

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 – February 12th 2020 (E&OE)

PRESENT

John Sprackling, President, (and today masquerading as Minutes Secretary)
Adrian Wardlow, Chairman
Roger Allen, Vice Chairman
Dugald Eadie, Planning Officer
Vicky Moss, Special Projects Co-ordinator

Councillor **Mohan Iyengar**, Canford Cliffs Ward (arrived towards the end of the meeting)
Approximately eighteen other signed in persons

1. WELCOME

The Chairman began by thanking those attending the meeting.

2. **APOLOGIES** - Councillor May Haines, Carol Parkin (Secretary), John Gunton (Magazine Editor), Jackie Heap (Treasurer), Mike Parkin, Julie Reid, Richard Phillips - Chairman of Friends of Canford Cliffs Library (FoCCL).

3. **MINUTES OF PREVIOUS MEETING** - These were taken as read and accepted. Proposed by the floor seconded by **John Sprackling**.

a) **MATTERS ARISING** There were no matters arising

4. DONATION TO FRIENDS OF CANFORD CLIFFS LIBRARY (FoCCL) - UPDATE

The Chairman (AW) gave a brief potted history of the project, from the 2009 conditional offer of donation to the present day. He reiterated our conditions of proposed donation that are clearly outlined in the minutes of our January Association Meeting. Although FoCCL now had planning permission to go ahead, the BCP Council (BCPC) retain the right to redevelop this site as listed in Sustaining Poole's Seafront Supplementary Planning Document (December 2015). It is this clause that is BPCRA's primary pivotal reason for blocking ANY contribution from us, until that is formally removed. **AW** said that following an FOI request, it was revealed that **BCPC** was suffering from collective corporate amnesia, as there was continued denial as to who was responsible for 'slipping in' this clause after consultation and before final publication, and why. We did, however, discover that Darryl Howells of Pure Town Planning 'fame?', was the author of the SPD, and that although the official publication date is shown as Dec 2015, the final version was published on 26th of February 2016 - after further changes had been made.

AW said that although the Association continues to support the proposal to extend the library in principle, there would be no further input or discussion regarding our proposed donation unless we have a written statement from **BCPC** rescinding redevelopment of the site. Contemporary estimates suggest that if **BCPC** had the will to effect removal, it could take well in excess of twelve months to facilitate.

Rev'd John Morison (**RJM**) then took the floor. He gave an extensive history of FoCCL from its 'parlous state of 20 years ago' through refurbishment, to the present day. The present Community Room is far too small for all the activities that they wished to take place. It is used by young and old as a vital community asset, and he noted that Canford Cliffs Ward has the most elderly ward population in Poole. He continued that this resource is needed to fulfil the stated priority of the **BCPC** in providing facilities and care for the older people of our conurbation. He referred to the BCPC's possible land grab of the Beach Road Car Park (which has been covered extensively by the Association) **RJM** expressed his (and our) suspicions re: the motivation for this attempt to grasp hold of and demolish our library.

Bernadette MacDonald-Ragget asked if this was manned by volunteers, **RJM** confirmed that a number of volunteers were actively involved together with paid staff. **Bob Reid** said FoCCL had just reached a total of £4,000

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towards the cost of the extension. A member commented that a previous suggestion of 'Statutory Listing' the library would severely affect/restrict any proposed extension plans.

Roy Pointer reminded members that the purpose behind the demolition of the library is to provide more flats. He has, via FOI requests & so far without success, asked the BCPC how many flats have been built in Canford Cliffs Ward but are not yet occupied.

5. NEIGHBOURHOOD FORUM AND NEIGHBOURHOOD PLAN

VM said that Community Infrastructure Levy (CIL) was first introduced in Poole in 2013 and, since that date, £6.85m has been collected from developments within Canford Cliffs Ward but a relatively small fraction of that has been spent within the Ward. She has submitted a CIL bid on behalf of the Association for £2m to cover the cost of a professional survey into critical deficiencies in pedestrian infrastructure within Branksome Park and the appropriate remedial action. She has estimated circa 7000 cars per day use Western Road based on a extrapolating her survey at 07:00-09:00 one day when 1584 cars were noted passing the triangle at the junction of Western & Leicester Roads. **VM** explained that, if an area has a Neighbourhood Plan it is entitled to 25% of the CIL collected within the Plan area.

Little progress has been made establishing a Neighbourhood Forum (which is required before a Neighbourhood Plan can be established). **Peter Fennimore** volunteered to lead a 'working party' to look into this and report back at the next meeting. **Ian Paterson** volunteered to be a member of this working party. **JS & VM** to assist.

6. BALCOMBE ROAD ETCETERA, CURRENT STATUS

2 & 2A Burton Road (22 Balcombe Road) - still a current application

18, 18a, 20, 20a and 20b Balcombe Road – **PF** reported that his letter of complaint addressed to Julian McLaughlin (BCP Director of Planning & Infrastructure) had been delegated to Nick Perrins (Head of Planning inc.g Control) who had reviewed his complaint and found the planning judgement sound. His complaint is now moving to Stage two. **RJM** helpfully encouraged **PF** to pursue this as vigorously as possible.

DE made two observations. As far as he is concerned the BCPC do their best to maintain and protect the Branksome Park Conservation Area, and is under extreme pressure from Central Government to meet its housing target. **Chris Tracey** referred to a concern about a Planning Condition applying to the Captains Table, Wick Ferry, Christchurch being overridden / ignored.

