wardens

1. **Welcome & Apologies** - The Chairman welcomed those present including our Ward Councillors, May Haines and Mohan Iyengar  
Paul Fearnley (Treasurer), Jackie Heap (Asst Treasurer), John Gunton (Magazine Editor), Carol Parkin (Secretary/Minutes Secretary, Michael Parkin (Membership Secretary, Stan Alfert, Audrey Cox, Elisabeth Kilvington, Sally Paton, Bob & Julie Reid & Jan Wylde
2. **Minutes of previous Members' meeting** - The Minutes of the last member's meeting were accepted as a correct record.
3. **Matters Arising** - There were no matters arising.
4. **Speeding** (Update by Vickie Moss)

VM provided an up-date on this issue.

- It is suggested that 30mph stickers should be posted on wheelie bins in those roads experiencing the biggest problems from speeding traffic and Canford Cliffs Road should be the first road to experiment with this.
  - 100 stickers cost £89.00. A debate followed about whether the Association should pay for these or the Individual residents to buy these to be sure that there is 'buy-in' to the idea by the residents in question
  - MH said an experiment along these lines had been carried out in Canford Cliffs Road & Compton Ave six or seven years ago, with two stickers per household. Feedback was that this seemed to be a success
  - A member thought that there should be a 30mph sign at an approach to a pedestrian crossing, particularly, if this was near a blind bend
  - The discussion was inconclusive and it was agreed that this will be an Agenda item for the next meeting.
  - VM said that there had been another near-fatality near the junction of Western Road and Belgrave Road between a speeding motorist and an elderly lady pushing a buggy across the road.
  - VM referred to 'hot-spots' where there is bad visibility at junctions and mentioned the Westminster Road/Tower road junction, amongst others, as an example
  - Martin Heath mentioned the facility available via Google to identify 'crash' sites in Branksome Park & Canford Cliffs.
  - RA suggested that a pilot study might be carried out
  - Roy Pointer said that there is enthusiastic support for Speed Watch – there are around 12 volunteers but there has been a delay in starting, as RP is awaiting authorisation from the Police in relation to the several locations identified as targets for the Speed Watch team. RP is concerned that volunteers may lose interest unless we can get these authorisations; he will follow up. Funds for more 'kit' are not needed at the moment as a 'clicker' and a Dictaphone have been loaned by Dorset Police."
  - AW recommended posting a message on the Dorset Police Twitter feed as this often produces an immediate response as organisations do not like adverse publicity.
5. **Neighbourhood Forum** (update by Helen Schuster-Bruce) – HS-B introduced this subject

5.1 **Context** - was inspired by article in Pines & Chines – improving and protecting the area, encourage cycling etc., making it distinctive – like the New Forest

In 2017, Neighbourhood Planning Act came into force which says "Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead."

Neighbourhood planning is not a legal requirement but a 'right which communities in England can choose to use'.

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Several adjacent areas have gone down this route or are doing so – Broadstone plan came into being in 2018. there's one for the Poole Quay area and Sandbanks are going through the process.

A meeting has been held with Paul Codova from Sandbanks Community Group (formerly the Sandbanks Association) and provided an up-date of the Group's progress to date.

5.2 Process - Lots of stages: Draft a vision, consultation with residents, detailed study of the area, send out questionnaires, commission specialist reports, prepare the plan, more consultation and finally a referendum and adoption. Takes time - Broadstone process started in 2012 – plan adopted in 2018.

5.3 Areas that could be included in the plan - Green spaces, private & public – incl. beaches and Chines, wildlife corridors – encourage volunteering like Pinecliff Garden

Access & movement – environmentally friendly access to beaches / traffic calming, parking

Sustainability – eg encourage cycling & walking by labelling bridleways/footpaths

Housing – reduce wasteful rebuilding/ policy on plot division

Economy – involve local businesses, restaurants and useful services eg post offices

5.4 Pros & Cons - What's the alternative – umbrella general plan is imposed

Conservation areas – are they working/ being upheld

Costs - financial/time/bureaucracy

5.5 How to take forward – VM & HS-B to carry out more research.

Meet Martha Covell from ECA Architecture – who has experience of developing plans.

Find out who to liaise with at new BCP Council and meet them.

