

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 MEETING - OCTOBER 9th, 2019

PRESENT: Adrian Wardlow, Chairman (**AW**); Roger Allen, Vice Chairman (**RA**); Vicky Moss, Special Projects (**VM**); Dugald Eadie, Planning Officer (**DE**); Carol Parkin, Minutes Secretary (**CP**); John Sprackling, President

Mohan Iyengar, Ward Councillor (**MI**) ; 16 members / wardens

1. WELCOME & APOLOGIES

The Chairman began by thanking those attending the meeting and announced apologies.

Apologies received: Councillor May Haines; Treasurer Jackie Heap; Magazine Editor John Gunton; Special Projects Helen Shuster-Bruce; Diana Sprackling; Robert Reid; Audrey Cox; Stan Afert; Christine Harrington; Audrey Cox; Elizabeth Kilvington; Richard Absolom; Mike Kilbride.

2. MINUTES OF PREVIOUS MEETING

Christine Harrington had contacted **AW** saying that the minutes were slightly inaccurate on the closing down of Lloyds Bank in Haven Road. She has since sent a revised version which to be published on the BPC CRA website. Apart from this slight change, they were accepted as a correct record.

3. MATTERS ARISING

There were no matters arising.

4. SPEEDING AND TRAFFIC SURVEY

VM gave a short update on this. She reported that she had asked if CIL (Community Infrastructure Levy) funding could be available for a Traffic Report. She has had a quote for a Traffic Survey which was £4,500 plus VAT.

The volume of traffic and speed has increased a lot over the last fifteen years, and she hopes that BPC will see the need for this survey and not wait until there is a serious accident. There is now a petition on line which she hopes will be signed by at least 200 people. Member Bernadette MacDonald-Raggett suggested **VM** contact the PCC which may be another avenue of help.

Roy Pointer gave a short update on Speedwatch, which is going well. A team goes out each week on different days and different times. **RP** wished to thank the Association for their support & providing a new speed gun. As ever, **RP** called for more volunteers - the more volunteers, the less onerous the task. A surprising statistic, is that there are 500/600 vehicles an hour on Western Road, in the middle of the day and only 10 or 12 are exceeding the speed limit.

Karyl Gorney pointed out that this could be because there is a warning. Dorset Police publish speed-trap locations in the Dorset Echo, **AW** thinks it is a good idea to put the Speedwatch dates and times on our website.

VM asked everyone to be on the lookout for an e mail which will give a link to the petition and to share this if possible. Cllr **MI** commented on CIL funding re this. No CIL funding has been allocated by the Council for almost a year. A petition has been raised by some council members to say that something must be done about this.

5. NEIGHBOURHOOD PLAN / FORUM

VM reported that BCP Council (**BCPC**) have started their six week consultation on the Local Plan.

One of the pros of setting up a Neighbourhood Plan is that it would provide a steady income for the area. This would be 25% of whatever CIL (Community Infrastructure Levy) is raised by developing in this area.

Our Conservation Area needs to be revitalised, according to a Local Plan. The Woodland Management Plan would need to be looked at. Covenants need to be protected. A Neighbourhood Plan would enable us to have a say in the type of development in this area.

Disadvantages are that we would not be able to ask for more than 25% of the CIL funds. Setting up a Neighbourhood Plan would take a great deal of time and effort. BCPC would be losing income if our neighbourhood is entitled to 25% of CIL funds - they may be unhappy about this.

A query from a member was if it is known to us how many covenants are held by the local council and how many by the Canford Cliffs Land Society? **VM** said that this could be ascertained.

The historical origins of the area, the green spaces, street scenes *etcetera* need to be pushed forward in the next six weeks. We need an environmental and wildlife assessment.

DE suggested that the Association have a number of sessions to decide what we would like and how we are going to do it, and not be over concerned by the bureaucracy.

Cllr **MI** said that there are now two neighbourhood plans which have been approved by **BCPC** and are live are Poole Quays Forum and Broadstone. Pokesdown /Boscombe has been approved but is not yet live. Sandbanks is at a very early stage. He suggested that **VM** contact all of them.

He went on to point out that the **BCPC** Local Plan for which a six week consultation has already begun, and a Neighbourhood Plan are two different things. All that is necessary within the six weeks is for our Association. to make input into this local

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

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

authority plan. He suggested that **VM** look at the Poole Local Plan and use this to comment on the **BCPC** Local Plan, i.e. we like this and don't like that *et cetera*.

6. **NAMING BRIDLEWAYS AND DEVELOPING CYCLE PATHS**

We are still waiting for this to come into being.

