

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

MINUTES OF THE MONTHLY ASSOCIATION MEETING – NOVEMBER 13, 2019

PRESENT

John Sprackling, President
Adrian Wardlow, Chairman
Carol Parkin, Secretary

Councillor Mohan Iyengar, plus approximately 24 Association Members

WELCOME AND APOLOGIES

The Chairman began by thanking those attending the meeting.

Apologies: Councillor May Haines, Roger Allen, Dugald Eadie, John Gunton, Jackie Heap, Helen Schuster-Bruce, Vicky Moss, Elizabeth Kilvington, Chris Stracey.

MINUTES OF PREVIOUS MEETING

These were taken as read and endorsed as there were no comments.

MATTERS ARISING

Councillor **MI** informed the meeting that the planning application for 43 western Road had been refused.

AW thanked John Gunton, Roger Allen, John Sprackling and the wardens for their work on the latest issue of the magazine, editing and distributing.

He also thanked Roger Allen and the volunteer gardeners for their efforts in Pinecliff Sunken Garden and their mention in Bournemouth in Bloom.

SPEEDING AND TRAFFIC SURVEY

Roy Pointer informed the meeting that Vicky Moss had promoted an on line petition on road safety generally in the ward at the recent Neighbourhood Watch Conference. It was hoped that the attendees would spread the word, thereby generating more petitioners. She also drew attention to the new BCP Council Local Plan. Comments are due by November 18.

He gave an update on the progress of the Branksome Park Community Speed Watch saying that new recruits had been received. CSW continues to carry out weekly sorties, and were recently joined by the Police Trucam enforcement Team at the location in Western Road, and as a result around a dozen enforcement actions are being taken.

The CSW still has a few vacancies in its pool and new members are always welcome.

RP explained the procedure CSW follows. A form with the details of the vehicle is sent to the police the next day. The owner of the vehicle then gets a letter from the police. If he/she is caught again a second letter is sent. A third time and there will be a letter followed up by a police visit.

A member asked if a photograph is taken. **RP** replied that that is forbidden, but details of the vehicle are recorded. Details are kept for one month and then destroyed.

AW said that he had chased a car that had gone through the pedestrian red light into Victoria School car park, then photographed it and the occupants, he asked if he needed to destroy this. **RP** replied that 'no' the rules applied to CSW only.

Bernadette MacDonald-Raggett asked if Canford Cliffs Road was covered. **RP** replied that this is covered by the Lilliput CSW.

Bob Reid said that he had recently met a lady from Bournemouth Council whose job was in road safety. Since there never was such a department in Poole, **BR** wonders if such a department will be set up within BCP Council. **RP** replied that this is Vicky Moss's domain and he doesn't have the answer. Councillor **MI** will investigate this.

AW appealed to those present for volunteers. We need volunteers for a Sub-Committee for a Speed Survey and we need volunteers for a Sub Committee for the Neighbourhood Plan.

A member pointed out that not all planning covenants in the area are held by CCLS and those in Branksome Park are generally owned by Stanborough Developments.

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PLANNING REPORT

A full Planning Report is appended to these minutes.

John Sprackling gave a short report of the important decisions.

43 Western Road has been Refused as mentioned earlier.

Six decisions have been made this month, the most important of which is for the demolition of five new houses on Balcombe Road, to be replaced by a block of 30 flats. This application has been Granted. In reply to questions **JS** stated that 'no' there is nothing the association can do and that the decision was made by the Planning Officer who will have referred her decision to Richard Genge as this application was not 'red carded' and did not go before the Planning Committee.

A member, Peter Fennimore, reported that the application was not red carded, but the Planning Officer could decide to take this to the Committee if they thought there had been sufficient public interest on this application. As there were more than 150 objections to this development the residents thought that there was sufficient interest, and this is something the objecting residents will follow up on.

Councillor **MI** explained that this application was in the pipeline before the rules were amended. The old rules stipulated that an application could be red carded up to the end of the case, but the new rules say that an application has to be red carded within thirty days of the application. The assumption was made that the new rules apply to applications already in the system.

Councillor **MI** is challenging this. In answer to a question, the applicant is Rafferty Property Limited, for Sphere Property (as shown on their submitted application).

AW said that he was conducting an email dialogue with Vikki Slade, Leader of the BCP Council, over this and she will look into how the Planning Officer came to her decision and put the reasons in layman's terms, so that he can report to members. **RP** and **JS** ask that we support Councillor **MI**.

An application has been made by 22 Balcombe Road for a development of 37 flats. The correct address for this site is 2 Burton Road, which is well known as the 'party house'. What **JS** and **RP** suggest is that as many people as possible attend the Planning Meeting where this application will be heard, in order that the Planning Officer is in no doubt that there is much public objection to this application.

RP has put in a Freedom of Information Request to BCP Council on August 29th, asking how many properties had been completed in the area and not yet sold – i.e. no Council Tax is being collected. As of now, no department in BCP Council has been able to answer this question.

JS asked Councillor **MI** if he could help in finding out how we could influence the BCP Council's Local Plan.

There is no Planning Meeting in December. The next Planning Meeting will be on January 9, 2020.

AW reported that a little known fact to members, is that audio transmission of Planning Meetings, et al, can be heard on YouTube

CANFORD CLIFFS LIBRARY

The Sustaining Poole's Seafront Supplementary Planning Document 2015 mentions that the Library could be demolished to make way for a flat development. Although this is unlikely, we need it in writing that this will not happen before there are any plans to extend the library.

