

The magazine of the Branksome Park & Canford Cliffs Residents' Association







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## Welcome

After what has been an 'unusual' year I am really pleased that we are getting our magazine out in print again. It is so much nicer to be able to hold it than look at it on a screen...or am I giving away my age?

As I am writing this we are still not sure of what will happen with this pandemic but hopefully the worst is over and we can gradually, with stops and starts, move back to some kind of normality. In no way am I trying to downplay the effect the virus and restrictions have had on people within our community and my sympathies and best wishes to those who have suffered during this time.

Can I once again applaud those who made a special effort to help neighbours during the lockdown period and also to organisations like the Golf Club who opened their grounds to provide a lovely area where we could take our daily exercise. I am also very pleased to see that Compton Acres is now open and well done to them and others for continuing to adapt to changing regulations from central government.

This was not meant to be a long downbeat article and the lockdown did perhaps offer some of us a chance to do different things. I know I provided more gardening assistance to my wife than previously and we also rediscovered the joys of cycling on near empty roads. However my

to do list has not get any shorter and it has been a case of one off, two added

Enjoy the read. We have several of the regular articles which is great. Please do, though, read the article on concerns about Branksome Chine which need to be addressed. The Chine is a lovely place to stroll and enjoy but at present that is being threatened by some cyclists using it as a dirt track, to the extent that ramps and jumps are being built. The Chine is in the conservation area and that, rightly, brings with it certain restrictions. It should not be up to local residents to enforce those restrictions and action needs to be taken by the council and police.

I have taken the liberty of reproducing a couple of articles from our on-line only summer edition. I realise the magazine might not have been as accessible to some of you as a hard copy.

My best wishes to all and hopefully we will all be able to have a family Christmas.

John Gunton

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## The aim & object of the association

- A) To protect the interests of the residents and, on request, to investigate on their behalf any issues which could be detrimental to private properties or public areas, facilities or services;
- B) To make recommendations for conserving, enhancing and improving the amenities for, and environment of, residents and, where appropriate, implement them;
- C) To maintain good relationships with the local Council and bring

- to its notice all matters which adversely affect the residents or amenities of the district;
- D) To submit recommendations/ representations to the Council concerning any proposals, plans and developments which may affect residents;
- E) To provide a forum for members to discuss issues, exchange information and experience and to draw attention to developments which may affect the quality of life in the area.

## From your President

The Association has been established for nearly 65 years and, as the Broadstone Residents' Association has been subsumed in the Broadstone Neighbourhood Forum, is now the largest Residents' Association in Poole.

The Association holds monthly meetings, which are open to all members- these will resume when permitted by Covid 19 rules The Agendas are sent to all members with whom we are in email contact and the Minutes are published on the Association's website www.pinesandchines.co.uk.

In the meantime, the Association continues to operate under the guidance of the Executive Committee.

I believe that, because the Association can demonstrate its support by numbers of members and financially, the Bournemouth, Christchurch & Poole Council do take notice of our views. It is important that we maintain our level of income. The Association's Individual subscriptions have fallen behind because of the Covid 19 crisis.

We were unable to deliver the Summer 2020 Pines & Chines magazine, although this was available on-line. As a result, cash and cheque subscriptions were not collected in the summer. Hopefully, this will be recovered, with the delivery of this magazine.

Whilst on the subject of subscriptions, it was decided earlier in the year to streamline the household membership to £5.00 per household. (Individual apartments are classified as one household but, if the whole

block opts to join with a block membership plan, then the price per flat is discounted to just £3.00 per flat)

The Association is often asked about the level of our reserves. A few points to consider

- It a positive that the association has increasing funds that will enable us to cope with the current Covid crisis. For instance, a magazine and distribution that will cost at least £2.5K or more without any advertising budget save for three new clients.
- 2. We have an overall strategy to invest in digital assets which is critically important for us going forward if the association is to survive.

  There is so much we could do online and that needs to be costed.

It is essential for us to have the funds available to fight the council and developers if needs be. We will continue to support local good causes such as the Christmas lights in Canford Village and may have to do more for them given the situation for businesses. There will be other charities that we might wish to support over Christmas.

- **3.** Our continued investment and support for the Pinecliff Sunken Garden project
- 4. It is essential for us to have the funds available to fight the council and developers if needs be.
- 5. We will continue to support local good causes such as the Christmas lights in Canford Village and may have to do more for them given the situation for businesses.
- **6.** There will be other charities

- that we might wish to support over Christmas. Loneliness and feeling isolated will be a problem for many people in our domain and we can give support
- 7. The Association needs to brace itself for next year because things could get worse and for us to have funds in hand is a good thing rather than us going under too.

John Sprackling
President

## Treasurer's Report

Our financial position continues to be in good order and I am pleased to report that as at 31st August 2020 our bank balance stands at £39,745.

The lockdown has had an effect on us and as most of you will know we did not print the Summer magazine. This resulted in a loss of revenue from advertising and household membership fees which would typically be collected by the wardens when they delivered the magazine. We would expect the household membership fees to catch up if the wardens are able to deliver the Winter magazine.

The bulk membership scheme for

apartment blocks continues to be popular and all 93 apartment blocks who are part of the scheme have paid the 2020 fees.

Expenditure for the year to date has been lower than previous years as we have not incurred costs relating to the AGM and the regular monthly and committee meetings. Planned development of our website has been limited to the addition of PayPal as an alternative way of paying membership fees.

We continue to support the maintenance of the Pinecliff Sunken Gardens with a budget for new planting and other garden sundries. I anticipate an increase in expenditure in the last few months of the year as there will be the cost of the Winter magazine and our annual donation to the Canford Cliffs Land Society in support of the Christmas Lights.

Jacqueline Heap Honorary Treasurer

## Planning Report

Since my last report in March 2020 we have all had to cope with the stress of the pandemic. The new BCP Council structure has also had some effect on the planning process, particularly when our local councillors wish to "call-in" applications.

Despite all of this, quite good progress has been made with decisions and appeals. As usual, there has been a mixture of "good" and "bad" news, but we have seen some care being taken to preserve the status of our various Conservation Areas.

There are certain areas where developers seem to see opportunities to increase density and thus make higher profits. However, the property market can be guite variable and unpredictable, and there are quite a few developments where new flats or houses have not been sold. This can sometimes have a detrimental effect on our local environment. The worst example at the moment is the plot at 18 – 20b Balcombe Road, which now has five decaying houses. pending the eventual approved development of a block of 30 flats.

The main areas where we seem to have a lot of activity are the Lindsay Road/Leicester Road junction near Penn Hill, and the stretch of Burton Road which lies along the edge of the main Conservation Area. In both cases, the sites are attractive because they are within walking distance of shopping areas and restaurants. but they also have potential traffic and parking problems. For similar reasons, there is also a high level of activity in Martello Road South. Properties there have good access to the beach and to Canford Cliffs Village.

Although improvements or replacements of individual houses are generally to be welcomed (and are necessary for the long-term viability of our area), I am quite often asked by neighbours how they can reduce the negative impact of some of these changes. This is not an easy task, as the planning rules do not always help. The truth is that this is an ethical problem, and requires the neighbours to have a good and reasonable relationship. We should remain hopeful that our area will continue to maintain its character, with proper maintenance of our buildings and our environment.

## SIGNIFICANT DECISIONS – ORDERED BY DATE.

#### Flaghead Cliffs (SE of Cliff Drive). APP/19/01265/P REFUSE 6 April 2020

This was a revised proposal for 12 new Beach Huts, after a previous one for more was refused. It is controversial because it is not clear how it would affect the safety of the cliffs, and they would be privately owned, meaning that the Council might not be able to control the use of the huts. Following the refusal of this application, an Appeal has now been lodged (on 22 September 2020).