7. **PLANNING REPORT**

DE presented his report. His list of planning applications and comments are appended to these minutes.

There was much discussion on the Planning Conditions which are often imposed by the Planning Committee for a development. It seems that these are seldom enforced. **MI** suggests writing an open letter, or a letter addressed to our MP, Robert Syms on this subject, stating the need for consolidation of building enforcements across the three authorities. This letter to come from BPC CRA and also signed by councillors **MI** and **MH**. Councillor **MI** offered to draft a suitable letter. Tracy Holmes also volunteered to help with the composition of this letter. **AW** said that we would certainly take these offers up. **AW** said that the whole matter of building enforcement will be discussed at our next Executive Committee meeting.

RP reported that he had raised a Freedom of Information request to **BCPC**, asking how many newly erected flats in the Canford Cliffs ward either remain either unsold, or are not occupied full time. Incredulously, the **BCPC** replied that they were unable to assist in this matter! **MI** said that Council Tax is levied six months after completion, whether the flat is unoccupied or not.

DE advised that he would be absent from the November meeting, thus there would be no report then.

8. **ANY OTHER BUSINESS**

a) *Overview and Scrutiny Committee*

Councillor **MI** reported that over meetings lasting several hours the decision on Traveller Encampments was to consider harmonising policies across the three legacy Councils. **MI** said that urgent action was needed for this next summer. Then there should be the question of harmonisation. This was approved unanimously.

JS reported that the Medium Term Financial Plan was discussed. The funding gap for the year 2020/21 is £7.7m. The funding gap over the three year period to March 2023 is £23.9m. BCP are now in the transition period, where the Council are going to make huge cuts to try to reduce this deficit. There will be cuts in the Management levels within **BCPC**.

b) *Pinecliff Sunken Garden*

RA pointed out that **BCPC** spend zero on this garden, whereas the association does spend money. BPC CRA granted a budget of £500 for planting in the autumn. **RA** had asked the Council if they could provide help in planting, to which they replied that there was not the manpower. There are currently twelve Association volunteers available for work in the garden; **RA** appealed for more.

c) *Green Issues to be Raised with BCP Council*

AW asked members their views of green issues. What do our members feel is uppermost in their minds? Recycling seems to be the most important issue? Pollution. Transport. **RP** suggested that **BCPC** be asked to arrange for a representative from their Environmental team to address one of our monthly meetings. **RA** suggests a mail shot with a reply paid envelopment could be sent to our members to elicit their suggestions. **JS** reported that Climate Change Emergency had been on the agenda at the cabinet meeting of the **BCPC** today, and they had a long winded, woolly debate.

d) *Brexit*

AW asked **MI** if it were known what **BCPC** 'no deal Brexit' plans are. **MI** responded that Poole Council had plans for a March 2019 deadline, but he does not know if there are any current plans for October 31, 2019.

e) *Association Vacancy*

AW asked if there was a volunteer to take on the vacant position of Membership Secretary. He had put out a few job descriptions at the meeting for members to peruse.

The meeting closed at 20.55

OUR NEXT MONTHLY MEETING WILL BE ON NOVEMBER 13th 2019

Planning Lists for Meeting 9 October 19

List 37 – 40 included (4 October 19)

DECISIONS

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. Unfortunately, this was **Approved (13/09/19)**. The Case Officer explained that the building had been reduced in height, was now to be 10 flats, and would still be well hidden by greenery. The impact on neighbours had also been reduced. 1-5 Lindsay Road was mentioned as a "precedent".

APPEALS

APP/19/00030/X

At 12 Western Avenue, an appeal had 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 appeal was **Withdrawn (30/09/19)**, as the applicant was unable to attend the meeting. Negotiations will continue about the tree work.

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/19/01166/F

16/09/19

39 Western Avenue

This is another site-splitting proposal in the Conservation Area. Unfortunately, 12 Western Avenue is being quoted as a precedent. The actual building is not too imposing, but it is an awkward site just opposite All-Saints church. BPC CRA has objected as a matter of principle.

APP/19/01118/F

02/09/19

20 Leicester Road

This proposal was rejected on Appeal in July, but an amended version has now been put forward, listing in detail how it meets the points made by the Planning Inspector. BPC CRA has objected as a matter of principle to this site-splitting in the Conservation Area, and has noted that the changes in the plan are quite small.

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.

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

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

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

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.

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. BPC CRA 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. The planning consultants (11/09/19) continue to argue that the new buildings will be "hidden", which is simply not true. Residents in Burton Road and Dover Road would be particularly affected.

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.

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 03/07/19, but it is hard to see how they make any difference.

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 six flats and a terrace of three 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 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.