

WINTER 2023



# PINES AND CHINES

The magazine of the Branksome Park & Canford Cliffs Residents' Association



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# Editorial

As summer merges in to winter, the nights draw in and the temperatures drop. Time to take a seat by the fire and read the magazine.

A massive thank you to two members of the Exec who have now retired. John Sprackling has been the face of the Association for many years and I am pleased to include a piece by Roy Pointer summarising the tremendous contribution John has made to the Association. I would also like to thank Diana, John's wife, who has once again confirmed the saying that behind every successful man there stands a woman.

We are also sad to lose Dugald Eadie who joined us as Planning Officer and then stepped in to the vacant position of Chairman, although as Dugald reminds us he was only ever Acting Chairman. Dugald is leaving Poole to join the 'Bards' in Stratford upon Avon. To both John and Dugald we extend our thanks wish them all the best for the future.

We are very fortunate that Peter Schroeder has volunteered to take up the role of Chairman of the Association and the Exec will work hard to support him. Members are probably not aware of the amount of time volunteers put in to run the Association and, in particular, the hours the Chairman puts in. Welcome also to Andrew Barnett who joins us to help with the tech side of our operations. Good luck Andrew! A special mention to Vicky Moss who has campaigned for safer roads in our area and has also now taken on the role of liaison and coordinator between the BPCRA and the gardening team at the

delightful Sunken Gardens close to Canford Cliffs library. And hats off to Jackie Heap who holds the purse strings so efficiently.

In terms of roads and parking, I am pleased to note that we now have a height restriction barrier at the entrance to the car park by the bowls and tennis clubs. Thanks to May and John, our councillors, for getting this up the list of the Council's priorities.

I am really pleased to introduce this edition of the magazine. As well as our regular articles, we have contributions on car charging points and an article that should be a must-read for flats who employ managing agents. There are also, inter alia (yes we speak Latin in the Association), articles on local groups such as Probus, The Arts Society Poole and, for those with an ornithological inclination, Birds of Poole Harbour. Probus gets a mention and David Reeve once again provides horticultural amusement as well as contributing a piece on dictionaries. Apologies to anyone I have missed out because I really do appreciate contributions from members. It makes the job of producing a magazine so much easier.

And as always, can I be the first to wish you Happy Christmas and Seasons Greetings.

Keep well.  
John Gunton

## Contents

Chairman's Letter	4
Treasurer's Report	6
Planning Report	7-9
Councillors Corner	10
Minutes of the AGM	12-14
Pinecliff Gardens	14
Property Management	18
Electric Vehicles	22-23
All Saints Church	26
Worth a smile	28
Dictionaries	30-31
Round Safety	38
The Poole Maritime Trust	42
Birds of Poole Harbour	44-45
Councillors	46

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## IRIS MORRIS

I am sad to inform members that Iris Morris died in September 2023. Iris was 91. Iris was a good friend of the Association and a prolific writer on local history. Her books included the 'Looking Back at...' series covering Canford Cliffs, Branksome Park, Lilliput and Ashley Cross. She very kindly allowed us to quote freely from her books and regular readers of our magazine will have seen several articles attributed to Iris. Our sympathies go to her two sons, Roger and David, and their families.





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## Chairman's letter

The work of the Association to prevent short term gain for the few irrevocably damaging the long-term interests and enjoyment of the majority of our residents and members continues. Elsewhere in the magazine are reports on our current activities; a major one concerns the future of Beach Road carpark. The recent opening of the Rockwater facility on Branksome Chine merely emphasised the importance of sufficient and appropriate parking.

Also in this issue is Roy Pointer's fitting and well-deserved tribute to the many years of service John Sprackling has given to

the association. Although John has stepped down from the position of President, I am delighted that he will continue to give us his support and access to his encyclopaedic knowledge.

Also, I would like to add my thanks to Dugald Eadie as he departs to Shakespeare's country, for helping to ease me into the chairman's role.

We all owe him our gratitude, both for his work as planning Officer and as interim chair.

**Peter Schroeder**

## The aim and object of the association

The aim of the Association is to protect the interests of residents, and to investigate on their behalf any aspects which could be detrimental to private properties or public services. The Association endeavours at all times to maintain good relationships with the Bournemouth, Christchurch & Poole Council and to bring to their notice all matters which adversely affect the amenities of the whole of the District.

It also submits recommendations to the Council concerning any plans, developments or financial matters which would improve the Environment, Community, Safety, Amenity and Cost Effectiveness of the area and the residents' quality of life.

The Association is a member of the National Organisation of Residents' Associations and the Campaign to Protect Rural England.

The minimum Annual Subscription is £5.00 per member (or couple). There is a special bulk subscription rate of £3 per flat for apartment blocks.



## 'Mr Branksome Park' stands down as our President.

If you ever needed to know anything about Branksome Park and Canford Cliffs, whether its history or what is currently going on, one of the first calls you'd make would be to John Sprackling.

For many years, he was Chairman of the Branksome Park and Canford Cliffs Residents' Association and was a 'one man archive' of everything you needed to know about activity. If you had a problem with the local authority, planning or a utility, he was the 'go to' person to help. John's roots are firmly planted in the area.

John was born locally, in Bourne Valley Road in 1940 and grew up in the area attending Poole Grammar School. As a youngster, he joined St. Aldhelm's church choir and remains an active member to this day. Like many of his generation, John moved away from the area to pursue his career but finally retired back to his roots in Poole.

A large part of John's career was with Barclays Bank Trust Co Ltd, the services offered covered income tax, writing wills, winding up estates and managing investment portfolios.

His first job move was to Havant in 1975, then Croydon in 1985 from where he commuted to Central London and, in 1995, to East London. Eventually retiring in 2000, he moved into his current bungalow in Lindsay Road.