#### 2 Chesterfield Close. APP/19/01531/F REFUSE 21 April 2020

This is another example of sitesplitting in the Conservation Area,



and BPCCRA 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. Following the refusal of this application, an Appeal has now been lodged (on 2 September 2020)

#### 43 Western Road. APP/19/00252/F DISMISSED ON APPEAL 23 April 2020

There have been so many different applications for this site that it is difficult to keep up with events.

This dismissed appeal was for an amended version, with one new house in the back garden. The Planning Inspector decided it was not appropriate in the Conservation area.

#### 20 Leicester Road. APP/19/01118/F DISMISSED ON APPEAL 24 June 2020

For the second time, this site-splitting proposal was dismissed by a Planning Inspector. This proposal has now been rejected by two Case Officers and two Planning Inspectors. Nevertheless, yet another application has been submitted (30 July 2020).

#### The White House, 34 Buccleuch Road. APP/20/00052/F GRANT 2 July 2020

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! The impact of these two blocks of flats on traffic in this curved part of The Avenue will be considerable.

#### 19 Wilderton Road. APP/20/00342/F GRANT 14 July 2020

This is a repeat of the original proposal to replace the bungalow with a large detached house, which was previously granted permission in 2017. Since then, there have been repeated attempts to gain permission for a block of flats, all of which were refused/dismissed. Hopefully this will result in a building more consistent with the immediate neighbours.

## 39 Western Avenue. APP/19/01166/F DISMISSED ON APPEAL 17 July 2020

Thankfully, the Planning Inspector was strongly supportive of the Case officer's ruling that this would infringe the rules of the Conservation Area. The idea of "precedent" from other site-splitting cases in the area was rejected.

#### 4 Burton Road. APP/19/01289/F DISMISSED ON APPEAL 28 July 2020

The Planning Inspector confirmed that this site-splitting proposal was not acceptable within the Conservation Area. The first application was to demolish the existing single house and replace with 5 houses, with very little space for parking, and built quite close to the boundaries. After the refusal, a second application was made (15 Oct 19) to make changes to the existing house and build 3 new houses in the garden.

This was also refused, quite promptly. This plot is in the Branksome Park Conservation Area, and is not appropriate. Residents of Dover Road were particularly concerned, as the plot is above their back gardens.

#### 40 Lakeside Road. APP/20/00568/F GRANT 14 July 2020

This application is for an extra house to be built in the garden of the existing (modern) house. The Case Officer decided that the proposal was acceptable, as there was enough space, and the trees would be sufficiently protected. Other residents in this road did not seem to be particularly concerned about this proposal.

## 7 & 9 Lindsay Road. APP/19/00957/F WITHDRAWN 6 August 2020

This application has now been withdrawn, but of course

## BLINDS CURTAINS SHUTTERS perfectly made to measure



#### 7 Canford Cliffs Avenue. APP/20/00424/F REFUSE 18 September 2020

This application was registered on 9 April 2020, and there has been a large number of objections from the immediate neighbours in the same road and in Widdicombe Avenue. Local residents are worried about the increasing density of buildings on this road.

The Case Officer also pointed out that the plot, to be split from the corner house in Widdicombe Avenue, was not well suited for this development, and would be too close to the road.

## SIGNIFICANT ISSUES STILL OUTSTANDING

#### 2 Wilderton Road. APP/18/01072/F 16 August 2018

This plan to replace a listed building with a block of 25 flats is still in the appeal process, which has been delayed by the Covid-19 situation. The decision may well be announced before this magazine is produced.

#### 2 & 2A Burton Road/ 22 Balcombe Road. APP/19/01224/P 31 October 2019

As soon as the 30 flats were granted permission at 18 to 20B Balcombe Road, this new proposal appeared for a block of 37 flats. This should not be possible, as the site is in the Branksome Park Conservation Area.

#### Carisbrooke, 172 Canford Cliffs Road. APP/19/01569/F 6 January 2020

This application was due to be considered by the BCP Council Planning Committee, but was delayed due to technical problems. A decision may be made before this magazine is produced.

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

#### 2-4 Leicester Road. APP/20/00276/F 12 March 2020

This is a proposal to replace three bungalows with three blocks of flats (37 in total). It is within the Conservation Area, but of course is quite close to the McCarthy & Stone development in Lindsay Road. One serious problem would be the impact on traffic near Penn Hill, between the two sets of traffic-lights.

#### 16 Western Road. APP/20/00456/F 18 May 2020

This second version of a replacement building has now gone to Appeal, as no decision has been made by Planning. Neighbours still consider the building to be too imposing for the site.

## 6 Burton Road. APP20/00437/P 5 June 2020

The previous application has been withdrawn, and replaced with this new one, which seems to be very similar. It has received a large number of objections from neighbours.

This is an outline application to demolish the existing bungalow and erect a block of 12 flats. This site is on the edge of the Conservation Area, and next to a listed building. The proposed building would have a particularly damaging impact on properties in Dover Road, and the parking and traffic issues are a major concern.

#### 12 Eaton Road. APP/20/00698/F 10 July 2020

This site is within the Chester Road Conservation Area, and the proposal is to build a separate house in the garden, plus two garages.

The Conservation Area rules say that existing gaps between houses should be kept, and also emphasises the importance of the trees

#### 20 Leicester Road. APP/20/00558/F 30 July 2020

This is the third attempt to build a new house in the garden, next to the main road. Previous efforts were rejected by two different Case Officers and two different Planning Inspectors, but the applicant will not give up!

This site-splitting should not be allowed in the Conservation Area.

#### 4 Western Road. APP/20/00932/F 24 August 2020

This is yet another amended version of the plan to replace a bungalow with a three storey block of flats. This a complex case due to the relationship with the neighbouring blocks of flats, and the history of the site.

Dugald Eadie Planning Officer

## **STOP PRESS**

BCP Council has a new Administration

Following a vote of no confidence at council on 15th September, the then leader of the council stood down. At a subsequent council meeting on 1st October, ClIr Drew Mellor was elected as the new leader by 40 votes to 33 with one abstention.

There was also a change to Cabinet members and they are as follows:

- Cllr Philip Broadhead Deputy leader, Regeneration, Economy and Strategic Planning
- Cllr Mohan Iyengar Tourism, Leisure and Culture
- Cllr May Haines Community Safety
- Cllr Mark Anderson –
   Environment, Cleansing and
   Waste
- Cllr Mike White Children and Young People
- Cllr Karen Rampton Adults
- Cllr Mike Greene Transport and Sustainability
- Cllr Bob Lawton Homes
   Cllr Nicola Greene Covid resilience, schools and skills

Lead members have also been appointed. They will work to support and champion priority areas and will attend Cabinet as non-voting members. The following have been announced so far:

- Cllr Hazel Allen HomelessnessCllr Jane Kelly Engagement
- Cllr Bobbie Dove Equalities

Cllr Mellor and his Cabinet have spent their first week meeting with the Chief Executive, senior officers as well as partners to set priorities.

More announcements will follow in the near future.

**Cllr May Haines** 



Following a vote of no confidence at council on 15th September, the then leader of the council stood down. Cllr Drew Mellor was elected as the new leader by 40 votes to 33 with one abstention.

## **Obituaries**

#### Stan Alfert

The Association was sad to hear of Stan's sudden death at home on Saturday, 29 February 2020. I suspect that Stan was the Association's longest serving current member. Stan, who was an actuary by profession, moved to Poole in 1976 and was responsible for Gresham Life's move to Bournemouth at that time. When Stan retired from Gresham Life, he joined Teachers Assurance in a senior role. Not long after his move to Poole, Stan joined the Broadway Park Housing Association and played a leading role until he retired. Stan was a regular attender at the Association's monthly meetings and was responsible for maintaining the Association's Membership records for many years as well as acting as Warden

for Buccleuch Road. Stan was a great help to me during my time as Chairman from 2003 to 2016 and I could always rely on him for sound advice. Stan will be greatly missed by all.