Speak to Broadstone and get their experience – pros and cons

Find out about funding/grants

Write an article for P&C magazine and invite comments – pre consultation with the area

Do a degree in planning!

5.6 What residents can do – it has to be a community effort:

Read up about plans – Neighbourhood development websites gov.uk one/ read Broadstone plan

Think about people who might like to be involved, especially those with planning/ project management backgrounds – it will need a TEAM of movers & shakers

## 6. **Planning Report** (Update by Dugald Eadie)

### **List 15 - 22 included (31 May 19)**

It is 8 weeks since the last report, and there has been very little activity. There are now 3 cases awaiting Appeal decisions, and at least 10 applications awaiting planning decisions. Presumably the Council merger is one reason for this, plus a general lack of enthusiasm for new projects, as the property market has stalled (particularly at levels over £1m).

Unusually, in this 8 week period, there is not a single decision to report, and only one new application and one new appeal..

### **APPLICATIONS**

**APP/19/00622/F**

**22/05/19**

56 The Avenue - Work has already started on this site, but the developer has now put in an application to add another storey to the block of flats, increasing it from 9 to 11 apartments. BPCRA has lodged an objection, mainly because of the traffic implications.

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**APP/19/00252/F** **13/03/19**

43 Western Road - The previous plan for three blocks of flats was refused by the Planning Committee, but this is yet another proposal, this time for three separate houses. The third house at the back of the site is particularly contentious, as it involves demolishing an old Victorian wall.

**APP/19/00267/F** **28/03/19**

109 Lilliput Road - The previous application for a block of 3 flats was rejected on appeal. This new proposal seems remarkably similar, and it is not clear why any different decision would be expected.

**APP/19/00214/F** **20/02/2019**

9 Martello Road South - This amended proposal had pre-application advice, and is designed so that the single house is accessed from Oratory Gardens, and the semis from Martello Road South. The semis will be built so that they have the appearance of a single house.

**APP/18/01616/P** **08/01/2019**

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

**APP/18/01671/P** **08/01/2019**

19 Wilderton Road. - Demolish bungalow and build a block of 6 flats. Although a previous version of this was refused, the planning consultants are using the argument that the new Poole Local Plan has more relaxed rules. This is ignoring the fact that the site is still in the Conservation Area, and also the rules about development of flats are still quite firm. There have been several well-argued objections from neighbours, and one from BPC CRA.

**APP/18/01595/F** **11/12/2018**

36 Tower Road - Demolish existing building and build block of 12 flats. The existing building is split into 7 flats, and the proposal uses more of the plot and includes basement parking. Neighbours have already expressed concern about the increased density and the possible damage due to the excavation. A neighbour at the back of the property has already experienced damage from a falling tree due to earlier developments in Tower Road, and is concerned about a very large lime tree.

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

2 Burton Road/22 Balcombe Road - This appears to be an amended version of a plan already approved, to build a separate house in the garden of the existing one. It is interesting to note that no neighbours have objected, partly because of the much greater worries about the adjoining plot (18/20 Balcombe Road), but also because of the existing permission.

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

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

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

6 Burton Road - Outline application to demolish existing dwelling and erect a block of 8 no 2 bed and 4 no 3 bed flats with parking, cycle and bin storage. This proposal is completely out of order on the edge of the Conservation Area. **There have already been around 50 objections, including BPC CRA.** The immediate neighbour, in a listed building, has arranged for an objection by a professional planning expert. Apart from the visual impact, there is a lot of concern about parking and traffic issues. Since the last meeting, there have been some amendments to the proposal, leading to another batch of objections.

## **APPEALS**

An appeal has been lodged (13/03/19) for the **2A Burton Road** proposal to convert a garage to another holiday house. NB This appeal was dismissed on 05 June 2019.

At **12 Western Avenue**, an appeal has been lodged (4/04/19) in relation to the refusal of permission to remove several trees on the edge of the new building site.

An appeal has been lodged (24/04/19) for the **20 Leicester Road** site splitting proposal.