Like many residents, he, accidentally, came in contact with the Residents' Association when he became concerned about the redevelopment of the neighbouring site (then the Southern Print company print works which had been derelict for 10 years) now occupied by blocks of flats at St Aldhelm's Place, Asperand House as well as the Lidl's food store.

Having become interested in the work of the Association, when the Chairman stood down unexpectedly in 2003, a willing John was rapidly promoted into that role. That was the spur from which he continued to build a deep interest in development and the preservation and enhancement of one of the most beautiful urban areas in the country.

Rather than leading the Association simply as a protest movement, John has always sought to find positive solutions to the challenges facing the area. In particular, he sought to balance the need for change and development against the need for conservation. He was a contributor to the formulation of the Branksome Park and Chine Gardens Conservation Area (CA) Management Plan that guides planning decisions for the largest conservation area in BCP. The plan specifies the important aspects of the CA that need to be preserved when development is proposed. These include retaining the sylvan feel with wide spaces between the buildings and sensitive treatments of the boundaries facing the highway; all seeking to maintain a park like atmosphere.

In representing residents, John always sought to build positive relationships with council planners, local politicians, developers and our MP in stressing the need for balance whilst recognising the need for progress.

John also led the Association in monitoring many other risks including the Council's on and off-road car parking strategy and



its relation to the needs of visitors and residents, potential illegal tree surgery and dealing with 'pop-up' encampments by travellers.

He also supported the Association's sponsorship of one-off initiatives such as representations regarding the proposed Navitas wind energy farm in Poole Bay and the formation of a community speed watch group using roadside monitoring to bring driver awareness of the dangers of high speeds on urban roads.

Over the years, John has become a one-man archive for the Association; if ever a record needs to be found John is the first person to track it down!

John's efforts are also acknowledged by local politicians. Ward Councillor May Haines said- "I have found John to be professional at all times with much integrity. He always acted in the best interest of the members of BPCRA, that willing ear and watchful eye. His dedication was borne from his genuine desire to retain the character of the beautiful sylvan area that is valued by the locals. He is very well respected pillar within his local community."

In 2016, Poole Council acknowledged John's contribution to the town by awarding him a prestigious Civic Award, presented



John (far left) receives the Civic Award at Upton House in 2016

by the Mayor of Poole, Cllr Ann Stribley and attended by the High Sheriff of Dorset, Jennifer Coombs at Upton House. The awards recognise extraordinary voluntary service by individuals and groups.

John's contribution was further recognised in 2018 when he was elected President of the Association. This 'elder statesman' role enabled him to guide new

and younger members as well as providing valuable knowledge and historic input to current issues.

John is an excellent example of somebody who through the strength of his personality and intuition was able to find solutions to challenges that suited all involved. We are all indebted to him for the work he has carried

## Membership Secretary's report

Our Association membership remains at a healthy level of about 2000 (it's always difficult to pin down the exact number as we have blocks of flats, some of the flats being empty, but they get counted as being members in our block booking methodology). However, this error is tiny in the broader picture.

We continue to gather a few members each month via our advert in our own Association Pines & Chines magazine and some via running a stall in Pat Halliday's Neighbourhood Watch 'Drop-in' operations at Canford Cliffs village hall, and some through word of mouth. Anyone with good ideas on how to reach more potential members please drop me a line at membership1.bpcra@gmail.com. For example, if you have new blocks of flats or new houses adjacent to where you live perhaps you could find us an entry point by chatting to your new neighbours and letting

me know so I can follow up on your initiative. Additionally, don't forget the Association magazine also incorporates a Membership Application form so if you would be good enough to drop one in to your neighbours or to friends who may not already be members that would also be much appreciated. If you need any more magazines, the next one is due out in late October, then please let me know and I can drop some off at your residence.

Also, the magazine directs you to our website, which is repeated here, [www.pinesandchines.co.uk](http://www.pinesandchines.co.uk), which is another tool to use when talking to friends and neighbours.

If you need any further help please don't hesitate to contact me on the membership email above.

**Mike Parkin**  
Membership Secretary

out in his executive roles and know that he will continue to work within the Association to make the area a pleasant place in which to live, work and play.

**Well done John!**  
**Roy Pointer**

## Treasurer's Report

Our financial position continues to be in good order and I am pleased to report that as at 31st August 2023 our bank balance stands at £45,636.82. Income for the year to date is broadly in line with expectation with all the 2023 bulk membership scheme fees now paid. A significant number of household membership fees remain unpaid although I am hopeful that some will be brought up to date when the wardens deliver the winter magazine. Membership fees can be paid by completing the standing order mandate which appears in the magazine, alternatively if you have online banking you can set up your own standing order or you can pay directly to the associations bank account.

Unfortunately, we are no longer able to accept PayPal payments. If you have paid your membership fee through PayPal you will be contacted by the associations treasurer when your next payment is due. Expenditure for the year to date is well within the 2023 budget and the main costs over coming months will be the printing and distribution of the winter edition of the Pines & Chines magazine and the annual donation to the Canford Cliffs Village Christmas lights.

**Jacqueline Heap**  
Honorary Treasurer

# Planning Report

As an architect based in Branksome Park, I find myself uniquely positioned to appreciate the viewpoints of applicants, developers, and the council alike.

Change is inevitable and often necessary, but I am acutely aware that not every shift brings positive outcomes for our residents, the wider community, or the environment. In my reports for the BPCRA, I strive for a balanced outlook, informed by my experience in the intricate realm of design, planning and development.

Planning is essential for an area's sustained vitality and relevance. It accommodates changing demographics and needs, drives economic growth, and facilitates necessary maintenance and upgrades. However, it is also important to ensure that planning is done in a way that respects the local environment and character. The Canford Cliffs Ward has seen a mix of significant and routine planning applications in the last six months. Some of the more significant applications have been contentious, either because of their location in Conservation Areas or the scale of the proposed developments. Several planning applications that violated Conservation Area guidelines, the Poole Plan, or lacked context have been declined during this time. A few of these decisions have been appealed, but in general, the planning process appears to be operating effectively, albeit with some delay.