John Sprackling BPCCRA President

#### Gordon Alder

Gordon passed away in February after a short illness. He was an active member of the Association both in assisting me to deal with issues that arose in Links Road and helping set up the local speed-watch group. Gordon was an Essex Boy, born in Woodford, and worked for many years for the Central Electricity Generating Board before moving to Salterns Quay in 2000. In 2005 Gordon and Dorothy moved to Links

Road. Gordon was always interested in local affairs. As well as the work he did for the Association he was also a member of the local Rotary, taking part in various fund raising activities including collecting with the Christmas Santa train.

He was a credit to the Rotarians motto 'Service before Self'. He had an amazing attention to detail and if ever I wanted planning applications to be reviewed Gordon was my go-to man. He never let me down. Gordon was also an integral part of the organising committee for the street parties we have held in Links Road. Can I take this opportunity to extend the Association's deepest sympathy to his wife Dorothy and his children Julian and Fiona.

John Gunton



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## Know your Lease

A lease is often a lengthy document which at first sight be full of intimidating and archaic legalese.

However, it is vitally important to remember that your lease is a legally enforceable contract which is intended to protect both you and your landlord. By singing your lease contract you are acknowledging and accepting your own respective rights and responsibilities as well as those of your Landlord.

Familiarising yourself with the basic layout and content of your lease will help you to understand these obligations, and to avoid potentially costly and stressful situations; knowledge is power!

Residential long leases come in many different formats but below are the main elements you can readily refer to in most instances:-

1. Demised Premises This is the area which is yours under the Lease. Your lease will have a description of the flat and it may also refer to a plan. This description will normally be found near the beginning of your lease and expanded upon in a further Schedule later on in the document, e.g

- 'All that second floor flat intended to be known as Flat 9 Popeye Court as further detailed in the First Schedule and as edged red on the plan annexed hereto.'
- 2. Easements This will detail your rights relating to access over shared areas or other parts of the building and may include rights of way. If you can only access your flat by crossing another's pathway an easement will be necessary to do so.
- 3. Restrictions and access Areas of the property will be reserved to the Landlord and you will have restrictions in what can be done in these areas. In addition, your landlord will usually have the contractual right to access your flat to check the state of repair of the flat and to carry out repairs to other parts of the building.
- Lessee's covenants The responsibilities of the leaseholder over payment of ground rent, service charge,

- administration fees, the ability to (or not to) carry out structural alterations and sub letting provisions are set out here.
- 5. Regulations This are the things you should and should not do when living in your flat. You should be able to determine if you are permitted to keep a pet, or whether you can install hard flooring. These can be set out in a separate Schedule or sit under Lessee's covenants. They are probably the parts of the Lease over which the most queries are received
- 6. Landlord's covenants
   The landlord will usually be
   contractually responsible for
   maintaining and repairing the
   common areas and the external
   structure of the building, for
   arranging building insurance,
   and for managing the property.
   It is important to know that the
   cost to the Landlord in meeting
   these responsibilities is usually
   recovered by means of the
   Service Charge.

In summary our advice would be Keep a copy of your lease and familiarise yourself with the main clauses.

If you are unsure, seek independent legal advice to interpret and understand the terms of your lease.

Charlotte Atkinson BSC Hons MIRPM Senior Property Manager SPL Property Management LLP





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'No Cycling' Signs re-installed at Branksome Chine to uphold the 1935 Bylaws made to protect the 'Pleasure Gardens' for Pedestrians

Did you notice back in lockdown, we could hear the birds singing at midday, walk or ride the streets safely and breathe cleaner air? There were fewer cars hurtling down our roads... It was like going back 100 years. The quieter roads inspired thousands of people to get on two wheels and bike sales soared 63% during Lockdown.



## Coronavirus Ignites the Culture Battle on our Footpaths and Roads

By May 2020, the war on Coronavirus had suddenly become the catalyst for combatting Climate Change, improving Health and Wellbeing, addressing inequalities and tackling traffic congestion.

Billions of pounds has been spent on the Furlough Scheme to keep the economy going and millions of people have had more time for recreation than ever before. Active Transport Incentive schemes to encourage cycling and walking were an attempt to get us healthier, reduce transmission of the virus and to improve the environment. Everyone seemed to be out on their bikes and walking... If you were fortunate enough to be Covid free, fit and healthy...it was bliss.

However, it was a matter of weeks before another kind of virus surfaced... we had all got cabin fever and were desperate to go out! A 'War on the Highways' ensued with e scooters, cyclists, pedestrians and cars fighting for their 'right' to the highways and public footpaths. Then in early June, the King of the Road came breezing back to Poole... in fact there were half a million visitors in one day. There was gridlock on our roads and everything came to a grinding halt.

For a few weeks at the end of May and early June The 'rule book' seemed to have been ripped up and low key Anarchy was letting loose. Each category of road user was fighting for their space, they seemed to be locked in their own bubble and oblivious to those around them. Some cyclists, e scooter riders and drivers went wherever they wanted, whenever they wanted and at whatever speed they wanted....

In July 2020 a raft of Central Government Policies were brought in to harness the Active Transport movement. The Highway Code has been under review for a couple of years- the deadline for public consultation passed on 27th October 2020. The Department of Transport Paper called "Gear Change – A Bold New Vision for Cycling and Walking" was published. The Paper puts Active transport going forward.

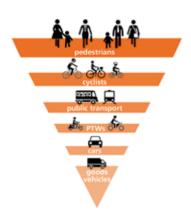
Unfortunately, it is very light on walking which is the means of transport accessible to the majority of people. However, it does place much greater emphasis on all Highway users having a duty of care to the most vulnerable in our society....and intends to phase out Shared Pedestrian and Cyclist routes...

# MODAL PRIORITY BASED ON VULNERABILITY OF ROAD USERS CAN IMPROVE ROAD SAFETY IN CITIES

The Hierarchy of Road Users
Principle is being given much
more emphasis. It's an established
principle: "those road users who
can do the greatest harm have the
greatest responsibility to reduce
the danger or threat they pose to
others." The aim is to ensure that
the needs of the most vulnerable
road users are considered first:
pedestrians, in particular children,
older adults and disabled people,
followed by cyclists, horse riders
and motorcyclists. Hurray some
common sense at last!?

The "Shared Space" Cycle and Pedestrian schemes like The Promenade and Bournemouth Square which are designed to be deliberately ambiguous, should be now be changed.

The lack of adequate signage (the result of Traffic Signs Regulations and General Directions 2013 to reduce 'sign clutter') alongside the



lack of enforcement of statutory laws and local bylaws, has meant the boundaries of what is legal have been stretched. It's still not clear how the Government and Local Highway Authorities intend to educate us all on the new rules and Policies. Asking the BCP Council for wording to clarify the ambiguous no cycling sign pictured below, which many teenagers think means they can cycle, has highlighted that common sense does not rule when it comes to local government bureaucracy!

Police Officers have 'discretionary' power to enforce laws such as no cycling on pavements, but it has meant the majority of offences are ignored as the Police focus on more serious crimes. Cyclists sometimes feel safer on pavements. Now we have the same issue with e-scooters on pavements...Coventry council stopped their E Scooter trial after

5 days they were being used in pedestrian areas, but do doubt that was because the riders didn't feel safe on the roads.

