

**PINES AND CHINES**

**Branksome Park, Canford Cliffs & District Residents' Association**

**Founded 1958**

**MINUTES OF MONTHLY MEETING HELD WEDNESDAY APRIL 13  
2022**

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**PRESENT**

|                    |                                  |
|--------------------|----------------------------------|
| John Sprackling    | President                        |
| Dugald Eadie       | Acting Chairman/Planning Officer |
| Carol Parkin       | Secretary/Minutes Secretary      |
| John Gunton        | Magazine Editor                  |
| Vicky Moss         | Special Projects                 |
| Cllr May Haines    | Ward Councillor                  |
| Cllr Mohan Iyengar | Ward Councillor                  |

Approximately 34 members and wardens attended.

The Chairman welcomed our Ward Councillors and those present, and for the benefit of those attending for the first time, explained his duties.

He ascertained the number of people who were attending a monthly meeting for the first time, and the fact that most of these were here because of one issue.

**APOLOGIES** Apologies were received from Jackie Heap (Treasurer), Mr. and Mrs. Wylde, Ronald Parker

**MINUTES OF MEETING HELD NOVEMBER 10 2021**

There were no matters arising from these minutes and they were accepted as a true record.

## **PLANNING REPORT**

The whole Planning Report for April is on the Pines and Chines website.

The main topic which is of concern to many of our residents is the proposal for Branksome Beach café and bar which will be discussed later in the meeting.

14 Links Road - this has been going on for some time. The application is for the owner of the present house to build a further house in the rear garden of the property. This application is now for a 'bungalow' which supposedly will be less damaging for the neighbours. This is a typical example of site splitting, or garden grabbing, which over-densify the area, and still does not seem appropriate.

13/15 Lindsay Road. – there are only three plots left in Lindsay road with no Planning Applications. This is an 'improved' version of the original proposal. This was for a large block of 25 apartments. It is now 2 blocks of 20 apartments leaving some trees at the front.

4 Canford Crescent - For some time there have been applications to replace one house with a block of flats, or two houses. This is another example of site-splitting which was refused but has now gone to appeal.

28 Bury Road – This has also been going on for several years. The application is for a house to be built on the tennis court. This is unfortunate for the house on Canford Cliffs Road that backs on to it. This application has been refused a number of times and has now gone to appeal.

9 Western Road – this house has a large back garden and there is a track which leads up to Martello Road South. The owner of the house wishes to build another in his back garden, which would be accessed from Martello Road South. This should not be allowed in a conservation area which is presently full of trees, although several trees have already been felled by the owner. This application was refused but has gone to appeal.

We now have a long list of appeals awaiting a visit by a Planning Inspector from Bristol. In the case of refusals then the applicant tries again and it therefore drags on and on.

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Cllr. Iyengar pointed out that there were several refusals by BCP, awaiting a decision after Appeal. Therefore BCP are acting correctly in refusing these unacceptable applications.

### **TREASURER'S REPORT**

As the Treasurer was absent there were no exact figures, but **DE** noted that BPC CRA are solvent.

**DE** pointed out that even though the Santander account was closed several years ago, there were still a number of members whose subscriptions are still paid by SO into Santander.

### **BEACH ROAD CAR PARK**

BCP's plans for the Beach Road Car Park have been on their Agenda for some time, but were recently taken off for the time being. These plans suddenly appeared on the BCP website again. **Cllr MI** explained that this was a 'computer glitch' and they should not be there. This did not mean to say that the plans had been completely abandoned. There are plans to improve the car park, but there are no details as yet.

**JG** asked if height barriers could be used to prevent traveller incursions this summer. **Cllr MI** replied that the consensus is that the barriers remain as they are, but hopefully police powers will be used more effectively.

### **BEACH HUTS – SPECIAL PURPOSE VEHICLE.**

BCP is selling the BCP owned beach huts to an SPV (Special Purpose Vehicle). This will then enable BCP to take out loans against the expected revenue of the beach huts, something they are not able to do at present. **DE** feels that this could raise problems in the future.

There was a question from the floor as to what was meant by an SPV (Special Purpose Vehicle). Drew Mellor of BCP will hopefully be a speaker at our AGM on May 14<sup>th</sup> at Canford Cliffs Village Hall and will be able to explain its precise meaning.

Roy Pointer has put forward some questions relating to the beach huts to BCP, to which he hopes to have answers before our AGM.

**Cllr MI** said that an FAQ was going to be on the BCP website.

Mr. Harrison asked how much BCP wanted to borrow. The answer is 54 Million Pounds.

One advantage of this system is that previously Bournemouth, Christchurch and Poole Councils all handled their beach huts differently, whilst under the new system they are all merged together as one.