The Bournemouth, Christchurch, and Poole (BCP) planning department has been going through a transitional phase since its merger and the COVID pandemic. This seems to be settling down, and deadlines are being met more frequently, with encouraging decisions being made. However, there is room for clearer Conservation Area guidelines and more proactive measures addressing the climate

emergency. In July 2019, BCP officially recognised a climate and ecological emergency, setting forth plans for carbon neutrality and outlining climate action steps for the council, partners, and community. However, when reviewing planning applications and decisions, the severity of the climate emergency is not always apparent.

Locally, there seem to be three main planning concerns:

- Site-splitting proposals within Conservation Areas: These proposals are often resisted by residents and the applications will receive comments from the Branksome Park Conservation and Residents' Association (BPCRA). It is frustrating to see these applications repeatedly submitted, often with designs that do not fit the scale or respond to the local context.
- Architectural styles: The architectural scene in Canford Cliffs Ward presents two main trends: modern, glass-heavy designs and styles that mimic older architecture, like faux-Italian mansions. Both have merits, but there is significant room for improvement in ensuring designs are responsive to their surroundings and environmental concerns. Recognising that design preferences can vary, the BPCRA responses to these matters tend to opt for a more measured response.
- Tree removal: Trees play a vital role in defining the local character. Architectural designs should prioritise their preservation, ensuring that built structures seamlessly blend with the natural environment and maintaining the sylvan character, so important to the area.

## SIGNIFICANT DECISIONS ordered by date.

### 5 Oratory Gardens | APP/23/00156/F | 27/02/23 | GRANTED

Following the refusal of a previous application to replace this house with three new ones, this is a new application to upgrade the existing house and add one new one with access from Western Road. This was granted approval quite quickly, probably because it was consistent with the pre-application advice.

### 4 Canford Crescent | APP/22/01690/F | 08/12/22 | GRANTED

The latest application is for a large, detached house to replace the existing building. It is quite close to the borders on both sides. Over the last 3 years, there have been attempts to build a block of 5 apartments and to replace the existing house with 2 detached houses. The current scheme comprises the demolition of the existing dwelling and the erection of a replacement detached dwelling.

### 20 Chester Road | APP/23/00488/F | 03/05/23 | REFUSED

This is a site-splitting proposal, on a triangular garden at the junction of Chester Road and Belgrave Road. The site is currently well-covered with trees. The proposed building is of a style which is inconsistent with other houses in the area. As this is in the Chester Road Conservation Area, BPCRA has lodged an objection.

### 14 Bingham Avenue | APP/23/00564/F | 12/05/23 | GRANTED

Demolish the existing buildings and erect a 5-bed detached house with a detached garage with an annexe.

**Levante, 4 Meriden Close | APP/23/00178/F | 08/02/23 | GRANTED**

Demolish the existing buildings and erect a single replacement dwelling with a garage and external pool.

**31 – 37 Haven Road | APP/22/01470/F | 24/10/22 | GRANTED**

This is one of a series of applications by TESCO, which confirms the rumour that they are once more planning to create a new TESCO EXPRESS in Canford Cliffs Village. Permission to convert the four existing shops was already granted in 2017, but the process must be repeated due to the delay. There will probably be concerns about the car parking at the rear, but at least it will replace the empty shops.

**18 Nairn Road | APP/22/01485/F | 28/07/23 | GRANTED**

Demolition of the existing building and construction of two detached houses with associated parking, landscaping and access.

**16 Western Road | APP/22/01538/F | 09/08/23 | GRANTED**

Application for Variation of Condition 02 [APP/21/01656/F] to amend elevational treatment. [02 APP/21/01656/F: Demolition of the existing house and construction of a replacement detached house with parking and landscaping.]

**4A Elmstead Road | APP/23/00651/F | 21/08/23 | REFUSED**

Erection of a single-storey rear extension.

**34 Buccleuch Road | APP/23/00343/P | 21/08/23 | GRANTED**

Outline planning permission to demolish an existing dwelling and erect a single block of 10 flats with basement parking and access from The Avenue with matters of access, appearance, layout, and scale to be agreed. Note: This is the same design scheme as approved

under planning application ref: APP/20/00052/F albeit with additional cycle parking.

**24A Lilliput Road | APP/23/00499/F | 29/08/23 | GRANTED**

The demolition of a conservatory which is to be replaced with a new single-storey rear extension, and a new front extension to create an enclosed garage.

**5 Links Road | APP/23/00376/F | 30/08/23 | GRANTED**

Proposed demolition of the existing detached dwelling and erection of a replacement 2-storey detached dwelling. The proposal is described as 'identical and exactly the same, as the previously approved scheme for alterations and extensions (APP/22/01161/F)'.

**21 Brudenell Avenue | APP/23/00783/F | 04/09/23 | REFUSED**

Erection of ground floor extension to the rear and side of the building to enlarge the ground floor accommodation, and to convert the loft with rear facing dormer balcony. Alongside the proposed works to the main house, a garden room is proposed to the northeast corner of the plot, predominantly to be used as an office.

**1-3 Lindsay Road | APP/23/00363/A | 05/09/23 | REFUSED**

Advertisement application to retain signage: 1 V sign, 2 flags, 2 landscape signs, 1 stack sign & 2 rolling banners.

**15 Newton Road | APP/23/00792/F | 05/09/23 | GRANTED**

Enlargement of the current rear single-storey extension to the full width of the rear wall. Addition of an enclosed porch to the front entrance. Full white render finish to all elevations.