With some E bikes weighing the same as a moped, E Scooters and motorised unicycles reaching top speeds of 28mph or 45km/h, silently weaving in and out of pedestrians within a cat's whisker of hitting them, I believe it is simply negligent to allow them in the same space as pedestrians and I really hope the laws will be enforced.

The fact is, cyclists/scooters and pedestrians don't mix. The Highways Act 1835 Section 72 made it illegal to cycle on footpaths. The Law has been changed and updated, but the Highway Code is still based on the original The Highways Law 1835. The Law is based on the fact that people can be reckless and cause serious harm to others whether it be on a horse and cart, a bicycle, a car or e scooter.

The Promenade is not wide enough to accommodate cyclists, e scooters, unicycles and pedestrians safely. We need a Boardwalk so pedestrians and wheelers (any number of wheels) can be separated. Banning the wheelers completely won't work...it's a valuable East-West corridor from Poole to Christchurch, a lovely bike ride from Sandbanks to Mudeford ...and let's face it, the wheelers won't listen anyway!

Read on further in this magazine, you'll see Branksome Chine and Pinecliff Gardens have experienced a growing problem of Cyclists of all descriptions for over a year. The fast and furious Western Road is deemed too dangerous by many

The aim is to ensure that the needs of the most vulnerable road users are considered first: pedestrians, in particular children, older adults and disabled people, followed by cyclists, horse riders and motorcyclists. Hurray some common sense at last!?

cyclists. The Chine was being increasingly used a cycle route to the beach, however the lack of No cycling signage enforcing the Bylaw certainly confused matters and has given rise to some heated arguments between walkers and cyclists here. The Chine has also been vandalised by the kids making BMX tracks...see the article further on.

In June, the website 'Widen My Path.com' was used by The BCP Council to help make quick decisions on where cycle improvements were needed and how to spend the £1.2m Covid Emergency Fund for Active Transport.

Branksome Chine, alarmingly, started attracting considerable support as "an excellent off road cycle track". 'King of the Mountain' App users were recording times of less than 5 mins to cycle through the Chine from Penn Hill to the Beach. This is not only illegal, it is really dangerous for walkers, eroding the footpaths, churning them up in wet

weather and starting to expose tree roots.

By August, a group of residents, who have either nearly been mowed down, verbally abused or our safety threatened by dangerous cyclists, managed to get the 'No Cycling' signs reinstalled that have disappeared over the years. The new No Cycling signs are at the entrances to Branksome Chine at Tower Road West and the Branksome Beach Entrance.

Cllr May Haines and others have told the Council officers that these signs are misleading. It would seem that most young people haven't studied the Highway Code. As we suspected, they think the sign means they can cycle here and there are others that choose to ignore it anyway.

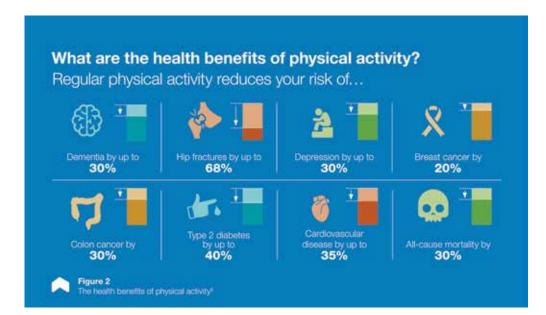
The BCP Council received £1.2m of Covid Emergency Active Travel Fund, to spend on temporary road closures and cycle lanes such as the controversial removal of parking at the local beauty spot on Evening Hill, blocking vehicles entering

Poole Park under the bridge at Whitecliff and removing through traffic from Poole Quay and making it a "Shared Space" for cyclists and pedestrians. This was well reported and the new Council Leader Drew Mellor is consulting the public and reviewing all the schemes the previous Administration put in — what a waste of money!

After years of asking for road safety improvements along Western Road and being repeatedly ignored, in January 2020, the BPCCRA applied for Community Infrastructure Levy funding. A programme of measures is desperately needed in Branksome Park to make pedestrian access easier and safer across Western and Leicester Roads – some of the busiest and fastest residential roads in the BCP area

The BCP Council rejected the BPCCRA Community Infrastructure Bid. The underlying principle governing the allocation of "Road Safety" funds is based on the death or serious injury rate at that location.

It is exceedingly frustrating that the BCP Council didn't invest some of the Covid Emergency Fund money putting in the most basic pedestrian infrastructure, like pelican crossings and cycle lanes along Western Road, to protect the most vulnerable.



It is exceedingly frustrating that the BCP Council didn't invest some of the Covid Emergency Fund money putting in the most basic pedestrian infrastructure, like pelican crossings and cycle lanes along Western Road, to protect the most vulnerable.

As we've dodged deaths, so we've sadly dodged the funds to make it safer. What will come first?...A fatality or pedestrian friendly infrastructure like a pedestrian crossing? Department of Transport and BCP Council, this is an wholly unethical way of implementing a Road Safety Policy and it needs to change!

I am a born again cycling enthusiast myself. I have become the owner of an Electric Bike and it has revolutionised my lifestyle. I'll go on roads, off peak if possible as the volume and speed of cars at rush hour is treacherous. I can manage 30 mile bike rides (as long as I'm fully charged) in the New Forest and Purbecks, I just press "turbo" and off I go, uphill at 15mph without fear of passing out on the hills.

It seems I'm not the only one who has rediscovered cycling. As well as the youngsters out on their bikes, it's been great seeing people who are in their 70s + out on their bikes too.

There's no doubting the health benefits of physical activity and cycling can help solve traffic congestion and reduce carbon emissions too. Even those chained to their cars, may give them up if they get an e bike or e scooter!

Going forward we need to make sure that encouraging cycling and e scooters goes hand in hand with education, robust law enforcement and adequate signage to ensure that he most vulnerable in our society stay firmly at the top of the Hierarchy.

It is reassuring to see that new laws being introduced next year

▲ Source: Gear Change: A Bold Vision for Cycling and Walking published by DfT July 2020

will mean Drivers who kill others after speeding, racing, are under the influence of drink or drugs or using a phone could receive life sentences under new legislation.

Cyclist/ Pedestrians collisions are rare, but nonetheless can be lethal or cause life changing injury as happened when a cyclist failed to stop at the traffic lights at Branksome Beach in 2011 and nearly killed a child crossing the road...

So let's get active, but put the most vulnerable highway users first... and PLEASE LET'S KEEP CYCLISTS/MOTORISED MOBILITY DEVICES/PEDESTRIANS and CARS APART!

(Editor's note: The recent serious incident involving a car and a cyclist at the junction of Leicester and Western Roads emphasises the need for additional safety messages.)







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## The Carmelites in Branksome

Victoria school in Lindsay Road is purpose built for pupils, both day and boarding, with physical disabilities and associated learning difficulties and is part of The Shaftsbury Society Education.

Carmel House, which is situated behind the school buildings, was originally a large Victorian house named "Birkdale", standing in about 10 acres of ground.

The foundation for Carmel House was made by the Prioress of the Carmel, Notting Hill, London, at the request of Bishop Keily, Bishop of Plymouth and the Carmelites arrived on November 3rd 1927. The first Prioress Mother, Mary of the Holy Ghost, came to Branksome from Tavistock.

Extensive alterations had to be made and the Nuns themselves re-designed the building, this included the building of the Chapel, the Cloister and an enclosure wall. Interior alterations divided rooms into small "Cells" and workrooms. Some seven acres were sold off to pay for these. Whilst the Chapel was being built, a Mr J Campbell, well known parishioner of St Joseph's,

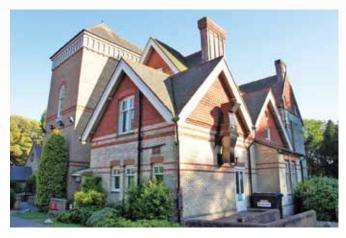
Branksome, and Clerk of Works to the Council, placed a note inside a milk bottle and buried it in the foundations - it read "That I may never lose the Faith". I believe it could still be there.

