

BRANKSOME PARK AND CANFORD CLIFFS

RESIDENTS' ASSOCIATION

MINUTES OF THE JANUARY MONTHLY MEETING

HELD JANUARY 11, 2023

<u>PRESENT:</u>	John Sprackling	President
	Dugald Eadie	Acting Chairman
		Planning Officer
	Mike Parkin	Membership Secretary
	Carol Parkin	Minutes Secretary
	Vicky Moss	Special projects
	Cllr. May Haines.	
	33 Members and guests	

The Chairman opened the meeting by introducing himself and welcoming those present, including those attending for the first time.

APOLOGIES

Cllr. Mohan Iyengar, Jackie Heap, Hon. Treasurer of BPCRA, John Gunton, Magazine Editor, Isobel Pierce, Russell and Sue Chaplin, Bob and Julie Reid.

MINUTES OF THE MEETING HELD DECEMBER 2022

These were accepted as a correct record. Proposed by Hilary Kilby and seconded by John Sprackling.

MATTERS ARISING FROM THE PREVIOUS MINUTES

Beach Huts. BCP are proposing to increase the beach huts rents. CP gave her understanding of the reason for this as there have been reports in the Bournemouth Echo that beach hut rents are doubling. BCP are harmonising all the Beach Huts

that come under BCP, and whilst there is a difference in the amount of rent, depending on the location of the Beach Hut, the difference in the rents of the various old Councils is significant, leading to those who paid a very small amount of rent now find it has doubled. Councillor Mohan Iyengar who was not present had sent DE an e mail explaining the high rents. There appears to be an assumption that all beach hut renters are extremely wealthy, which is not true and having a beach hut is a life style for the middle classes. Therefore the media has a slightly false impression.

Cllr.MI also makes the point that income from the beach huts can be spent however BCP choose. Cllr.MH said she had made a presentation to BCP that out of the extra income a large amount ought to be allocated to the maintenance of the beach huts as they were getting very little or none at the moment. Beach Hut tenants would like to see that they are getting some sort of maintenance as a consequence of paying an increased rent. Cllr.MH said she would push for a maintenance programme to be started as soon as possible., and made public.

PLANNING REPORT

The whole Planning Report is available on the website.

4 Canford Crescent. This has been ongoing for several years, with each application for another house/flats in the garden being refused. The latest is for a large detached house reaching the sides of the plot. DE suspects that there will be objections to this.

14 Links Road. This has been ongoing for five years. The owner of the house has been trying to get permission to build a house in his back garden, and has already built a driveway going to that part of the plot. The latest application was for a two bed bungalow. This was refused and has now gone to appeal.

15 Mornish Road. This has already been refused. The house is next to a care home. The application was to demolish the existing house and build two houses., ie site-splitting, which is not allowed in the Conservation Area.

Bury Road. Again this has been ongoing for many years. The owner sold the house on this plot but kept a part of the land and applied to build a further house. He has actually already built a gate for his proposed house with a number. The application was refused, went to appeal and has been dismissed.

Branksome Beach Restaurant. This application has been granted. Although there were numerous objections, many of these concerns were not actually planning issues. Rockwater now have approval to extend the building. How they use it is mainly up to the licensing rules and not planning. JS asked Cllr.MH if an eye was being kept on this as his understanding is that the building will double in size and will therefore need a fresh licensing application. Cllr.MH doesn't think that the building is actually doubling in size, but is being reconfigured, which will increase the year round dining.

There was a question with reference to the proposed decking on the beach. This is still not decided by BCP.

Next a question about parking. DE said that we still have no news on this, but he understands from Rockwater that they are paying the parking charges for Beach Road Car Park for their staff.

There then followed some discussion about the Rockwater project, their lease and their discussions with BCP.

TREASURER'S REPORT

There is still £40,000 plus in the account and the Treasurer said that the revenue from advertising in the magazine has been good. Unfortunately we have lost two blocks of flats and the revenue from that.

There was a donation to the Pinecliff Garden project. This has not yet been spent. Roger Allen who supervised the garden is in hospital at the moment. One of the volunteer gardeners was at the meeting and he informed us that one of the volunteers would be in charge during Roger's absence and he will inform us if there is any change.

ANY OTHER BUSINESS

We have had an e mail from a member who read last month's minutes on the website and she was commenting on 'the noise' issue. She too had a noise which turned out to be emitted from a street lamp when new LED bulbs were fitted. BCP changed the bulbs and did something with the lamppost and her noise has lessened. Whether this is the cause of 'the noise' heard by several members remains to be seen.

There was a question on the new proposed Tesco in Canford Cliffs Village. Workmen have completed stripping out the interior, and it appears Tesco are waiting for new Planning permission from BCP before the project can go ahead. It remains to be seen if Cost Cutters who are taking over from Central will stay as they presently hold the Post Office.

A member said that he walks in the woods between Wilderton and Western Road and has noticed that somebody is randomly chopping branches off the trees. VM said that she was also aware of it, and said it had been ongoing for 12 months or so. This does not appear to be a BCP official clearing. Cllr.MH will take this up with BCP.

It was pointed out that there had been a problem with drainage since the recent deluges of rain. Cllr.MH asks that when it happens if photographs could be taken and sent to her and she will report it to BCP

A member reported that it was difficult to walk down Wilderton Road as there is no pavement. A lot of roads in the Conservation area are deliberately designed that way.

There is no news on the planning application for a house on Spencer Road to be demolished and a block of flats built. Apparently the house in question is now for sale.

There was a question about Wilderton House. This is currently owned by Mr.Harrison, the developer, who has been granted permission to demolish the house and build a block of flats, However, after more than two years of discussions with BCP and a request that he pays a very large CIL (Community Infrastructure Levy) before demolishing the building, there has been no development.

As there was no further business the meeting closed at 8.20pm.

DATE OF NEXT MEETING - FEBRUARY 8, 2023,