**SIGNIFICANT APPEALS ordered by date.**

**4 Burton Road | APP/21/01459/F | 29/10/21 | APPEAL DISMISSED**

Another attempt has been made to develop this property's garden, proposing two detached houses, resulting in three houses on a single plot within the Branksome Park and Chine Gardens Conservation Area. These additions are especially concerning for Dover Road residents. BPCCRA objected on 15 November '21. An appeal, due to decision delays, was filed on 20 December '21 but was dismissed on 29 March '23. Concurrently, the Inspector rejected a repeated application and a refund request for costs.

**14 Links Road | APP/22/00268/F | 28/02/22 | APPEAL GRANTED**

There have been a series of applications to build various properties in the back garden of this site, stretching over about 5 years. The latest application, for a smaller 2-bedroom bungalow, was refused on 6 May 22. Planning permission was granted via appeal, which will be a disappointment for neighbours, particularly in Widdicombe Avenue.

**6 Burton Road | APP/22/00545/F | 25/04/22 | APPEAL DISMISSED  
6 Burton Road | APP/22/01351/F | 30/09/22 | APPEAL DISMISSED**

These proposals for an extra house in the garden were refused on 5 August 22 and 1 December 22. The proposal aims to site-split within the Branksome Park and Chine Gardens Conservation Area. Appeals for both applications were dismissed.

**OUTSTANDING APPEALS**

**7A Spencer Road | APP/22/00577/F | 28/04/22 | OUTSTANDING**

This is a shocking proposal to demolish the existing house and replace it with a very large block of 7 flats. This is completely inappropriate on this well-balanced

road, which is also in the Canford Cliffs Conservation Area. All the properties on this road are detached, in various designs, apart from one which was split into 3 flats before the creation of the Conservation area. There have already been many objections from local residents, and also one from BPCCRA. Much emphasis is placed on the suitability of the proposed Arts and Crafts design, but no recognition of the negative impact of a block of 7 flats. An appeal has been lodged for costs incurred following the local authority's failure to determine the subject application in a timely manner.

**SIGNIFICANT APPLICATIONS (YET TO BE DETERMINED) ordered by date.**

**29 Western Road | APP/23/00887/F | 08/08/23**

A proposal to develop the garden involves subdividing a large plot, felling several trees, and introducing a modern detached dwelling. Located within the Branksome Park and Chine Gardens Conservation Area, BPCCRA has objected to this site-splitting approach.

**4 Burton Road | APP/23/00617/P | 20/07/23**

Minor modifications to the existing building will make way for a new dwelling. The design includes an extended driveway and a new detached dwelling with parking, again within the conservation area, eliciting objection from BPCCRA.

**7 Brudenell Avenue | APP/23/00736/F + APP/23/00802/F | July 23**

Two applications are in place: one to replace the existing house and garage with a new dwelling and apartment block, and another for various extensions, alterations, and garden modifications to the existing property.

**Land west of Lakeside Road | APP/23/00661/P | 10/07/23**  
This is an outline application to

erect six houses with garages and parking. After the approval for three new dwellings lapsed, the site remains unused. The site lies adjacent to the Branksome Park and Chine Gardens Conservation Area and overlooks Branksome Chine.

**22 Balcombe Road | APP/23/00778/F | 10/07/23**

A proposed minor variation might affect the neighbouring property. [Note: Although cited within the Branksome Park and Chine Gardens Conservation Area, APP/21/01677/F, to erect a 2-storey dwelling on severed land to the rear of existing dwellings, was approved on 20/07/22.]

**5 Oratory Gardens | APP/23/00682/F | 03/07/23**

The latest application proposed to replace the existing house with three detached houses with associated access, parking, and landscaping. The site lies just outside of the Branksome Park and Chine Gardens Conservation Area.

**4 Tower Road West | APP/23/00614/F | 26/05/23**

This application relates to the fencing, pillars and sliding metal gates which have already been installed at the property. They are more dominant than those proposed during the initial planning application, so although already built, BPCCRA has submitted an objection.

**6 Lindsay Road | APP/23/00547/F | 09/05/23**

This is the full version of the application to demolish the existing house and replace it with a block of 10 flats. While this seems to be consistent with other developments in this location, the proposal may still be too large for the site. As this is in the Branksome Park and Chine Gardens Conservation Area, BPCCRA has lodged an objection.

**Haven Hotel, Sandbanks Hotel, and Harbour Heights Hotel | APP/22/01167/P | 03/05/23**

The Harbour Heights Hotel lies within the Canford Cliffs Ward. The revised proposal includes the erection of a 38-suite aparthotel with associated hotel facilities, access, and underground parking on the site of the Harbour Heights Hotel. The proposal is larger in mass than the existing and it requires the removal of existing trees, detrimental to the street scene and local area. The application also includes the development of the Haven Hotel and the Sandbanks Hotel. There are numerous objections, including one from BPCCRA.

**23 Forest Road | APP/23/00240/F | 23/02/23**

The plan proposes replacing the Long Close Care Home with a new, larger facility. The current design might exacerbate parking issues and negatively impact neighbours. Over 20 objections have been lodged, including BPCCRA's.

**50 Haven Road (Moorlands) | APP/23/00022/P + APP/23/00548/F | 2023**

This is the full version of the application to demolish the existing period building and replace it with a block of 12 flats with underground parking. This is one of a line of buildings opposite The Anchorage, and that section is in the Canford Cliffs Conservation Area. The proposal would damage the area, cause intrusion to some neighbours, and have serious traffic implications.

**18 Nairn Road | APP/22/01768/P | 10/01/23**

Although there has recently been an application granted, to demolish the existing building and replace it with 2 detached houses (APP/22/01485/F), this new proposal is to build a block of six flats, which seems excessive. The plot is on the corner of Nairn Road and Dornie Road, and the block would be damaging to the neighbours. BPCCRA

**John Harkness**



# Focus on serious acquisitive crime

## Councillors Corner

The title sounds rather ominous, but it is the official term used by the police to classify domestic burglary, personal robbery, theft from a person, and theft of - and from - a motor vehicle

It was highlighted in our September monthly meeting that there had been a spate of thefts from sheds and bicycles being stolen in the BPCCRA area. Similar reports were received for the Sandbanks area along with theft of tools from works vans such as gardening tools and equipment.