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## 7. Changes to the Council, how we are affected (May Haines & Mohan Iyengar)

### Cllr MH spoke first

- MH handed out copies of the new Organisational Chart for the BCP Council showing the Tier 2 officer (Corporate Director level (5) & Tier 3 officers (Director level (16). The chart does not show the Tier 1 officer, Graham Farrant, the Chief Executive Officer. Still to be added are the Tier 4 officers (Service Unit Heads) of which there is likely to be a number, judging by the number of services listed for each Director.
- Cllr MH went on to explain that the BCP Council is now run by the Unity Alliance (*coalition of non Conservative Councillors*). The political composition of the council based on the political groups viz

Conservative	36 Councillors
Liberal Democrats	15 Councillors
Christchurch Independents	8 Councillors
Poole People and ALL	8 Councillors
The Bournemouth Group	4 Councillors
Labour	3 Councillors
Unaligned	2 Councillors
- Residents should not see much of a difference in the services provided but where it will change will be the allocation of 'spare funds' The Council has still to decide on its 'priorities' and details are expected to be available next month.
- Cllr MH has been unsuccessful in her efforts to arrange a Traffic survey for Branksome Park, owing to insufficient resources.
- Cllr MH said that the E-Petition facility should be re-instated on the BCP website 'sooner rather than later'.
- Residents should continue to refer all Ward matters such as planning, speeding and pot-holes etc to Cllrs MH or MI.

### Cllr MI then spoke

- Ward boundaries large unchanged. Area around Salterns has been moved into Penn Hill Ward and most of Cassel Ave is now in the Ward. Members were reminded that the North side of Lindsay Road was successfully retained in the Ward.
- Business will continue as usual
- Reminded members that the Ward Councillors had successfully resisted the introduction of Pay & Display Parking Meters on roads adjacent to beaches in Branksome Park & Canford Cliffs.
- The Unity Alliance must be a 'functioning' Council
- The proposal for three Planning Committees for Bournemouth, Christchurch & Poole is being discussed
- Doug Evans, Poole Planning officer, is still considering a number of the outstanding controversial Planning Applications in the Ward and these are "weeks away" from decisions being taken
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Vicky Moss asked if the Head of Transportation had been appointed but MI said no.

Chris Stracey expressed his concern that it was reported that in that day's Daily Echo that the eight Conservative Councillors on the Overview & Scrutiny Board had voted against the proposal at the previous Monday's meeting to spend around £0.5m on re-instating certain Public Toilets in Poole. MI said that he had had a meeting in London on that day and was unable to attend the meeting but, had he been there, he would have voted in favour of the proposal.

RA reported that he, JS & Diana Sprackling had attended the Cabinet meeting that morning and the proposal will go ahead, as the Cabinet had voted in favour of this recommendation

John Mills asked if the flooding outside 18-20 Balcombe Road could be investigated.

Roy Pointer, referring to the projected £50m shortfall for the fiscal year 1920/21, asked how many tiers of management are proposed and was informed that it was likely to be five.

## 8. Any Other Business

Strength of Association – AW spoke of his admiration that so many people were galvanised into action on the previous Sunday when the Association was alerted to the felling of a large tree at 36 Western Ave on a Sunday afternoon. This is, usually, an indication that the tree work is unauthorised. In the event. It was authorised. The Planning Enforcement officer writes "*Just Visited the property and examined the tree which had a significantly decayed trunk. Home owner tells me the tree was felled by Alan Pope (tree surgeon) under a seven day order (dangerous tree) following the loss of a significant limb, which wrote of his car and damaged his neighbours garage. He tells me the tree team authorised the felling last week. Thank you everyone for letting me and taking the photographs, really appreciated.*"

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Beach Road car park - The status remains that the BoP has withdrawn its application for release of restrictive covenants. Objectors are awaiting decision of their claim for expenses. Confirmed by telephone on 11/06/2019

Branksome Dene Chine & Use of Jet-skis – RA raised the issue of the dangerous practice of jet skiers riding close to the beach. RA spoke to a Beach Officer and was told that there is a by-law which prohibits jet skiers actually driving on to the beach but this is ineffective and should require jet skiers not to drive within the area designated by the yellow marker buoys. MI will follow this up.

Charter Trustees of Poole – Ian Milman asked why the new BCP council required three Mayors. MI said that there is strong support amongst residents for this, in the following order

- Christchurch – Overwhelming support
- Poole – Strong support
- Bournemouth – Least well supported

IM asked where he can find the evidence for this

**Next Association meeting date is Wednesday, 10th July 2019**