In the early years, the Nuns earned their living be growing vegetables and flowers, making Church vestments and hand painted cards for all occasions. This was a closed Order and only Sister Mary, the Extern had contacts with the outside world, which were conducted via a drawer sliding both ways through a dividing wall in the small room. However, the Sister did deliver flowers to her regular customers.

During the 1940's there was a Sister who had a great talent for Illuminated Scrolls and her work was highly commended by experts. In 1946, a small printing press was given and the Sisters became adept at printing so orders grew steadily. The Sisters added more equipment and soon needed more space, the Community had by now grown to 19 and there was no room for all the machinery. Also, Sister Winifred had learned to make and mend shoes, another thriving industry, both for other Convents and the laity! The Council approved plans drawn up by the Prioress and Sisters and with the help again from Mr Campbell, a new block with packing room cells was built. New machinery was installed and printing work flourished!

Several Sisters were now elderly and needed care and nursing but there were insufficient facilities, so it was eventually decided to sell more land and with the proceeds build an Infirmary unit. This was done in 1980, a ground floor unit with space for four patients and a duty room.

*In the early years, the Nuns earned their living be* growing vegetables and flowers, making Church vestments and hand painted cards for all occasions.



During this decade, several Sisters died and were buried in the grounds. Others suffered from the failings of old age, hence restricting printing, gardening etc. No replacements were coming because of the dearth of vocations, so the Community realised that an authentic Carmelite life was no longer possible. Many meeting and discussions were held and so in November 1991 a decision was taken for closure and dispersal. All the remaining Nuns found new homes in other Carmel Houses, mostly in the North of England, except one who settled in a

Today the building tastefully but expansively altered is used for pupils in the secondary education stage and the grounds have an

nursing home.

City 8

Guilds

Qualified

Today the building tastefully but expansively altered is used for pupils in the secondary education stage and the grounds have an important Horticultural Training Department, with plants available for the public. The remains of those who died were exhumed for burial elsewhere.

important Horticultural Training Department, with plants available for the public. The remains of those who died were exhumed for burial elsewhere.

The Bournemouth Civic Society had the opportunity to visit, before any alterations. We went inside the small rooms, "Cells", where the Host was placed along with the Chalice and other Altar accoutrements, by the Nuns, on a special revolving turn-table, in

a wall. Thus allowing the Priest to officiate to both the public in the Chapel and to the Nuns behind a screen, unseen. When we saw the small dark room with the communicating drawer. we realised the simple austerity that was life of these dedicated Christian women.

With acknowledgement to Mrs Penny Rigby-Hall who wrote this article with the help of notes from Miss Peggy Slattery.



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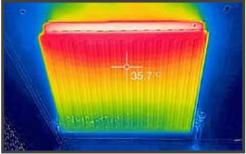
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## Considering the future for our parks & open spaces

What a year 2020 has turned out to be! Usually from April through to September I am out visiting the local Friends and Community Groups who help look after parks and open spaces across Poole, but it's safe to say this year has been somewhat different.



When the UK lockdown was announced on March 23rd we were suddenly all moved to working from home and all the usual groups and volunteers I work with were put out of action for the foreseeable future. The whole way we worked and what our expectations were of day-today working suddenly shifted. Many staff were drafted into the 'Together We Can' campaign, helping local residents get the support they need. This whole scheme was set up in a matter of days to tackle the instant strain on services and residents alike. It was a huge piece of work turned around in an incredible amount of time.

I have been very lucky that throughout the lockdown period I have been able to continue working on one of our flagship environmental projects, the Future Parks project. This project is focusing on how we develop our parks to make them truly sensational, whilst also being sustainable into the future (you can find out more details here: https://www. bournemouthparksfoundation. org.uk/our-projects/futureparks-accelerator/). This project is allowing us to view parks development in a very different way to how we usually do. mainly in providing resources to reevaluate how our parks look and work from the ground up. It has been interesting to hear and think about how we could take our parks from being relatively similar. with not a huge amount of variety to play elements or general open space uses, to making each one unique and benefitting their local community, whilst also looking truly outstanding (one of our thoughts has been why doesn't the UK at large, but also our local area, have parks like we see in places like the USA or this amazing one in Singapore: https://www.gardensbythebay. com.sg/en.html). There is a real

excitement behind this, that was only made possible by the new opportunities a merged local authority (such as BCP Council) could allow in scope and size. This project is working in partnership with the Bournemouth Parks Foundation, which opens up a world of new funding and charitable opportunities for our parks.

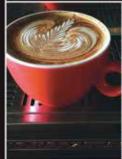
Whilst we continue to live through very odd times, I am positive for how our new ways of working and the future opportunities for parks, after we valued them so much through lockdown, look. Times ahead may not be easy, but the new ways of working and how environments are improved could be some of the few, but powerful, benefits of 2020.

Louis Sherman Environmental Engagement Officer Environment BCP



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#### The Aims and Objectives of the Association

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The Association is a member of the National Organisation of Residents' Associations and the Council for the Protection of Rural England.

Members receive two magazines – our Summer and Winter editions. These cover much of our ongoing work. Plus we hold regular monthly member meetings to which you will receive notice through our email newsletter. Regular news items and much more feature on our website **www.pinesandchines.co.uk** 

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- 1. Make your payment by Bank Transfer (BACS) to the BPCCRA account:
- Barclays: Sort Code: 20-11-39: Account Number: 00201804
- 3. It is very important to provide your name and Postcode for the payment reference.
- 4. Email your name, address and telephone number (£5.00 per annum per household)

A discount on membership is available for when a whole apartment block joins the association. Contact our Treasurer for futher information: treasurer.bpccra@gmail.com.

On receipt of your initial payment you will be added to our membership list and a membership number will be emailed to you. We will then ask you to set up an annual STO quoting your name and membership number to cover renewals.

Alternatively you can complete the application form and the STO mandate and return them by post together with a cheque made payable to BPCCRA.

Name	
٨٩٩	
Address	
Post Code	Tel No:
Email	

Please return this application together with your standing order mandate and subscription to:

Jackie Heap, The Parish Office, The Branksome St Aldhelm Centre, 401 Poole Road, Poole, BH12 1AD

The BPCCRA registered with the ICO and adheres to the Data Protection Act.

We would appreciate it if all new members would be kind enough to provide a phone number and email address if possible with, of course, their address. Contact will only be made by members of the committee and all information provided on the Application Form is restricted to use within the Residents Association and is not shared with anyone or any organisation outside of the Association. It will be assumed by the Association that we have your approval to use these means of communication to contact you on Association matters, unless you specifically opt out.

\*Contact the Treasurer for further information.

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## Gardening on the cliff top

As with people in many walks of life and business, 2020 has been particularly challenging, and even that is an understatement.

Every day we are bombarded by negative news from so called "experts" who at the end of the day are invariably only journalists whether on TV or writing in the newspapers, albeit they line up another tier of "experts" who are quoted because they share the same negative view on that particular day. As an alternative you can always come along and meet our incredibly positive gardening group, the Pinecliff Volunteers.

We're on the cliff top every Thursday morning and many other days too. And we have followed and are still following Government guidelines. From March we were advised not to garden at all. Like other people we could walk through the garden as part of our daily exercise regime but no more. So for the next twelve weeks we watched our garden fleetingly but couldn't water it. The damage was considerable, plants and shrubs were lost for want of a drink. And then," hey presto" we were allowed to return as long as we maintained social distancing. During this time when the volunteers sometimes appeared to be the only ones aware of the social distancing rules we found the hose pipe an invaluable tool to confirm safe distancing, this was of course done in a humorous non-threatening way.