As ward councillors we have monthly meetings with the local police inspector for updates as well as sharing of information on criminal activity amongst other police related matters. Anyone who has suffered a crime such as burglary is encouraged to report it to the police. This can be done via Report a crime | Dorset Police or calling 101. If it is a crime in progress ie you are witnessing a theft happening, you can call 999.

One way of safeguarding your property is by registering it on the website

[www.immobolise.com](http://www.immobolise.com). This nationwide facility is used by members of the public and businesses to register their valued possessions or company assets. All registered items and ownership details are then viewable by police on the national property database the NMPR (National Mobile Property Register). This online checking service is used extensively by UK police forces to trace owners of lost and stolen property, helping to reunite recovered property with their rightful owners. It also assists the police in investigating criminal activity involving stolen goods.

The police also run a series of bike tagging events in Poole. By signing up to Dorset Alert emails, you will receive information on upcoming events, appeals for information as well as success stories. You can do so on Home Page- Dorset Alert.



While some may be sceptical about reporting to the police, it is worth doing as all these reports provide useful information that can - and does - help the police to apprehend the culprits. Only recently, a person was arrested in relation to burglaries in the Sandbanks area. This person was also questioned in relation to an assault in Bournemouth that involved a watch being stolen. The information provided by the victims of burglaries had reported the crimes with as much detail as they could leading to the arrest. Whilst it is acknowledged that some crimes take longer to resolve, the police do take such crimes seriously and welcome any intelligence that members of the public can provide.

Like the police, we do want our residents to feel safe. We will continue to work with the local neighbourhood police team as well as the Dorset Police Crime Commissioner. Please do contact us if you would like to know more or are concerned about safety issues. Alternatively, we hold monthly surgeries in Canford Cliffs Library from 11:30am to 12:45pm on 21st October, 18th Nov and 16th December

**Cllr John Challinor**  
John.Challinor@bcpcouncil.gov.uk  
**Cllr May Haines**  
May.Haines@bcpcouncil.gov.uk



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## BRANKSOME PARK AND CANFORD CLIFFS RESIDENTS' ASSOCIATION

# Minutes of the AGM held Saturday April 22, 2023

The Chairman opened the meeting by welcoming those present, including our guest speakers, Sir Robert Syms MP, and David Sidwick, Police Crime Commissioner for Dorset. A Welcome also for Cllr May Haines and Cllr Mohan Yengar, Ward Councillors for our area.

### Apologies

Apologies were received from Roger Allen and Dr. Joy Standeven.

### Minutes of the last AGM, May 14, 2022

These minutes were approved. Proposed by Andrew Barnett and seconded by Dawn Goodson.

### Chairmans' Report

As Acting Chairman, Dugald Eadie presented his report.

Positions on the Executive Committee are vacant at the moment, and finding new people to volunteer has not been easy. More of that later.

DE was pleased to report things seem to have got back to some form of normality.

There have been the normal amount of Planning problems in Conservation Areas, but these will be detailed at our next monthly meeting and on the Planning Report which is published on the website. DE is pleased by the amount of support we have had from both the Planning Department at BCP and the Inspectorate. The Conservation Area Planning rules are designed to protect our environment – the woods, sylvan environment and it is annoying when developers push to have a higher and higher density of buildings.

Last year we had Drew Mellor, Leader of the Council as our guest speaker and he was full of optimism.

DE went on to say he would like the Council to return to the real world, and not pursue the ideas of financial engineering. Drew Mellor told last year's meeting about the Beach Hut Plan. That never came to fruition and DE would like BCP to return to their business of running the Council and stay away from the world of "fantasy".

The Chairman thanked the Committee members and also thanked our Councillors for their continued support.

In the last magazine people will have seen that John Sprackling is resigning as President. He has done wonderful work for the Association in his role of Chairman for 13 years and President for 5 years. John will now stay in the background but continue to help us. DE thanked JS and asked those present to show their appreciation. DE will continue to act as Chairman for the rest of his time in Poole, but for personal reasons will move to Stratford-upon-Avon to be close to his son later this year, and so a replacement Chairman will need to be found.

### TREASURER'S REPORT

Jackie Heap the Hon. Treasurer then gave a report of the Assn's finances.

The Association's finances remain strong and at the end of December 22 we had £42,865 in the Assn's bank account. The Accounts are detailed on the reverse of the Agenda. The increase in costs over the year is accounted for by the

Assn. resuming monthly meetings and the AGM. The cost of the magazine has gone up, but thanks to John Gunton's efforts with selling advertising space which makes a huge contribution towards these costs the Assn. does not need to fund the whole cost of the magazine.

JH concluded by thanking Schofields for auditing the accounts free of charge.

A member asked JH what the money in the account is used for. JH replied that we like to keep a reserve fund as we never know what may transpire and it is needed. The member then asked exactly what may this be needed for. DE answered that the money is spent on local projects, eg helping to finance fighting a Planning Application to demolish a house on Spencer Road, and build a block of flats on the land. We made a donation to Canford Cliffs Land Society to organise Christmas Lights in Haven Road, we offered to give money to the Friends of Canford Cliffs Library to build their extension. We sometimes need to seek legal advice, as we did over BCP's Beach Hut Plan. The money is spent on helping local projects to meet the objectives of the Assn. He went on to say that our Constitution states that should the Assn. have to close down, the balance would be distributed to a charity chosen at an EGM. JH added that if we had no advertising in the magazine, the whole cost

would need to come out of the Assn's reserves.

