

# **MINUTES OF THE MONTHLY MEETING - JULY 10, 2019**

## **PRESENT**

John Sprackling, President,  
Adrian Wardlow, Chairman  
Roger Allen, Vice Chairman  
Mike Parkin, Membership Secretary  
Dugald Eadie, Planning Officer  
Carol Parkin, Secretary

## **WELCOME AND APOLOGIES**

The Chairman began by thanking those attending the meeting.

Apologies: John Gunton, Paul Fearnley, Jackie Heap, Helen Schuster-Bruce, Dawn Goodson, Graham Jones, Audrey Cox.

John Sprackling (President) thanked Bob and Julie Reid for their work whilst Bob was Chairman of the Association. He brought in lots of new ideas and innovations and dragged the Association up into the 21<sup>st</sup> Century. He presented Bob and Julie with a bottle of champagne as a token of the Association's appreciation.

## **MINUTES OF PREVIOUS MEETING**

These were accepted as a correct record.

## **MATTERS ARISING**

Vicky Moss reported that a request had been put in for 30mph Stickers for dustbins

Cllr. May Haines had advised AW that there were no immediate plans for an e-petition but asked that anyone interested in an e-petition put in a request to the Governance Committee at BCP Council, before their meeting on July 25<sup>th</sup>.

Cllr. Mohan Iyengar reported on the problems with jet skis. Chris Saunders, Head of Sea Front Operations, had said that photographic evidence is really needed when jet skis are seen not between the yellow markers for enforcement. The number to call is 0800 50 60 50, Email: [seasafety.seafront@bournemouth.gov.uk](mailto:seasafety.seafront@bournemouth.gov.uk)  
Roger Allen confirmed this.

## **SPEEDING AND TRAFFIC SURVEY**

Vicky Moss gave an update on speeding and traffic survey. She has put in a request for a traffic survey which is needed before there can be a request for CIL funding for extra pedestrian crossings. A member commented that it was possible to install a 'crossing' for as little as £300 by just painting black and white stripes across the road, as had been done in other places in Europe, and endorsed by Chris Boardman.

VM outlined the BCP bid for 'Transforming Cities Fund,' £115m capital investment project to be allocated to several local areas to improve sustainable travel and has requested that the this area be included as it is a main thoroughfare between Poole and Bournemouth and a traffic survey recording volumes of traffic might well show this area would be considered a 'Key corridor'. A traffic survey has not been carried out here for at least 15 years.

Last week, VM drew up a 'Hazardous Junctions and Areas Map' for Branksome Park showing 16 potential hotspots and sent it off to Cllr Andy Hadley, Head of Transportation. Since the map has been on the website, BPCRA members have highlighted other areas such as Canford Cliffs Rd, exit of Mornish Rd on to Western Rd, the cross roads at Wilderton Rd/Western Rd and Bury Rd/ Western Ave. A revised map will be put on the website in due course.

A supercar meet is being arranged in Canford Cliffs Car Park on August 11. This is causing some concern. Cllr. MH is investigating whether or not an event such as this is allowable in a public car park. Julie Reid commented that as she

was driving from Western Road onto Haven Road one other time that one of these meets occurred her car was nearly taken out by one of the cars driving along Haven Road at an estimated speed of 80mph. Tracy Holmes commented that she has been to many supercar events and more often than not the participants are very sensible and have concern for the residents, so she appeals not to make sweeping statements about supercar drivers as they do not all drive over the speed limit.

Roy Pointer reported on the progress of Speed Watch. Most of the volunteers are now trained. Two training sorties had been held and a programme of live monitoring was being drawn up. New members for the team who may be concerned about speeding in the Ward are always welcome.

### **NEIGHBOURHOOD FORUM**

There is nothing new to report on this.

### **PLANNING REPORT**

#### **Planning Lists for Meeting 10 July 2019**

#### **List 23 – 27 included (5 July 19)**

### **DECISIONS**

**APP/18/01671/P**                      **08/01/19**

19 Wilderton Road

This rather aggressive attempt to get approval for a block of 6 flats has been **Refused (28/06/19)**. The site is not suitable for flats, and the proposed building is not consistent with the house styles in this part of the Conservation area.

**APP/19/00214/F**                      **28/02/19**

9 Martello Road South

This application for one single house and two semis has been **Approved (25/06/19)**, which is not a surprise given the pre-application advice. It is probably less damaging to The Oratory than some of the previous attempts.

**APP/18/01407/F**                      **31/10/18**

2A Burton Road

The proposal to convert this garage into another holiday home has been **Dismissed on Appeal (5/06/19)**. The Inspector's report included the point that this new building "would harm the character and appearance of the Branksome Park Conservation Area".