Even when we could operate again we were facing a tropical heatwave, which was wonderful for swimming and being on the beach with the



odd half million visitors who flocked to our majestic sands, but it didn't help our garden much. When the garden supply businesses reopened we were able to plant up some replacements for the short term but our choices of plants at that time weren't ideal and more losses under the sweltering heat came about.

The BPCCRA Executive came to our rescue with the promise of more funds and we took a policy decision to research in depth before making any further purchases. The plan was to plant new shrubs and plants that would prosper in our challenging conditions by the sea with sandy soil and a lack of water.

At this point Graham Jones, our wonderful octogenarian volunteer entered the frame and methodically conducted his research through the Royal Horticultural Society to produce appropriate lists of shrubs and perennials to be planted ideally this October. And we have done just

that. Volunteers collected some shrubs and top-quality compost in two cars from our trade supplier and then we organised a delivery of perennials and more compost and fertilizer. So thank you to the BPCCRA Executive for voting us the money and thank you to our eleven volunteers who gave extra time to get everything planted so that the garden now looks sweet and dandy. The main task now before we go into our winter recess is to weed and weed some more.

Also we must make mention of Alan Smith who methodically maintains the memorial teak benches. It's like painting the Forth Bridge, he never stops applying teak oil and tightening screws and polishing plaques. The benches are a reminder for those that have gone before and sat and enjoyed the inspirational views from the Pinecliff Garden on our beautiful cliff top.

Roger Allen
The Pinecliff Garden Volunteers

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## Branksome Park: my lockdown

Firstly, my sympathies to those for whom the Covid crisis has yielded illness, bereavement and separation, also those who continue to suffer financial hardship.

My respect to those who remain 'front-line workers'. Society has realised their value is way beyond the monetary reward which has been arbitrarily allocated to them.

But this is 'my lockdown' with my glass half full. 'Green therapy' and particularly having your own garden has been recognised as a great boon. And even more so with a Branksome Park-sized plot. A smaller suburban-sized garden could well have become over manicured. I can always find something to do in my three quarters of an acre.

So being classified as 'vulnerable' ("Smile when you call me that") just because I'm over the three score year and ten limit meant 'self isolation' initially. I'm quite happy with my own company, and not going beyond my own front gate did not bother me. Not that I've got a front gate, of course: regular readers will remember I exterminated the gateposts

because they had a habit of jumping out and scraping my car as I drove in. 'Exercise' was within the confines of my plot. Getting secateurs from the shed and walking to the top of the garden, then realising I needed loppers, so walking back to the shed: subsequently needing a rake and... but you get the picture. 'Amnesia exercise' is the technical term.

Complete isolation petered out early, with the total absence of supermarket delivery slots, so with gritted teeth I marched up to my local Tesco for my once a week shop. In the early days, I tried the 'Over 70' slot. Due to the incredible rejuvenating effect of covid, it was crowded out with people apparently half my age. So, I have found shopping between six and seven in the morning minimises queueing. B.C (before covid) I strolled up daily to buy my 'Times': now an obliging shop in Westbourne delivers for a small fee. Reminding me of the old

advertising slogan "Top People Take "The Times", to which some wag added 'the rest of us poor b----s have to pay for it'.

Last autumn, two large ash trees were taken down in the shrubbery All the wood, and wood chip left behind at my request, neatly stacked out of the way. I'd already distributed 52 barrow loads of wood chip, mulching everything that needed it. A boon this spring and summer, because April showers were there none, and May equally dry. Sunshine day after day was good to lift the spirits, but not good for the plants. Watering more than gardening. I identified those ash logs suitable for edging the woodland paths, to replace those which had rotted away, and I have pegged into position some eighty feet of logs since lockdown.

The overshadowing of the ash removed, and clearing laurel and rhododendron for the tree fellers to access the trunks, meant I had a large area to replant. I always have plants potted up ready for export, this spring for the new season at Cov Pond. With no end of lockdown in sight, those trays of plants needed a home. Ground cover like hardy geranium for the shady areas, and when I split the herbaceous plants, a border established, reinforced by bedding plants, a Father's Day present from my son. An arch-shaped hole at the base of one of the ash trunks was obviously a Hobbit hole. So I made him a front door, in an approved shade of Bilbo Baggins green with a 'brass' door knob carved out of



a bit of dowelling painted in the appropriate shade of metallic paint.

With the liberation of restrictions I have been able to resume my volunteering gardening activities. I have transferred various plants including two banana plants which were being overshadowed in my garden by a neighbouring fatsia that had grown into a tree.

Whilst gardens and gardening are

both good exercise and lift the spirits, I would find spending my time doing nothing else rather limiting. Letter writing, that quaintly obsolete skill, was greatly increased: in isolation, chatting' through the written word. Now done mostly electronically, or 'email' as the Americans have taught us to say. The computer keeping count, the word score on all my letters exceeded 40K in the first month, and over the whole period, the length of a fair-sized novel. The small writing group continued to 'meet' fortnightly by each in turn posting a written piece, then comment and constructive criticism, then moving to the next.

My 'panic buying' just before lockdown was of 20" x 16" canvasses which lasted until I was eventually prepared to venture
out to Poole again. Thus, though
Poole Leisure Painters could no
longer meet at The Lighthouse, I
continued to paint each Friday.
A covid secure Lighthouse has now
reopened and the Poole Leisure
Painters once again meet there on
Tuesdays and Fridays, with all the
appropriate provisions in place.
I will give it a go next Friday (my

My garden, specifically with a wide level lawn, lends itself to socially distanced patio chairs and tables for

calender is a week slow...). I have

been out on a socially distanced

walk this month with the Purbeck

Plodders, organised walking groups

falling within one of the exceptions

of 'the rule of six'.

A covid secure Lighthouse has now reopened and the Poole Leisure Painters once again meet there on Tuesdays and Fridays, with all the appropriate provisions in place.

groups of six. So, I hosted meetings for the walking group (a rota and three meetings, meant that I'd met most of the group), then the writing group, as well as a group of ex-CAB colleagues who once met at a restaurant. Liberalisation is still tempered with caution.

There will be a further wave, of course (Don't wave back David, whatever you do). I am hopeful I will continue to have the mental resilience to deal with that: to still have a glass, never mind whether it's half full. I wish you the same, dear reader: with the by now traditional farewell,

Take care, stay safe David Reeve







## Perhaps a little smile?



## Why did the golfer bring an extra pair of pants?

In case he got a hole in one.

What lights up a soccer stadium? A soccer match.

## Why shouldn't you take atoms seriously?

Because they make up everything.

Whoever invented knock knock jokes should get a no bell prize.

A boy asks his father, "Dad, are bugs good to eat?" "That's disgusting. Don't talk about things like that over dinner," the dad replies. After dinner the father asks, "Now, son, what did you want to ask me?" "Oh, nothing," the boy says. "There was a bug in your soup, but now it's gone."

A logician's wife is having a baby. The doctor immediately hands the newborn to the dad. The wife says, "Is it a boy or a girl?" The logician says, "Yes."

A Roman walks into a bar and asks for a martinus. "You mean martini?" the bartender asks. The Roman replies, "Slow down there! I'll let you know when I want more."

How did the barber win the race?
He knew a short cut

Why can't your nose be 12 inches

Because then it would be a foot!

## What do you call a row of rabbits hopping away?

A receding hare line.

I tried water polo but my horse drowned.

I met a Dutch girl with inflatable shoes last week, phoned her up to arrange a date but unfortunately she'd popped her clogs.

The other day I sent my girlfriend a huge pile of snow. I rang her up, I said "Did you get my drift?"