### APPOINTMENT OF SCHOFIELDS

Schofields have agreed to continue to audit the accounts free of charge. The Chairman asked for a show of hands to approve this. Schofields were duly approved.

### ELECTION OF OFFICERS

There will be a block vote to approve of these Committee members.

The position of Chairman is vacant. The Executive Committee will discuss with any volunteers for this position. DE is willing to continue as Acting Chairman so long as he is here, which he expects to be about 6 months.

DE then introduced each present member of the Committee.

### Hon. Treasurer

Jackie Heap.

### Membership Secretary:

Mike Parkin. He has also agreed to being the Warden Co-ordinator.

### Planning Officer:

Dugald Eadie. A result of the article in the magazine, DE was approached by a young man who has agreed to take on the role of Planning Officer. His name is John Harkness, he is an architect who recently moved into this area. The Chairman asked John to stand, whereupon John got a loud applause from the members. DE will now begin to hand over the role of Planning Officer to JH.

### Hon. Secretary

Carol Parkin.

### Magazine Editor

John Gunton. Roger Allen the previous Advertising Manager retired during covid, and JG has kindly stepped in and agreed to take on these duties.

### Special Projects Coordinator

Vicky Moss, who is today looking after the refreshments.

### Technical Support

This is a new position which Andrew Barnett has kindly agreed to do. Previously JH looked after the membership Spread Sheets. The Spread Sheets are rather complicated and AB has agreed to handle this, along with other technical situations.

DE then asked for agreement to these positions. This was carried unanimously.

John Gunton wished to extend thanks to Andrew Carswell, Honorary Solicitor who is available for giving BPCCRA legal advice.

### ANY OTHER BUSINESS

Beach Road Carpark. Roy Pointer wished to ascertain the membership's feeling on this.

RP then gave an update on BCP's latest plans for the car park. It has been seen as an important facility near the beach, with around 360 parking spaces.

Unfortunately it has been neglected, with a poor surface, rubbish and inadequate signage from the main road. BCP have estimated that it would cost around £40,000 to bring it up to standard.

Its future has been discussed over the last twenty years, but it is protected by ancient covenants that severely restrict any development.

Poole Council developed a plan for 50 to 70 apartments in 2017, leading to many objections resulting in the withdrawal of its application to overturn the covenants and compensation being paid to objectors, BCP Council, through

its own development company, Future Places Limited, now want to sell off and redevelop three sites it considers surplus to requirements, including Poole Civic Centre, Christchurch Civic Centre and a significant part of Beach Road Carpark.

It planned to consult publically following a notice in the local paper on a process of Appropriation of the site as surplus to requirements and enabling it to be sold and developed. This would overcome the Covenants Consultation and is likely in the Autumn this year.

A preliminary design brief has already been accepted by the Cabinet. Again this envisages a large apartment block at the front of the site.

The Chairman took a show of hands which indicated that the majority of attendees were against the development. Steps will now be taken to object to the Appropriation and development of the site.

A member asked what would happen to the Harbour Heights and the Haven hotels. Cllr.MH answered that the Applications had still not been registered.

### GUEST SPEAKER – DAVID SIDWICK, Dorset Police Crime Commissioner

Mr. Sidwick thanked the Association for the opportunity to talk to the residents. He had spent three years before being elected to try to ascertain what the people of Dorset wanted from their police. He has now put these things into operation.

There are six priorities – Cut crime and anti social behaviour, Make policing more visible and connected, Fight violent crime, Fight rural crime, Put victims and communities



first, Make every penny count. He then went on to explain how these priorities had been tackled and the situation one year on.

If you wish to read the full presentation please copy the web address below into your browser; <https://mail.google.com/mail/u/1?ui=2&ik=8ceacd6a3a&attid=0.1&permmsgid=msg-f:1764262693399381284&th=187beb927a8b4524&view=att&disp=inline>

The Chairman thanked David Sidwick for his interesting talk on how Dorset police are now progressing.

**GUEST SPEAKER –  
SIR ROBERT SYMS MP**

The Chairman then handed over to the second guest speaker, Sir Robert Syms MP. Sir Robert thanked the PCC and said that he was doing a

good job. Government is slowly returning to normal. A lot of the world problems have been caused by Covid. Things are now getting better but he thinks it will take a while. He invited questions from the attendees. The Chairman asked his opinion on the situation with Dominic Raab. Sir Robert replied that Mr. Raab was not the easiest person to work with.

However, the threshold for bullying is now more robust than it was in the 70's and 80's. The report exonerated Mr. Raab on most things, but Sir Robert thinks that there were one or two occasions when Mr. Rabb crossed the line.

There was then a question about the amount of potholes, to which Sir Robert replied that the Government had given millions of pounds to local councils to deal

with this problem. Cllr. Haines interspersed by saying that BPC received £850,000.

There was then a request from Pat Halliday to say a few words on behalf of Neighbourhood Watch. PH asked everybody to be aware of possible crime in the area. Neighbourhood Watch is still working for the area, even though things were quiet over Covid.

On May 13, 2023 Neighbourhood Watch will present The Big Community Revival and if you want to know what's going on in this area please come along and drop in, as big organisations, charities etc. will have stands with information.

The Chairman closed the meeting at 11.55 and invited all those attending to stay for refreshments, a drink of wine or soft drink.

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Headline news from the Pinecliff Garden volunteers is that Roger has handed in his trowel. For those new to us, Roger has been the inspiration and driving force in getting a group of volunteers together to take on the maintenance and improvement of the gardens from BCP council.

He also acted as liaison with BPCCR and coordinator. He will be sorely missed but will always be a welcome guest and honorary volunteer on Thursday mornings when we meet.

Otherwise, the volunteer group continues every Thursday morning from 10-12 with a regular cast of a dozen.