### **APPLICATIONS**

**APP/19/00676/F**                      **17/06/19**

2 Wilderton Road

The original application for 25 flats was refused in January 19. As expected, the developer has made a new proposal, this time for 21 flats, and one storey less. It is difficult to see how this is any less damaging, but we still have the issue of how to preserve the existing building.

**APP/19/00676/F**                      **28/05/19**

8A Lindsay Road

Demolish the existing detached house and build a block of 11 2-bed flats, including basement parking. This is another controversial application on the edge of the Branksome Park Conservation area. The point of access is a particular issue, as it is on a sloping curve where the traffic goes down the hill to the traffic lights at Penn Hill. There have not been many objections, probably because there are not many neighbours, and there is also a sense that this is going to be affected by the "precedent" of the McCarthy & Stone development just down the road. BPCRA has lodged an objection, mainly because of the Conservation Area and the traffic implications.

**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.

**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/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. Amended plans were listed on **3/07/19**, but it is hard to see how they make any difference.

**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 town houses. 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**

**APP/19/00030/X**

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. This case will be the subject of a Public hearing at the Civic Centre at 10am on 15 October 19. The venue may be subject to change.

**APP/18/01330/F**

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

## MCCARTHY AND STONE'S PROPOSALS AT 172 CANFORD CLIFFS ROAD

McCarthy and Stone are having a closed workshop on July 11, where proposals will be discussed. The Chairman and other on the Committee will be attending. DE says that at the moment he can see no reason to object, however will see what they say at tomorrow's workshop.

## ANY OTHER BUSINESS

The Chairman read a letter given to him by Graham Jones, which had been received from the Lands Tribunal. In essence it said that personal costs incurred so far in objecting to the development of Beach Road Car Park will be allowed, but costs incurred by a third party i.e. BPCRA, will not. Plans for Beach Road Car Park are not at this moment progressing.

JS asked the Councillors present if they could tell us how the BCP Council was going to deal with travellers. At present Bournemouth uses height barriers limiting travellers' access to car parks, while Poole does not. Cllr. MH says that there will eventually be an equalising of services between the three authorities. JS expressed concern that this will not take effect before the main summer season. Both councillors advise JS to pose this question at the Cabinet Meeting on Friday 12 July.

### Lloyds Bank Closure – Empty Shops in Canford Cliffs

A member asked whether the Association would be prepared to assist in stopping closure of Lloyds Bank in Canford Cliffs. At the moment there are 384 signatures on the petition, and there is a lot of local feeling against this closure. The Chairman said that he rarely visits a bank, making purchases on line and those of us with credit and debit cards are helping the closure of banks as we are not using them for cash. There followed a discussion on the closure of the bank and some of the problems arising were: Those who do not use online banking pay bills using a faster payment made at the bank personally, using online banking may be difficult and lead to scamming of older residents, not all residents own a computer, there is often a need to visit the bank to talk personally about a problem, closing the banks in Canford Cliffs must pose a problem for the businesses in the area as they are not able to use them daily to deposit cash, not all residents drive a car. Buses in Canford Cliffs are infrequent making a visit to another branch difficult. If this bank does close it will be another empty shop front in Canford Cliffs.

Bob Reid proposed that the Association support the local effort to keep this bank open. This was seconded by Christine Harrington. Roger Allen was delegated to look into this.

Cllr. MI said that efforts should be made to provide Cash Points in the village. This would need cooperation from the local traders. The closest Cash Points at present are at Tesco in Sandbanks and Lilliput. A new resident of Canford Cliffs brought up the subject of a Tesco store being opened on the site of four empty shops, which at present look very unkempt and strewn with flyers.

Cllr. MI reported on the situation, as we know it, at present. Various approaches have been made to Tesco who give dates, nothing happens, but they indicate that the opening of a Tesco Store has not been dismissed entirely from their future plans. Further than that, there appears to be nothing we can do.

JS brought up the subject of vinyls for the shop fronts as discussed by the Canford Cliffs Forum.

The landlord has been approached but no reply has been forthcoming from them.

The question arose 'has the Association written to the landlord?' BR said that no they hadn't and the Chairman stated that it was worth a try.

### Naming bridleways and developing cycle paths

There is nothing to report on this and we await a report from Helen Schuster-Bruce at our next meeting.

## ACCOUNTS TO DATE

The Association's finances are still very healthy. Figures are in the magazine. No exact figures at the moment – suffice it to say that the Association makes more than it spends, and the figure is in excess of £30,000.

The next Association monthly meeting will be **Wednesday September 11, 2019**

The Chairman invited all those attending to stay for drinks and refreshments and thanked Roger Allen for organising these.