I cleaned out the attic with the wife the other day. Now I can't get the cobwebs out of her hair.

A group of chess enthusiasts checked into a hotel and were standing in the lobby discussing their recent tournament victories. After about an hour, the manager came out of the office and asked them to disperse. "But why?" they asked, as they moved off. "because," he said "I can't stand chess nuts boasting in an open foyer.

Four fonts walk into a bar the barman says "Oi – get out! We don't want your type in here"

Two Eskimos sitting in a kayak were chilly. But when they lit a fire in the craft, it sank, proving once and for all that you can't have your kayak and heat it.

Chap walking through the park at night hears a lady's voice in the bushes! "Fancy a good time, only 5 quid?" "Why not",he thinks he is just about to grope the lady when a policeman shines his torch!

"What's going on?",asked the policeman "Do you mind",replied the chap, "I am about to have sex with my wife!" "Sorry",said the policeman "didn't realise it was your wife!" "Neither did I till you shone your bloody torch!" responded the husband.

Three rats are sitting at the bar talking bragging about their bravery and toughness.

The first says, "I'm so tough, once I ate a whole bagful of rat poison!"

The second says, "Well I'm so tough, once I was caught in a rat trap and I bit it apart!"

Then the third rat gets up and says, "Later guys, I'm off home to harass the cat."

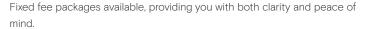
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# Protect our Chines and walkways from criminal damage

Over the past 18 months or more, residents and visitors have sadly witnessed criminal damage and destruction to our Chines and conservation areas. This is an account of some incidents, challenges and suggestions of how to solve the problems.

#### **Pinecliff Gardens**

In Pinecliff Gardens, 6 feet cycle ramps were built with tools. These tools were left strewn carelessly around the area.

Hacksaws were used to cut down trees and bushes, spades to dig large craters and soil moved to build the 6-foot cycle ramps.

Much natural fauna and foliage was pulled out, removed and destroyed in the area. This was all done illegally by groups of boys determined to create cycle trails in the Chines and conservation areas.

Accidents have happened and the Council are aware that one boy broke his arm, and another seriously damaged his leg tearing over the 6 foot ramps. We have all witnessed speeding cyclists colliding and nearly hitting walkers and their dogs. Walkers have had to jump up banks in the narrow pathways to avoid being hit by cyclists.

The Council have spoken with these boys and their parents who are determined to create cycle trails in the Chines and conservation areas. They are aware that cycling is banned and fully realise they are committing criminal damage and destruction to Council land and property. Irresponsibly, the parents continue to actively encourage and support their boys to break the law and think they are safe creating these cycle trails.

Some people have said that they are "only kids cycling in

a safe place in the woods". Unfortunately, this is not the case. There are many cyclists in the Chine, and some are very fast. They are breaking the law as it is not legal to cycle here in these conservation areas. The damage and destruction they have caused is criminal as the land belongs to the Council who exercise their duty of care to look after it for the safety of all of us. These people defending the cyclists do not appreciate the level of destruction they have caused and the accidents that have occurred and potential accidents waiting to happen.

The boys brazenly cycle around the area with their spades across their handlebars. They are determined to take over the areas for their cycle trails. They refuse to cycle legally like other law-abiding cyclists and will not use Council run safely maintained cycle parks in our area. We have noticed that the number of the groups of boys has increased and some groups are 8 in number disregarding the Rule of 6.

The Council continue to show the commitment and duty of care and repeatedly re-level the land and remove the ramps to make the areas safe again for walkers. The boys return and rebuild



their ramps. Each time this has been repeated it has taken an increasing toll upon the area and has degraded the natural beauty of the conservation areas. The Council are already stretched, and it adds to the costs for the residents and taxpayers.

### Branksome Chine Gardens

Residents used to walk their dogs regularly down the narrow pathway at Branksome Chine Gardens from Western Road, to ioin Branksome Chine to reach the beach. They have witnessed an ever-increasing number of boys speeding on their bikes up and down the path churning up the mud, making it slippery and dangerous to walk. Residents are in fear they may be hit, and their dogs injured. They have been forced to alter their route by walking along the pavement along Beach Road to reach the beach.

We have all witnessed similar damage and destruction in Branksome Chine Gardens.

Trees and bushes have been pulled out and discarded to make way for cycle trails. Stones and boulders from the walls of the stream in Branksome Chine, and boughs of trees, and soil dug up have all been used to make the 6-foot ramps.

The bank of the Chine has also been sculptured to become a ramp with soil used to build up the height. This has further eroded the steep bank with the danger of TPO Pine trees, over 100-foot-tall, falling into the Chine onto the walkers.

This is all accompanied with other anti-social behaviour such as noise, loud swearing and intimidation. The older groups of boys in their mid-teens are aggressive and determined to have their way. In June, a group of youths had a campfire and were smoking drugs; in the wake of the Wareham fire caused by BBQs earlier in the year, this anti-social behaviour was particularly dangerous and worrying. Residents and visitors

This is all accompanied with other anti-social behaviour such as noise, loud swearing and intimidation. The older groups of boys in their mid-teens are aggressive and determined to have their way.

who witnessed this behaviour felt intimidated and too frightened and avoided confronting these individuals.

Visitors recounted during lockdown witnessing boys cycling at speed down the Chine and then along the Promenade. One cyclist was so close they brushed the sleeve of the visitor and they called out in shock. The cyclist turned and shouted a torrent of abuse. The visitors were visibly shaken. They said they used to regularly visit the area but said they no longer felt safe and would not return. These antisocial actions of a few, spoil it for the many of us.

We appreciate we have these unique Chines and conservation areas and try to preserve them as intended by our grandparents for many future generations to enjoy. During lockdown among other things we learned and appreciated was the importance of having safe outside areas, particularly for those who do not have gardens.

#### How we can protect our Chines and conservation areas

- 1. We are fortunate to have the Council working steadfastly to make our area safe. We believe the Council and authorities need to recognise there has been a change in public behaviour with more cycling, new technology such as e-scooters, and generally people getting out and about more. This means we need to accept the need for more protection such as effective barriers at all the entrances to the Chines to keep out motorised vehicles and cycles. The National Trust use these on their paths across the country.
- We need more signage to replace the signs long since disappeared, and the Council have this in hand. Signs that clearly state No Cycling, No Motorised vehicles,

- no fires, etc to clearly show it is Council property and a conservation area that we all are actively protecting.
- We all need to respect the laws and Deeds of Covenant that cover the area and have been in place for many decades.
- 4. We need to report and send pictures of criminal damage or destruction clearly showing where it has occurred with the appropriate email address and telephone numbers clearly displayed 101@ dorset.pnn.police.uk.
  Tel No. 01202 261700
- We all need to report anti-social behaviour; a short email is quick and effective. And encourage our friends and other residents to do so too.

- Fines may be needed to be introduced as an option to reduce anti-social behaviour.
- 7. Closure of areas of the Chines and conservation areas may be necessary whilst the Council make repairs and refurbishment to damaged areas to make them safe again. Some areas may need to remain closed, until signed-off as safe by the Council and Residents Association with signage and barriers in place.
- 8. Further appeals for action may be necessary but if we all seek to help the Council by reporting incidents to them, hopefully we can all endeavour to conserve our area and keep it safe.