### **BRANKSOME BEACH CAFÉ ROCKWATER PROJECT.**

The Rockwater Project affects Sandbanks beach as well, but our interest is only in how it affects Branksome beach. The entrepreneur behind Rockwater, Luke Davies, is going to have a meeting with several residents, and **DE** will be attending. Bob Lister of the Beach Hut Assn and Warren Haskins who was present at our meeting will also be attending. Rockwater are telling us that they promise to look after the interests of the residents, but our concern is that they are selling an exciting venue for young people, and the opportunity to buy alcohol and drink it on the beach. This does not seem to equate with our idea of a family beach. **DE** invited Cllr, May Haines to address the meeting.

**Cllr MH** attended a meeting with Luke Davies, the owner of Rockwater, and Lee Wilson who is their Operations Director. At this meeting **Cllr MH** was able to relay all the concerns of the residents who had approached her.

There had been a video clip circulating amongst some people which showed an event that has happened in Hove where Rockwater have a similar project to the one proposed for our area. Mr. Davies had explained to **Cllr MH** that this had been a special event and these would not be happening very often. There will be events, but most of these will be private and will take place in the restaurant.

One problem brought up was car parking as the restaurant will be catering for more than at present. Mr. Davies said that one solution he had been thinking of was to refund customers their car parking fee should they park on Beach Road Car Park for instance.

The intention is to keep the present restaurant for families, although catering for more clients, and use the floor above as a sea food fine dining restaurant.

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There are two applications running in tandem at the moment – one for licensing and the other a planning application for the building. The previous owners of the lease already had a license for alcohol similar to that being asked for by Rockwater. There is also an entertainment licence in place and a licence to play recorded music, but **Cllr MH** still needs to check the daily start and finish times for these licences.

Mr. Hough was concerned that Rockwater would be arranging 'raves' on the beach, and with fast food and alcohol being available they would be taking over the whole area. **Cllr MH** is not aware of this and reiterated that events would be taking place indoors in the restaurant.

Bernadette Macdonald Raggett thinks the whole proposal is a disaster and shouldn't be allowed to happen. The general feeling amongst those objecting to this proposal is that it would be the thin end of the wedge.

In the prospectus issued when Rockwater was raising money to buy the lease, it explicitly says that the plan is to extend the lease and sell it on. Rockwater's plan is to make use of the lease and run a successful business. The problem facing the Assn. and the people of the area is to persuade Rockwater to run a successful business without causing all this stress to the neighbours.

**Cllr MH** stressed that she is only here to pass on what she was told at her meeting with Rockwater, and does not have the answers to all questions. There will be the meeting between Rockwater and several residents next week where they can voice their concerns.

Sally McArthy thinks that the meeting between Rockwater and the residents should have been held several weeks ago and **Cllr MH** was in agreement. **SM** pointed out that she has a transcript of the meeting between Rockwater and the Hove residents which makes it plain that the Rockwater was a business venture and not a 'community hub'. **Cllr MH** said that the consultation period for the licencing application has ended and the meeting to review this licence will be on the 27<sup>th</sup> April. She recommends that those who wrote giving their views in the consultation period should give notice that they would like to attend this meeting and

Speak at it. This will send a strong message that the community have concerns. The same goes for the Planning meeting although there is a limited time for each speaker.

**VM** had concerns with the way the licensing application was displayed to the public during the consultation period – behind fencing and was too small to be seen. She herself asked the builders to re-site it.

There was much general discussion and questions to our Ward Councillors which they answered to the best of their ability. **Cllr MH** urged those concerned to wait for the outcome of the meeting next week.

Martin McArthy asked BCP not to be complacent about the issues raised.

One concern is the plan to add to the existing heritage building to accommodate seating for 400. This is far above the seating there is at the moment.

**DE** summarised by saying that there was documentation from the Licensing Department saying this was just a transfer from one license holder to another, and the licence actually has a long list of conditions attached to it already. **Cllr MH** said she would obtain a copy. **DE** pointed out the Constitution of our Association states in the aims that one of the duties is to protect the interests of the Residents and another is to maintain good relations with the local Council, and continued by reading aloud the aims of the Assn. Roy Pointer asked if the developers would be able to hold a public meeting.

**DE** thanked everyone for attending.

**The AGM of the Association will be on Saturday May 14, at Canford Cliffs Village Hall at 10.30 am. when the speakers will be Drew Mellor, BCP and Sir Robert Symms MP.**

**DE** reminded the meeting that at the AGM we shall be electing a new Executive Committee. At the moment we have some vacancies on the committee which we are anxious to fill. Applicants need to be computer literate and be willing to do administration work.

The positions vacant are Chairman, Vice Chairman, Membership Secretary and Magazine Advertising Manager.

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There will be no monthly meeting in May as it will be the AGM.

**The next monthly meeting will be Wednesday June 8, 2022**

The Chairman closed the meeting at 9.00 pm