Vicky Moss of BPCCR has kindly taken on the role to keep the group in close contact with BPCCR. She recently organised a meeting for volunteers with staff from BCP, local councillors and other volunteer groups to discuss what next for the future of Pinecliff Gardens. Topics

*"We are grateful to staff from BCP Council, local councillor and BPCCR members who offered advice and listened to our ideas; we hope that some help will be forthcoming for matters that are not things the volunteers can carry out."*

discussed included ideas for more drought resistant planting for the long term; a more immediate need to water vulnerable plants more easily during intense heat in summer; how to mulch the gardens when there is no easy access for large loads of mulch; some additional stones to reduce soil erosion from the rockeries; and improvements to the path leading to the entrance to the gardens.

We are grateful to staff from BCP Council, local councillor and BPCCR members who offered advice and listened to our ideas;

we hope that some help will be forthcoming for matters that are not things the volunteers can carry out.

We are also sadly missing volunteer Alan who for several years maintained the benches in the gardens by cleaning and oiling them. Anyone who would like to take on this role would be welcome to join us.

If you would like to join us please come along on a Thursday morning and introduce yourself to any volunteer.  
**Vicky Moss**



## Choosing the best employee health insurance

Employee health insurance is a highly valued workplace benefit that can help you recruit and retain top talent. However, choosing the right policy for your business needs can be challenging when each insurance company offers various options. Here's our short guide on how to find the best policy.

### The benefits of employee health insurance

It's a jobseekers' market, meaning your company needs to stand out to attract the best new talent. The COVID-19 pandemic brought 'the great resignation', with many workers reviewing their options and leaving jobs to seek a better work-life balance elsewhere. Here are the main benefits of employee health insurance:

- ✓ Give staff **access to high-quality private healthcare** services
- ✓ **Reduce absenteeism** from short and long-term sickness
- ✓ Enable employees to **avoid the lengthy NHS waiting lists**
- ✓ **Stand out as an employer** by looking after your employees

### Your options when it comes to business health insurance

All business health insurance policies will include, at a minimum, treatment as an inpatient or day patient in a private hospital. But, it's often worth extending your policy to cover outpatient tests, diagnostic scans and treatments; otherwise, anything pre-treatment will occur via the NHS. You can also enhance your policy by adding mental health cover, routine dental and optical cover and even travel cover if your employees are often abroad.

### Why it pays to work with a broker

Creating an employee benefits package takes a lot of time, and comparing health insurers is more complicated, too, as they all do things differently. Working with Globacare gives you free access to high-quality advice from an experienced team. We can help you tailor your policy to your requirements and find the best deal.

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# Is Your Property Management Company Looking After You Properly?

**Property Management Agents, or companies, play an important part in ensuring the smooth running of an apartment block, and the peace of mind of all those living there!**

Thus, the selection of the right managing agent is of utmost importance to the complex's Board of Directors. Significant sums of money are involved and vital issues such as building and third-party insurance need professional expertise to ensure that everything is properly covered.

To ensure the safety of your funds, it is important to have a Managing Agent who is registered with ARMA and the Royal Institute of Chartered Surveyors (RICS). These organisations have strict Codes of Practice that require their members to hold their clients' money in legitimate "Client Accounts" with a bank. ARMA and RICS also conduct audits on their members to ensure they follow their Codes of Practice.

It is important to verify if your Managing Agent is registered with ARMA and RICS. If they are not, it is a cause for concern and requires further investigation. Some Managing Agents do not keep their client's money in a ring-fenced Client Account. If for any reason the agent ceased trading your funds could be lost. Also, is your Managing Agent always obtaining the best quotes for work that the block requires? Regular challenges are worth undertaking.

The Complex's Accounts can be unclear; if they are, the agent



should be asked to clarify them and account for every significant item.

Maintaining an apartment block is costly and time-consuming and requires ongoing effort. As the saying goes, "Nothing runs on autopilot." The Board is responsible for overseeing the implementation of strategies through the Managing Agent, who offers guidance and advice.

However, the Board is ultimately responsible for ensuring the health and safety of residents, the integrity of financial records,

and the overall financial security of the building. Directors must be vigilant and stay informed to ensure nothing is left to chance.

In the Association we have a significant number of block memberships and we will be looking at holding a meeting where members can raise concerns regarding property management. Members will be able to share experiences, good and bad. We will keep members informed about any arrangements through our regular newsheets and meetings.

**Peter Schroeder**

 GLOBACARE

## Celebrating Over 550 5\* Reviews

Bournemouth-based health and life insurance broker, Globacare celebrates a milestone in customer service excellence

**"We're here to help and make life easier for our clients."**

Globacare, a Bournemouth-based health and life insurance broker, is today celebrating as they pass a milestone, having received over 550 5\* client reviews. Tobias Britton, director of Globacare, said:

"Our team of experienced brokers all have one thing in common - they love helping people. We started Globacare with that ethos and have maintained it as we've hired, ensuring that only those that share our worldview come on board. Ultimately, we're here to help and make life easier for our clients, and I'm incredibly proud to have received so many positive reviews."



**Tobias Britton**, Director

Here is what just a handful of **clients** have recently said: 

### Excellent service

Having decided to offer our employees a health care plan, Nick guided us through the options, and benefits of the various plans available, which we found very helpful. The service we received from Nick was excellent. I personally would highly recommend GLOBACARE, and in particular Nick, who really understood the needs of the business, and our requirements, in providing the very best for our staff.

David Andrews

### Awesome!

Very helpful and patient from start to finish. I felt very well looked after and advised. That's how a customer should be treated.

John White

### Excellent service choosing company health insurance

Matt was recommended to me, and I can see why. Matt is approachable, friendly and very easy to talk to. He listened to my requirements, answered my questions with extensive knowledge, and provided the appropriate policy to meet my company needs. The whole process was so quick. I would highly recommend this broker.

