

Branksome Park and Canford Cliffs Residents' Association

Minutes of the Meeting 8th March 2023

Present: John Sprackling President
Dugald Eadie - Acting Chairman/Planning Officer
Vicky Moss – Special Projects

Cllr. May Haines
15 Members present

The Chairman opened the meeting by introducing himself and welcoming those present.

1. Apologies

Jackie Heap- Hon.Treasurer of BPC CRA, John Gunton-Magazine editor, Carol Parkin – Secretary, Mike Parkin – Membership Secretary, Roger Allen. Bob Reid.

2. Minutes of the meeting Held February 2023

These were accepted as a correct record. Proposed by John Sprackling and seconded by Roy Pointer.

3. Matter's Arising from Previous Minutes

Nothing to record.

4. Update on Re-development of Beach Road Car Park Proposals

John Sprackling reported that he and Roy Pointer had attended the BCP Cabinet meeting that morning and JS had asked a Public Question which, in essence, sought the deferral of the proposal to build an eight storey block of flats on the South part of the Beach Road car park until the issue of the Covenant had been resolved.

Below is an extract from Cllr Philip Broadhead's, the leader of the Council, reply;

"In 2018, the former Borough of Poole Council withdrew Tribunal proceedings to discharge the restrictive covenants on Beach Road following receipt of Counsel's advice confirming that the Council should instead use its statutory powers of appropriation to override any covenants that may impede development.

Appropriation is the legal means by which land held by a local authority is transferred from one legal function to another. Appropriation for planning purposes will also convert the rights of beneficiaries of the covenants into a right to receive financial compensation following the grant of planning and implementation of the development causing the interference in the rights.

In due course, the Council will place an advert for two consecutive weeks in the local paper declaring its intention to appropriate, to which comments and objections can be

made. In reaching a decision, Council will be asked to carefully consider any objections and an assessment of those received will be reported to Cabinet with reasoned responses for consideration....." A lengthy inconclusive debate ensued.

Roy Pointer, who has previously been involved in campaigns to preserve Beach Road Car Park said the background to the re-emergence of this Proposal is that the Council budget is £18m short and selling assets is the easiest way to raise funds.

RP said the Association should ask the Council to get the 'Appropriation Procedure' approved first before spending money on a business plan.

JS asked members to please help keep an eye on all the public notices published in the Bournemouth Echo, so the Association knows what's going on.

Jackie Delahunty, first time at the Association monthly meeting expressed her deep concern about the existence of 'Future Places Ltd', how it is run and the amounts of public money the consultants are paid. Dugald Eadie expressed his concern that the Council are trying to do a job normally done by a private development company and that we have no evidence that Future Places Ltd have the experience or skills to do the job.

Cllr May Haines said she met with James Croker, Corporate Engagement Director of Future Places Ltd, he told her the Council will sell the land with a 'design brief'. MH expressed concern to James Croker that the Council couldn't tie the buyer to a design brief. She also said that a valuation of the land had been done. JS said he believed the valuation had now been made public – no comments were made on what value the land has been given.

There was general discussion about the failings of how Beach Road Car Park had been run by the Council over the years. There was discussion about how expensive it is to park for the day in summer and so people use off road parking first, also that the carpark signage could still be better and that it's only used at peak times. JS commented that the point of view of the Association is that it could be made more profitable and better used if maintenance and organisation were improved. Cllr May Haines commented on the long saga of the Council attempting to sell Beach Road Car Park ever since she's been a Councillor. She said the problem of visitors mainly heading straight for Sandbanks has meant Branksome Chine Beach and Beach Road Car Park are underused.

Adam Burdett commented on the paradox of the expansion of Branksome Restaurant,(Rockwater) and then selling the Beach Road Car Park. He asked 'where is everyone going to park?'... this was the general sentiment in the room.

Cllr May Haines said over the years she's pushed a number of initiatives to make better use of the Beach Road Carpark including: electronic signage advertising the carpark along routes to the seafront; clearing branches around signage; better signage to find the carpark entrance and reduced parking fees.

5. Planning Report

No 5 Oratory Gardens – A previous application to knock down one house and build three has been replaced by a new application to build one larger house.

Decisions

No 9 Brudenell Rd (Haven Road) planning for a block of flats was approved on 14th Feb 2023.

Branksome Chine Café

On 28th Feb 2023 planning permission was granted to erect decking on the beach in front of the café with the following restrictions:

No lighting

No amplified music at anytime

Decking must only be used as an ancillary to the cafe

Decking must be removed in 3yrs unless another application is approved

6. Treasurer's Report

Jackie Heap our treasurer has completed the Annual Accounts and they have been approved by an auditor. The magazine advertising has been more successful than budgeted.

There are a number of problems in terms of collecting membership fees: some members pay in cash; some don't know how to change their standing orders and so still use the old Santander bank account; residents in apartment blocks don't realise they're members; we are running out of wardens.

Mike Parkin took on the role of Membership secretary last year but the existing spread sheets have not proved easy to use and need to be re-done. This is a time consuming exercise and costly if we outsource it.

7. AOB

Cllr Mohan Iyengar wrote in to say the Council has finally approved two new electric cremators at Poole Crematorium which will mean it will be fully functioning again and not just Ceremonial. JS commented on the fact the Council carried out an expensive refurb of the Poole Crematorium Ceremonial Hall but then didn't replace the cremators once the 4 gas cremators had come to the end of their life/expired...There was some chuckling amongst members over the absurdity of this matter. However, several members expressed relief that there will be an end to transporting bodies from Poole to Bournemouth Crematorium after the Ceremony, which has had to be done for the last 3 years whilst the Council sourced more environmentally friendly cremators.

Janet Wylde expressed concern for her safety over the matter of cyclists using the pavements. She has been sworn at and received abusive language from cyclists when they are reminded it is illegal. Janet referred to the News today of a pedestrian jailed for shouting at a cyclist on the 'pavement' which then caused the cyclist's death as they fell into the path of a lorry. Another member pointed out that a new cycle lane had been put on the pavement near Branksome Lidl and expressed concern and surprise that it makes it more dangerous for pedestrians. DE pointed out this would be an issue to raise to the PCC David Sidwick at the BPC CRA AGM.

New attendee, Adam Burdett said Sustrans the Cycling Charity has expressed that many of the Cycle lanes implemented in recent years were not fit for purpose. Cllr May Haines said there is going to be an independent review of the BCP Council Active Travel Scheme to see if it is serving the purpose for which they were created.

Cllr May Haines reported she'd heard bits of information that the opening of Tesco in Canford Cliffs is getting closer but as yet there is no fixed date.

John Gunton messaged to say the Summer 2023 Magazine is coming out early April to allow time for distribution before the AGM on 22nd April.

Importantly for the Association, we have three key Committee members stepping down from their positions. John Sprackling informed members that he is intending to stand down as President at the AGM.

Dugald Eadie informed members he's stepping down from the Planning Officer Role and Acting Chair, after the AGM as he's moving to Stratford Upon Avon.

Carole Parkin is also stepping down as Secretary of the BPCCRRA.

8. Date of next meeting

AGM 10am 22nd April 2023 Canford Cliffs Village Hall

Sir Robert Syms MP and the David Sidwick the Dorset Police and Crime Commissioner will be guest speakers. More details will be on the Pines and Chines Website and the April Newsletter.

Next monthly meeting will be 7:30pm 10th May in St Aldhelm's Committee Room.