Richard Philips (Friends of Canford Cliffs Library) then gave a presentation stating what the plans were to develop the library. On Monday mornings there is a regular coffee meeting. The space allocated for this is no longer sufficient. After wanting to extend the conservatory for many years there was enough money for architectural drawings and a planning application to be put to BCP Council. In 2009, the BPC CRA committed to provide financial support, and we hope for support from BCP Council. Enlarging the conservatory will mean more business for the library as presently bookings have to be turned away. A member questioned whether the building had been listed. It hasn't but the garden which is from 1914 has been denoted of Historical Interest. Councillor **MI** pronounced his and Councillor Haines's support of the Library. Bob Reid said that in his tenure as Chairman of BPC CRA the question of BPC CRA's donation to the funds of Friends of Canford Cliffs Library had arisen, but no amount was ever ratified. He suggests that this is put before an Association meeting to decide the amount. **AW** said that it is intended to bring this before the next Executive Committee meeting in November prior to putting it to a Monthly Meeting. **BR** went on to say that the Poole Maritime Trust rents upstairs at the library and there is a tremendous amount of historical information kept there.

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ANY OTHER BUSINESS

DONATION TO CCLS TOWARDS THE COST OF THE CHRISTMAS LIGHTS IN HAVEN ROAD.

AW asked the meeting to endorse the £750 donation to Canford Cliffs Lands Society towards the cost of the Christmas lights in Haven Road. This was proposed by John Sprackling and seconded by Carol Parkin. It was agreed by the members present.

SHOP FRONTS CANFORD CLIFFS

Enny wrote to the landlord of the properties – three recorded letters went out in an effort to reach him. The shop fronts have now been tidied. Goadsby (who manage the block) tell us that TESCO are now paying rent and looking into the feasibility of opening up the area covered by the separate shops to make one area for a small TESCO supermarket. *Many thanks to Enny for this.*

VOLUNTEERS

Once again **AW** appealed for volunteers for various BPC CRA roles.

Eric Coates from Fountain Court is conducting research into the history of Branksome Manor that was on the site before the flats, and would like any person with information to pass it on to him. It was suggested that he contact Alwin Liddell who is on the internet and has photographs of Poole, Bournemouth and Christchurch going back to the 1850's.

AW reminded everyone that on Friday November 22nd at 19:00 - 21:00, there is an Poole Constituency General Election Open Forum at St Aldhelm's Church, BH13 6BT. All of our major electoral candidates will be there.

AW thanked everyone for their attendance and closed the meeting at 8.30pm.

OUR NEXT MONTHLY MEETING WILL BE ON DECEMBER 11, 2019

This will be a short meeting and everyone is invited to the Christmas refreshments, mulled wine and mince pies.

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Planning Lists for BPC CRA monthly Association meeting on 13th November 2019

List 41 – 45 (including week commencing 4 November 2019)

DECISIONS

APP/19/01166/F 16/09/19

39 Western Avenue

Application to demolish existing single storey side extension to 39 Western Avenue, sever land and erect a 3 bedroom detached house with parking was **Refused** on 08 November 2019

APP/19/01118/F 02/09/19

20 Leicester Road

Application to sever land and erect a 4 bedroom detached house with integral garage and parking (revised scheme) was **Refused** on 05 November 2019

APP/19/00622/F 22/05/19

56 The Avenue

Revised scheme to planning permission ref: APP/18/01103/F: Alterations to second floor and addition of third floor to form two additional flats, total 11 flats was **Granted** subject to CIL Contribution on 11 October 2019

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

43 Western Road

Application for construction of one detached dwelling was **Refused** on 25 October 2019.

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

18,18a,20,20a,20b Balcombe Road.

Application for demolition of existing houses and erection of flatted development of 30 flats with associated access and parking was **Granted subject CIL Contribution** on 25 October 2019.

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

3 Brudenell Road

Outline planning application for erection of a block of 6 apartments and 2 detached townhouses with associated access and parking was **Granted** subject to CIL Contribution on 14 October 2019

APPEALS

APP/18/01671/P

This application for a block of six flats at 19 Wilderton Road has now had an appeal lodged (24/09/19). Once more, 1-5 Lindsay Road is being used as part of the argument. This is still a very controversial proposal.

APPLICATIONS

APP/19/01224/P - 31/10/19

22 Balcombe Road (2 & 2A Burton Road)

Major Outline application for Demolition of the existing building and erection of a flatted development comprising 37 no. self-contained residential units with associated access and parking.

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APP/19/01289/F - 16/10/19

4 Burton Road

Alterations to the existing dwelling and erection of three detached dwellings with associated access and parking. The proposal is similar to an earlier refused application (APP/19/00763/F) and again appears totally to disregard the principles of the Conservation Area Management Plan. The Association has yet to lodge a letter of objection.

APP/19/00957/F 06/08/19

7 & 9 Lindsay Road

Demolish the two existing bungalows and replace with a collection of 10 individual houses. Once more, this should be impossible in the Conservation Area, but of course the McCarthy & Stone development next door is being used as a precedent. BPC CRA has lodged an objection. Meanwhile, there have been some changes to the plans after consultations with Planning. **Still a current application**

APP/19/00744/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. The current status of this application is unclear – most participants accept that the building needs to be replaced, but the key issue is the scale and density of the new block of flats. Three storeys might be better. The architect, David James, has submitted a comprehensive rebuttal of the various objections. (11/09/19). Another planning document suggests that the "heritage" argument means that the existing building should be restored. **Still a current application**

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. All comments from neighbours (and from BPC CRA) make this same argument. **Still a current application**

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

6 Burton Road

Outline application to demolish existing dwelling and erect a block of eight x 2 bed and four x 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. **Still a current application.**