I am very happy to take this article and it highlights an area of serious concern. If we do not protect the conservation area there will be nothing worth conserving. People need to respect the law and if they do not then sanctions need to be applied. We will carry an update in the next edition of this magazine. It is obvious that those who are trying to protect our area need our help and support and, also, the help of the authorities. Editor

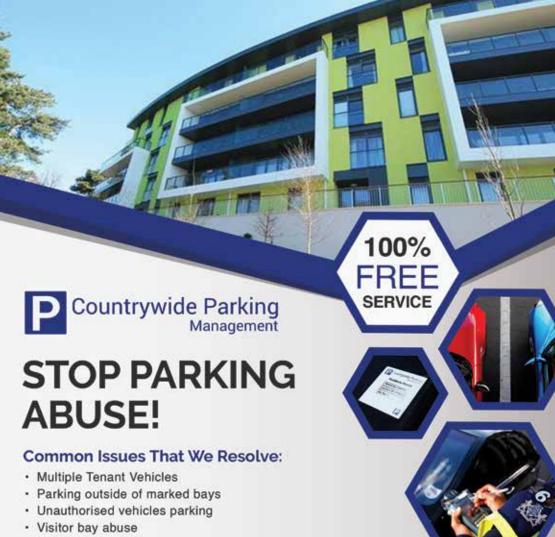
## STOP PRESS

Just before publication the BCP Highways Department notified the BPCCRA that they have erected "No Cycling" wording to clarify the official Highway Code sign.

We'd like to thank the BCP Council Officers and Councillors who facilitated this move. It will certainly help educate the members of the public unfamiliar with the Bylaw and the Highway Code sign for no cycling!

We appreciate that members of the public have been attracted to cycling in the Chine for a variety of reasons, however we'd ask them to respect the bylaw. The bylaw is in place to protect the most vulnerable in our society so they can enjoy the Chine without threat to their safety and well being, which has become a significant problem over the last year.

Finally, we'd urge cyclists and everyone keen to promote road safety in our area, to write to the BCP Council for safer provision for cyclists from Penn Hill to the beaches. Properly segregated cycleways would mean that cyclists and pedestrians of all ages are safe to enjoy our beautiful area whilst getting fit and helping to protect the environment. Please write to the BCP Highways Department at: transportationhelpdesk@ bcpcouncil.aov.uk



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## Portions and Double Portions in the Administration of Estates

Andrew Carswell is a partner specialising in Civil Litigation at Trethowans. He explains some of the unusual aspects of estate administration involving *Portions* and *Double Portions*.

I am pleased to say that Portions and Double Portions have nothing to do with food. Instead they are name given to certain legal presumptions regarding the payment of money during a person's lifetime.

People make Wills to make provision on death and typically parents will divide their estate between children- in whatever proportions they consider appropriate. However, in later years parents will often want to make lifetime provision for children in various ways and for different purposes. It might be a generous Christmas present or gift on marriage. Alternatively. it might be a deposit to buy a home. In other cases it may be more substantial provision possibly to mitigate inheritance tax on death.

Difficulties can unfortunately arise when children are treated differently and one receives less than the other. There may be a feeling or belief by one child that such payments received were, or ought to be treated as being received, "on account" of the other child's ultimate share in the estate.

A brief example illustrates the problem. Supposing Alan and Beryl makes Wills leaving their estate equally between their children Brian and Sandra. Sandra is settled and has no particular need for an advancement of any money, but Brian has gone through some difficult times and wants to buy a property. Alan and Beryl give him, during their lifetimes, £100,000 as a significant contribution towards a home. Not much is said about the terms of the payment, albeit that it is not a loan.

Alan and Beryl die a few years later leaving an estate of £400,000. If the payment to Brian is not taken into account, both he and Sandra receive £200,000 each, but overall Brian has received £300,000. Had the payment not been made to Brian, or if it were taken into account, each of them would have received £250,000. Failing that Sandra stands to lose £50,000.

Wills can be drafted so that payments can be taken into account, but as ever this is not always done so the law has to be adapted and applied to help.

The rule against double portions is based on the presumption that a parent wants to treat his/her children equally and not make double provision for one child at the expense of the other. The rule presumes that a legacy in a Will is adeemed where a parent makes a Will leaving a legacy to his/her child, and then makes a subsequent lifetime gift to the other. Only lifetime gifts intended



to be 'pure bounty', 'spontaneous bounty' or 'mere gifts', or for a particular purpose are caught.

There have been a number of cases over the years about portions. One in particular Re: Cameron (Deceased) 1999 involved a mother who left a Will benefitting her four sons equally. She subsequently paid a substantial amount for private education for one of her grandchildren. On her death her son (whose child had been provided for) argued that the money paid for his son's education was not on account and was not a portion. His brothers argued differently. In a landmark decision the High Court decided that the gift was so substantial, that it constituted a portion and therefore should be taken into account.

These cases occur rarely in practice, but when they do one needs to be careful and expert legal advice is recommended.

Andrew Carswell
Trethowans LLP, Solicitors.

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## The coming of a different age



As William Shakespeare put it

All the world's a stage, And all the men and women merely players.

They have their exits and their entrances,

Growing old is an interesting thing but as I say "we all grow old at the same rate."

I have been reflecting on the effect of COVID and the different ages and stages of life we go through. Whilst without doubt this has been a difficult time for us all, there are many things that we can learn from this year about life and society. Certainly during the initial stages of lockdown, it was great to stop, be forced to rest and enjoy the weather, the relative peace and start of a beautiful long summer. Yes at times our beaches have been very busy and overrun but we, as residents, do have the benefit of them all year.

Encouragingly, at the initial stages of lockdown we, at Church, found there were many more people offering to help than people requesting it. As things have progressed, to be honest, I think people have got a bit more anxious, tired and frustrated. Certainly for me as a Vicar and "venue manager", as we are now referred in some of the government advice, it has been hard and confusing with the ever changing legislation to keep up with

the shifting sands of government legislation and Church guidance. Someone said "it is like bar of soap in the bath, just when you think you have got your hand on things, it slips out of your hand."

But let's remember for most of us this year and its effects will in time fade, as we adjust to the new normal. I think it sometimes helps to try to get a different age perspective on the whole matter. So for example, when our life begins as infants, we are just helpless children being pushed around, perhaps in a buggy or carried in our parents arms with a lot of crying, feeding and wondering about life. Who is looking at us and what life is all about? For very young children and babies, rest assured that this Coronavirus pandemic will just be a thing of the past. Something they read about, or hear about later from their parents.

As parents or indeed grandparents, we need to remember the greatest thing we can do for our children is show and be an example of love to our partner. The greatest gift we can give our children, or indeed anyone, is our time. This has for many been an extra gift of time, a change of pace. A lot of extra time to think, to tend to the garden, or get around to things we never would have made the time for.

Whereas for children who are of school age, it has probably been a

mixture of thinking, where are my friends, why are my parents not very good at teaching me? Or wow this is nice I wish I could stay at home more often with them.

But I have to say I really feel for young people, who are looking for work, or those who have been made redundant/seen their businesses and livelihoods collapse. I think it has also highlighted the gap between the rich and poor. You only have to think of those in our major conurbations, in high rise tower blocks to realise how blessed we are here in Poole.

The good news, for All Saints, Branksome Park is that, after having only on-line services (via Zoom) for x4 months, we are open again for baptisms, weddings (x5 this year) and funerals. Although numbers to these life events are now restricted to 30, they are at least happening, in our new Covid compliant space and routines. In July we started having, in Church, a 9am Holy Communion service, and from September a 6:30pm Evening prayer and praise service in the Church Hall. We are looking to have another morning service soon.

For more details, just give me a call 01202 041147, or the Church Office on 01202 701822 or check out our website www.allsaintsbh13. church for details of our next Alpha, marriage and relationship courses

May you find hope in Him, who is our Saviour, before you get to the age of life

... "Sans teeth, sans eyes, sans taste, sans everything."

#### Rev'd Charlie Boyle – Vicar

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## A Poem by John Betjeman as spoken on the BBC in 1938

(kindly sent to the editor by Douglas Knowlden)

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