7. PLANNING REPORT - appended below

A member referred to the point made by **RP** at Agenda item 4 about flats not being sold, and said if local residents were not so keen to maximise the value of their properties by selling to developers, there would be less opportunity for developers to build flats.

8. ANY OTHER BUSINESS

a) Request from Society for Poole for support for VE/VJ Celebrations

JS had been contacted by Mike Pearce (**MP**), the Chairman of the Society for Poole (SoP) to say that they have brought together the Poole Quays Forum, Poole Business Improvement District (BID) and the Royal British Legion, to promote a VE/VJ Celebration on *Friday 08 May 2020*. It's devised a plan to erect information boards along the High Street to tell the story of Poole's significant role. These boards will be backed up by a web site providing more details of our WW2 history, from the flying boats (the Flying Boat association and Poole Maritime Trust is assisting) through Dunkirk, the embryonic Special Forces (Small Raiding Parties) based in Poole, to D-Day when Poole was the third largest embarkation port and a key base for US forces.

To support this, the SoP is organising Poole and Parkstone Singers to sing 40's music along the High Street, and to get the Street kitted out in bunting and hopefully with sound effects of parties and the evocative drone of Spitfires. It is also instigating a parade of Sea Cadets and Air Cadets together with parading the standards of the

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Royal British Legion. Veterans of then and now are invited to join in along the High Street along the Poole Quay. **MP** has also invited the US Embassy to attend, and a Burma Star Veteran (Fleet Air Arm) to take the salute and the Town Crier to "Cry for Peace" in line with the National celebrations. In acknowledgement to the veterans, there will also be a flypast of a Royal Naval Wildcat helicopter along Poole Quay.

BR said that he is involved with this project via the Poole Maritime Trust.

b) Community Infrastructure Levy (CIL) Funding Review to be discussed: **JS** he had planned to attend the BCPC meeting that morning but was unable to do so. One of the Agenda items was the future distribution of CIL funds. At the present time, the allocation is 'ward based' for Bournemouth and 'pooled' for Poole. The Cabinet were presented with the two options for the new BCP Council i.e. 'ward based' or 'pooled'. The Cabinet opted for 'pooled'. This will apply from October 2020.

MI said that this had been discussed at the preceding Overview & Scrutiny Board meeting, where there had been opposition to the 'pooled' basis, as this might mean that significant sums might be allocated to wards, where little CIL had been collected, to the detriment of wards where the bulk of the CIL is collected. He explained that CIL is levied by local authorities on new development in their area and is intended to be used to help them deliver the infrastructure needed to support development in that area.

MI also confirmed that he would report on progress re the Canford Cliffs Consortium approved CIL Bid at our next meeting.

c) Volunteers still needed for Membership Secretary & for Wardens to distribute flyers.

BM-R volunteered to assist with the distribution of the Spring Pines & Chines Magazine.

We also need Wardens for:

Canford Cliffs Road (Odd Nos 69 to 99); Crichel Mount Road; Elgin Road; Western Road (the Alumhurst Road end to No 23); Withingham Road.

d) Please submit articles for the Spring Pines & Chines Magazine by 1st March 2020

e) Empty shops at 31- 37 Haven Road

BM-R asked about this site, and **JS** reported that it is rumoured, via a local estate agent, that Tesco has pulled out of its plan to open a Tesco Express at this site, but that another food retailer is (rumoured) to take over the lease.

As there was no further business **AW** closed the meeting at 9.00 pm

The Association's next Meeting will be Wednesday March 11th 2020



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Planning Lists for Meeting 12th February 2020

List 2 – 6 included (7 February 20)

DECISIONS

APP/19/00267/F

28/03/19

109 Lilliput Road

The previous application for a block of 3 flats was rejected on appeal. Permission has now been **Granted** on 31 January 20, as it seems that the issues which led to the appeal being dismissed have now been resolved. Apparently the applicant has agreed to pay more money to compensate for environmental effects.

APPEALS

APP/19/01166/F

12/09/19

39 Western Avenue

The application to split this site and build a separate detached house was **Refused** on 25 October 19, but an appeal has been lodged (7/02/20).

APP/19/00252/F

13/03/19

43 Western Road

The application to build a detached house in the back garden of this property was Refused on 8 November 19, but an appeal has been lodged (17/01/20). There is also a confusing CLOUD application (29/01/20) to build a leisure facility in the same place, with the same footprint. This seems to be a device by Pure Town Planning to influence the result of the appeal.

APP/18/01072/F

16/08/19

2 Wilderton Road

The Planning Inspectorate has now proposed a hearing on 31 March 2020, with details yet to be confirmed. The appeal is for the original application for 25 flats, despite a later application for 21 flats. Pure Town Planning are working hard to get this proposal accepted.

APPLICATIONS

APP/20/00093/F

05/02/20

The White House, 34 Buccleuch Road

This large detached house is next to the new flats being built at 56 The Avenue. The proposal is to build a block of 10 flats with basement parking. Given the project next door, it is not surprising that this is happening, but the home owners in Buccleuch Road are not at all happy! Unfortunately, this is not in a Conservation Area, and the pre-application advice seemed to be quite positive.

APP/19/01569/F

06/01/20

Carisbrooke, 172 Canford Cliffs Road

As expected, McCarthy & Stone have submitted this proposal for a large block of retirement apartments (assisted

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living/extra care). Unfortunately, the block seems to be larger and higher than was shown in their earlier consultations, and this has led to a large number of objections. There is one from BPC CRA, but it has been incorrectly labelled as "Society for Poole". Meanwhile, Mohan has "called-in" the application.

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 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/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