

# 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 – JANUARY 8, 2020** (E&OE)

#### **PRESENT**

<b>John Sprackling,</b>	President,
<b>Adrian Wardlow,</b>	Chairman
<b>Roger Allen,</b>	Vice Chairman
<b>Carol Parkin,</b>	Secretary
<b>Dugald Eadie</b>	Planning Officer
<b>Vicky Moss</b>	Special Projects Co-ordinator

**Medi Bernard** Library Service Manager for BCP Council Libraries

Approximately 17 other signed in persons (mix of Association members & FoCCL members)

#### **WELCOME**

The Chairman began by thanking those attending the meeting - including the new faces from the Friends of Canford Cliffs Library.

#### **APOLOGIES**

Councillors Mohan Iyengar and May Haines, John Gunton, Jackie Heap, Mike Parkin, Bob Reid, Julie Reid, Bernadette and Sean MacDonald Ragget, Stephen and Christine Threllfall.

#### **MINUTES OF PREVIOUS MEETING**

These were taken as read and accepted. Proposed by **John Sprackling**, seconded by **Dugald Eadie**.

#### **MATTERS ARISING**

There were no matters arising

#### **DONATION TO FRIENDS OF CANFORD CLIFFS LIBRARY (FoCCL)**

The Chairman stated that in 2009 the Association agreed to support FoCCL with a donation for an extension to the Library, conditional on the funds being released only when agreement to go ahead with the extension was guaranteed, at which time the donation would be put on a formalised footing. FoCCL have now had planning permission to go ahead but the BCP Council retain the right to redevelop this site as listed in Sustaining Poole's Seafrost Supplementary Planning Document (December 2015). The Chairman read a list of conditions of this donation from the Association, since summarised in an email to **MB**, extracts below:

BPCCRA's primary pivotal concern that would block ANY contribution from us, is the site's development clause within the Poole Seafrost SPD as discussed. Until that is formally overridden, any contribution would be tantamount to gambling our funds.

The expectation of 15-20 years longevity of the current site / buildings / proposed extension(s) is not unreasonable; 'in perpetuity', as has been suggested by some, is unreasonable

The BPCCRA contribution proposal will have a written expiry date, after which it would no longer be due to FoCCL.

Any BPCCRA contribution is subject to BPCCRA having sufficient funds to expend at the time of any formal agreement between us and FoCCL, upon which time we will then set aside the agreed figure within our accounts to protect it from being expended on anything else in the meantime.

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If the Canford Cliffs Library Extension project is abandoned for any reason prior to our contribution, then our contribution agreement would be null and void.

That the contributed funds are ring-fenced to protect them from being used for anything other than the Canford Cliffs Library Extension.

That BPC CRA know the total cost of the project prior to the contribution being made.

That the Canford Cliffs Library Extension project is managed by a formally qualified Project Manager.

If the planned extension failed to go ahead for whatever reason, then any contribution from BPC CRA already made, will be due for repayment to the BPC CRA.

In the event of any misappropriation - intentionally, or otherwise - of the Canford Cliffs Library Extension Funds, then the whole amount of any contribution from the BPC CRA would be due to be repaid to the BPC CRA immediately.

The BCP Council's project, Sustaining Poole's Seafront (adopted Dec 2015) states that the library site is open for redevelopment. There has been a lot of effort by the Association to try to get BCPC to put it in writing that no, this site will not be redeveloped.

However, the Chairman had just received an email from **Vikki Slade**, Leader of BCPC, cc'd to **Medi Bernard**, (Medi.bernard@bcpcouncil.gov.uk) Library Service Manager for BCPC Libraries: "As a Supplementary Planning Document, it is a significant process to make amendments and so would not be feasible, even if it was desirable, to amend such a document in advance of the CIL Neighbourhood Portion Panel later this month. I completely understand that you would not wish to invest in a building that may at some time in the future change its purpose and that this would limit the way in which you can invest.

It would not be prudent for us to accept something that required a very long term commitment and I would not be willing to commit the library to its current site in perpetuity, I don't think any organisation could do so."

*The Chairman re-iterated that the Association funds cannot be used unless we have a written statement from BCPC rescinding redevelopment of the site.*

**MB** told the meeting that there are no plans to reduce the services of Canford Cliffs Library. They are actively working with FoCCL on their CIL (Community Infrastructure Levy) application. Councillor **MH** had previously said that she will speak with Nick Perrins, Head of Strategic Planning at BCPC to see what options are open for FoCCL to move forward. **MB** went on to say that support from BPC CRA is hugely important to the CIL application.

**MB** asked the meeting if there were any views as to how to move forward with this and with a CIL application. The Chairman asked if it was known how much BCPC will put into the library project. Estimates from building companies have been applied for to give some idea of how much CIL funding to request. **Richard Phillips** (FoCCL) came up with a figure of £30,000 plus to complete the project. In reply to the question 'how much will CCLS (Canford Cliffs Land Society) donate?' **RP** replied that some three years ago it was in writing that their donation would be £9,000. The Chairman asked that the Association be kept informed of any figures that come in.

