

BRANKSOME PARK AND CANFORD CLIFFS

RESIDENTS' ASSOCIATION

MINUTES OF THE OCTOBER MONTHLY MEETING

HELD OCTOBER 12, 2022

<u>PRESENT:</u>	John Sprackling	President
	Dugald Eadie	Acting Chairman
		Planning Officer
	Mike Parkin	Membership Secretary
	Carol Parkin	Minutes Secretary

The Chairman opened the meeting by introducing himself and welcoming those present especially new members

Apologies were received from Jackie Heap, Hon. Treasurer of BPC CRA, Vicky Moss, special Projects BPC CRA, Cllr May Haines and Cllr Mohan Iyengar.

MINUTES OF THE MEETING HELD JULY 2022

These were accepted as a correct record.

MATTERS ARISING FROM THE PREVIOUS MINUTES

The three matters arising from the minutes are The Beach Road Car Park, The Beach Huts SPV and Branksome Beach (Rockwater). These will be dealt with later.

BCP COUNCIL UPDATE ON RECENT EVENTS

JS said that the next Cabinet Meeting would be held October 26, 2022, but he has not had sight of any papers on this. They are still chasing the beach huts SPV which has been vetoed by the Government. He had found that BCP had spent around £200,000 on consultancy fees for this project. They had also spent £116,000 on work they had done on buying the Barclays building. There is currently a petition going round on Get Rid of Drew Mellor, the Leader of the Council. There are currently 'back logs' of various council matters, which is probably a symptom of covid and result of working from home.

RELOCATING CANFORD CLIFFS POST OFFICE

Canford Cliffs Post Office is currently located in Central, on the North side of Haven Road. As this shop will be closed at the end of the year, it is intended to relocate the Post Office in Central on the South side of the road. The post office is currently holding a consultation, asking for any comments by residents. The leaflets explaining this are available in Central. **DE** has commented that there is insufficient space for the post office customers to form a queue (which is usual) without impinging on the rest of the shop and shoppers. There is also yet another rumour that the empty shops on Haven Road are to be developed by Tesco.

PLANNING REPORT

The whole Planning Report is available on the website.

172 Canford Cliffs Road

Permission was previously given by Poole Council to McCarthy & Stone to demolish the existing two blocks of flats and build their own block. McCarthy Stone have since pulled out. Another developer has put in an application for a large block of flats which has now been agreed. **DE** feels this is too large.

4 Canford Crescent

The latest attempt at site-splitting was dismissed on appeal by the Inspectorate at Bristol.

2a Burton Road

A site-splitting application for a house in the garden of this property was made under the auspices of 22 Balcombe Road and has been granted, even though it is very close to another house.

6 Burton Road

The application to build a further house in the garden was refused but permission was given to make changes to the existing house. The plans for this show that the site is still split, making people suspicious that there are still plans to build a further house on the site. This site splitting should not be allowed on the Conservation Area.

214 Leicester Road

These are currently 3 bungalows. The application was to demolish these and build three blocks of flats. The good news is that the Appeal was dismissed.

28 Bury Road

This is yet another site-splitting Application which has been refused, but will probably go to Appeal.

4 Burton Road

This is an Application to build two further houses in the garden of the plot which was refused but has now gone to Appeal.

9 Brudenell Road

This is actually Haven Road. The application for a block of flats was refused but has now gone to Appeal.

Overlinks Drive

There is an application to demolish the existing house and build a huge house, overlooking the golf course. This looks as if it is too imposing on the golf club clubhouse. The application went in in June, but is still waiting for a decision.

10 Lindsay Road

This is a further Application to demolish the existing house and build a block of flats.

TREASURER'S REPORT

There is currently around £40,000 in the account.

The problem the Treasurer has with the blocks of flats which are members of the Association is that when they change agents, the old agent will not pay the bill for membership, and will not tell the Treasurer who the new agent is. She then discovers that there is no one in the block of flats who will communicate with her. This is proving difficult to collect fees due.

A member asked if developers were actually filling their apartment blocks. The Chairman acknowledge that whilst some were still vacant, a lot of the properties were sold as second homes. **JS** said that he thought the Council were planning to charge double Council Tax on second homes.

BEACH ROAD CAR PARK

JS reported that Beach Road Carpark was one of the three top places nominated by BCP for disposal and development by BCP.

Roy Pointer gave some background of this car park for the benefit of any new members. The then Poole Council started to pursue the development of this carpark way back in 2001. Since then the car park has been underused for large parts of the year. It is poorly signed and poorly maintained. During peak weeks in the summer it is frequently full. The Association has consistently sought to preserve this space. Work carried out in 2016 indicated a scheme that is likely to be between 40 and 70 units, with a mix of two and three bedroom flats. This is in the face of possible enhancement to the facilities at Branksome Chine restaurant which would drive further need for parking in the area. The Association will continue to fight the development and relies on members to support it.

ROCKWATER

The proposals for developing the Branksome Beach café and surrounds has been incredibly controversial with the nearby residents. To date we don't know exactly

what is happening with the development. Rockwater started to do some things without planning permission and were stopped by BCP. The beach there is essentially a family beach and to have decking and alcohol on the beach is not conducive with this. A member raised the question as to whether Branksome Beach Café was a listed building. It is not, but it is a Heritage building.

BEACH HUTS

The plans by BCP to raise money by 'selling' the beach huts to an SPV (Special Purpose Vehicle) has been vetoed by the Government. However, BCP are still determined to raise money from the beach huts.

BPCCRA MAGAZINE

This is scheduled for delivery in early November

THE NEXT MONTHLY MEETING WILL BE NOVEMBER 9TH

The meeting finished at 8.20pm