

BRANKSOME PARK AND CANFORD CLIFFS

RESIDENTS' ASSOCIATION

MEETING HELD JUNE 8, 2022

<u>PRESENT:</u>	John Sprackling	President
	Dugald Eadie	Acting Chairman
	Carol Parkin	Secretary
	Vicky Moss	Special Projects

Cllr. May Haines, Cllr. Mohan Iyengar, and approximately 25 members and wardens.

Welcome and apologies

The Chairman welcomed those there, including our two Ward Councillors.

Apologies were received from: Pat Dene, Roy Pointer, John Gunton (Magazine Editor), Mike Parkin (Membership Secretary) Jackie Heap (Treasurer)

Minutes of Meeting held May 11, 2022

These minutes were accepted as a correct record.

Matters Arising

There were four main matters arising: Beach Huts SPV, Beach Road Car Park and Branksome Beach Cafe etc – Rockwater project.

These will be discussed later on.

Planning Report

There are several items worth drawing attention to:

9 Western Road – Appeal. This Appeal was refused by the Inspector who reported – ‘My findings thus indicate that this development would fail to preserve or enhance the character of the Conservation Area including the positive effect made by protected trees.’ This has been happening frequently. Planning Applications which have been refused by the Council, are then also refused on appeal to the Inspectorate. Despite this, Planning Consultants keep trying.

Two more Appeals have now been started, 4 Canford Crescent, where the plan is to demolish one house and build two on the site, and 2/4 Leicester Road, where the plan is to demolish three bungalows and build three blocks of flats. John Sprackling pointed out that there will be a hearing for this, to which anybody is invited. Cllr.MI said he will find out where and when this hearing will be.

Application by Branksome Beach Café to build decking on the beach – this area has been fenced off and the decking ready to lay despite not having approval yet. **DE** went on to say that he thought that Rockwater had showed either incompetence or complete disregard of the need to have planning permission. Cllr. MH pointed out that Rockwater have been asked by BCP to remove the fencing and piles of decking. This has not been done so far. One member pointed out that he thinks this is a deliberate plan by Rockwater.

Burton Road – This is the sixth Planning Application by this property. There are two items on this application. One is to amend the existing bungalow and the other is to build one house in the garden. This should not be allowed in the Conservation Area.

There was a discussion with the Ward Councillors on planning and the Conservation area.

The last one is 7a Spencer Road. This application is to demolish a large house and replace it with a block of flats. Spencer Road is a narrow road and the residences are all detached of different designs. There is one residence divided into three flats, but its appearance is of one large house.

Treasurers Report

As the Treasurer was not able to be at the meeting the Chairman read her report. The Assn. has around £40,000 in the bank account. There is still an amount of £450 revenue from advertising in the magazine still outstanding. There are 7 blocks of flats who are block members, who

have not paid their subscription. In some cases, this has arisen as they are now under new Agents and the Treasurer is unable to find any contacts. Mike Parkin the new Membership Secretary, will take this job over from the Treasurer.

Any Other Business

Beach Road Car park

The Travellers who were camped there were moved on. BCP are now able to deal with this problem more quickly. BCP'S proposals for this site have now been shelved for the time being.

SPV

Cllr. MI informed the meeting that this has been removed from BCP's agenda for the cabinet meeting for next month and as there will be no meeting in August, the earliest it will be heard is September.

(It has been announced since the Monthly Meeting that the plans will go before the recently formed Corporate and Community Scrutiny Committee in July, and then Cabinet later that month. The proposal will not get to full Council for the final debate and sign off until September.)

Branksome Beach Café

There are four issues concerning this – The actual building, the licence application, the kiosks and the decking on the beach. **Cllr. MH** explained that these were being worked on at the moment by BCP. **DE** feels that Rockwater would be far more sensible to carry out these plans at Sandbanks where there are not the same amount of residents who will be affected.

Spencer Road

David Hensham who lives on Spencer Road said that he had consulted Sibbet Gregory. They think that there's a strong possibility that the plans to build flats on Spencer Road will be given the planning approval. Mr. Hensham suggests that Natural England should be contacted.

There was discussion on the residents of Spencer Road employing a planning consultant.

There was a question whether the development containing a basement car park would have any effect on the outcome of the planning application. In **DE's** opinion it does not. One factor that may be the fact that Spencer Road is very narrow.

VM brought up the fact that the preservation of space and trees between plots must be conserved in the conservation area. **DE** replied that he agreed and pointed out that there has been some evidence that BCP are taking this more seriously.

A question was asked about the proposed development at Carisbrook on Haven Road/Canford Cliffs Road. **DE** pointed out that the Association had already registered an objection to the development.

DE closed the meeting at 2040

DATE OF NEXT MONTHLY MEETING – JULY 13, 2022

AT 7.30PM. Wine and Nibbles will be served after this meeting, in the garden weather permitting.

There will be no monthly meeting in August, 2022