**Roger Allen** asked if it is just the process of changing the beach plan or is it an underlying mindset that BCPC want to keep open the plans to redevelop this particular site because of its desirability? **MB** replied that yes, it would be difficult to change plans for the seafront but as far as she knows there are no plans to go ahead with redevelopment of the library site. **RA** asks if it would be possible to have a 'letter of intent' for instance, from BCPC to say that this site would be ring fenced from future development.

There was a suggestion from the floor, that a new library may be part of any redevelopment of the site.

The Chairman pointed out that our £5000 was a much higher percentage of our funds (around £35,000) than £9,000 is of CCLS's funds (extrapolated to be approximately £400,000 on December 2019).

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**JS** informed the meeting that the latest version of the Poole sea front development was approved in December 2015, and the final version included a paragraph about a flatted development that was added at the last minute after the consultation period. **MB** agreed to look into this.

Graham Jones suggested that the library building become 'listed'. He doesn't believe that an added extension would present a problem.

The Chairman reiterated that the bottom line is that the Association cannot donate money for the FoCCL project unless BCPC give written assurance that the library site will not be redeveloped within at least 15 years.

At this point **AW** handed over the Chair to **Roger Allen** and left the meeting as he was feeling unwell.

### **NEIGHBOURHOOD FORUM AND NEIGHBOURHOOD PLAN**

The Association needs volunteers to form a study group and assist with the Neighbourhood Plan, and **RA**, as Acting Chair, called for volunteers to contact Vicky Moss, who is handling this at present but urgently needs help. Please contact [Vickymoss.bpcra@gmail.com](mailto:Vickymoss.bpcra@gmail.com) for information.

### **APP/19/01224/P 22 Balcombe Road**

**Peter Fennimore** told the meeting that 50 objections to this development have been received, but more support is needed. This was not red-carded in time, due to the rules being changed by BCPC. **Roy Pointer** was disappointed by the apathy towards this. **JS** suggested that **PF** send a note to the council to remind it that it has not replied to his letter of complaint about APP/18/01616P 18 - 20 Balcombe Road even though the deadline for a reply (twenty working days) expired on January 6, 2020.

### **Planning Report - appended below**

After **DE** had presented, **RA** (AC) thanked DE for his report, and his work each month, visiting the sites and attending at the Council.

**RP** suggested that **DE** investigate a new application for 4 Canford Crescent, where the proposal is to insert a block of six flats in a road that is predominantly large houses.

### **ANY OTHER BUSINESS**

**JS** said that Councillor May Haines asked him to inform the meeting that sadly, **Barrie Kitson**, who had been one of the Association's Wardens for many years, had passed away on 26th November 2019. **RA** (AC) said that he would put a note of this on the website.

**Jack Crewe** of the Beach Hut Association said that he thought there ought to be a stronger worded objection to the development at 22 Cliff Drive because of the instability of the cliff in that location. The developers of this site say that the development will help the stability of the cliff. Although **DE** disagrees with this, he finds this very difficult to use as an argument.

As always, volunteers for the association are needed. **RP** suggests that the flyer for the association could be delivered at the same time as a Neighbourhood Watch Newsletter that is due out in about two weeks time.

As there was no further business **RA** (AC) closed the meeting at 9.00 pm

**Our next BPCRA Meeting will be**

**Wednesday February 12<sup>th</sup> 2020**

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### Planning List for Meeting 8<sup>th</sup> January 20

List weeks 50 – 1 included (3 January 20)

#### **DECISIONS**

***APP/19/01289/P***

***16/10/19***

4 Burton Road

A previous application to build 5 houses on this plot was refused in September 19. This new version proposes to keep the existing house, but build 3 new houses in the lower part of the garden (overlooking properties in Dover Road). The new application was **Refused** on 11 December 19.

#### **APPEALS**

***APP/18/01072/F***

***16/08/19***

2 Wilderton Road

The original application for 25 flats was refused in January 19. Although a new application for 21 flats has been made (***19/00744/F***), an appeal for the original application has now been lodged (18/10/19). This is currently in process using written statements.

#### **APPLICATIONS**

***APP/19/01531/F***

***17/12/19***

2 Chesterfield Close

This is another example of site-splitting in the Conservation Area, and BPC CRA has objected on principle. The existing bungalow is only 15 years old, and the proposed 2 houses are too close together and too close to neighbours. There will not be enough space to grow suitable tree cover.

***APP/19/01480/P***

***29/11/19***

8A Lindsay Road

Although permission has been granted for a block of 10 flats, a new proposal has now been made for a block of 12 flats. It is not clear why this should be considered acceptable.

***APP/19/01224/P***

***31/10/19***

2 & 2A Burton Road (22 Balcombe Road)

As soon as the flats at 18/20 Balcombe Road were granted permission, this new application appeared for the corner

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site. The proposal is another block of 37 flats with access and parking. This plot is actually within the Conservation Area, and the plan should not be considered acceptable. BPC CRA has registered an objection.

**APP/19/01265/P**

**10/10/19**

Flaghead Cliffs (SE of 22 Cliff Drive)

This is a revised proposal for 15 large beach huts (or pods), which would still be a threat to the beach front.

BPC CRA Chair has registered an objection, and there is a lot of concern, particularly because the huts would be privately owned, and would not be managed by the BCP Council.

**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/19/00267/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/18/01273/P**

**15/10/18**

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.

**PLANNING LIST ENDS**