### Healthcare Insurance

Will Forsyth has set up healthcare insurance for my Wife, Lady (Susan) Corbett. He has done this effectively, with a minimum of fuss and charming courtesy. We are grateful for his excellent service.

Sir Robert Corbett

To read more of Globacare's outstanding reviews, you can visit our website at <https://www.globacare.co.uk/reviews>



# Ecclesiastical Horticulture

Connoisseurs of lively local magazines (Yes you—that's why you're reading 'Pines and Chines') may also have come across 'Pottery Junction'. A 'community magazine', but effectively an outreach of St Aldhelm's church.

My volunteer gardening there is reported under the nom de shovel of 'MacAdam the Gardener', and best read with bogus rural accent. However, my activities can serve more than one publication. So, are you sitting comfortably? Then I'll begin...



St Aldhelm's church fronts directly on to the road of the same name. But on either side, there are trees and shrubs, a green oasis. The Lindsay Road frontage has a mixed laurel and holly hedge, which provided seclusion for the Memorial Garden, and I have halved in height for better visibility of the church. Part of the 'Open Church' policy. At the back, to the side of the church hall, behind the vicarage, and bounded by the antique brick wall is an open grassy area. Football pitch size? Anyway, big enough for church fetes, and the marquee for the Beer Festival.

This open space has been enhanced by the enthusiasm and dedication of one person, creating at one end a 'Jubilee Garden'. Supported by others, including a man with a mini-digger to clear the site and create hard landscaping, the garden is of Chelsea Flower Show standards. The gardens at Chelsea are designed for a week's perfection, and our Jubilee Garden reached its perfection for that year. It still looks splendid. But, the creator

*"We can always use volunteers, of course, and MacAdam posing as Lord Kitchener is the recruiting poster in the other publication. Whilst I wouldn't want to diminish the supply for Pinecliff, you would be welcome with open arms."*

having moved on, MacAdam now has a watching brief. Gardens are dynamic, and apart from maintenance like weeding and dead heading, successful plants need splitting and moving.

Along the brick wall, probably built as boundary to the Branksome Park area in days of yore, there is a row of maple trees. Under these a strip of 'waste land', ground ivy and bramble, requiring a heavy duty horticultural implement ("Oh dear, what can the mattock be?"). I promised to start clearing this last autumn.

Having done so for about half the length, I then planted that up with hardy geranium, that reliable ground cover. The

following spring, my planting entirely smothered by Spanish bluebells, succeeding in taking over the land, where the Armada had failed. I cleared around the immediate area. Next spring of course, there will be further Spanish battles. This summer I have finished clearing to the end, around 60 feet.

We can always use volunteers, of course, and MacAdam posing as Lord Kitchener is the recruiting poster in the other publication. Whilst I wouldn't want to diminish the supply for Pinecliff, you would be welcome with open arms (not literally, of course: one can't be too careful nowadays). Contact: david.jokes@btinternet.com  
**David Reeves**



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# Reducing the charge for your installation

## Electric Vehicles

**If you are thinking of installing Electric Vehicle charging you may be able to benefit from some quite generous government grants.**



This article focuses on an installation in a block of flats. There are however other grants available covering many other situations. I cannot provide details of the numerous options because I only know about the grants that applied in our specific circumstances. I would strongly advise anyone considering their own installation to talk to an experienced and competent installer about their specific circumstances. It is a minefield.

The grants we were able to obtain covered very nearly 50% of the total cost. They are however scheduled to be withdrawn on 31 March 2024.

It is up to each of us to decide whether installing EV charging is likely to add to the value of our properties or to make them more saleable. It does however seem worthwhile to look at the current position and weigh up our choices before the grants are withdrawn.

The following is my own personal experience, starting in February 2023, from a position of knowing absolutely nothing about the various solutions available. It took me a very long time because I didn't know who to talk with, or indeed what pertinent questions to ask.

Unfortunately our managing agents were unable to assist as less than 1% of their sites have EV chargers, and even then data protection prevented dialogue regarding their experience! I hope therefore that

this article will help others in a similar situation to tackle the task more easily.

There are two particular online guidance notes that are well worth reading.

<https://www.gov.uk/government/publications/ev-infrastructure-grant-for-residential-car-parks-customer-guidance/ev-infrastructure-grant-for-residential-car-parks-customer-guidance#>

<https://www.gov.uk/guidance/ev-infrastructure-grant-for-residential-car-parks-installer-guidance#>

The grants are for up to £500 for each parking space where the infrastructure will be installed and a further £350 for each charger that is installed. They are currently available till 31st March 2024

One resident must have a charger fitted and a minimum of four other residents have to agree to have the infrastructure installed.

The total amount of the grant cannot be more than 75% of the cost of the installation of the charge points and infrastructure and the amount available per grant is capped at £30,000.

It is not easy to find your way around the complex rules that apply to the process required to obtain a grant. If you search the internet to find the relevant information you need you are quite likely to end up

on an out of date screen, as the government has not deleted the old versions. The revised process is now all online and can be completed fairly easily if you have the right guidance.

There are roughly 70 local businesses based in Poole and Bournemouth who are registered with the OZEV (Office for Zero Emission Vehicles) as installers of EV charging systems. Approximately half of them have websites.

There are of course some country-wide organisations, including the major electrical suppliers, who will also carry out this work. Many of those who advertise quote prices from around £950. I found however that they are really not interested unless the installation is simple and involves quite short cable runs. Some asked for detailed photographs showing dimensions and then failed to even reply, let alone provide a quote.

After reviewing all the local businesses I drew up a short list of seven. My expectation was that, out of the 12 flats in our block, some residents would not be interested at all, some would want to have just the infrastructure installed and very few would require chargers fitted. This turned out to be quite wrong. It did however cause me to reject one company who said they would only take the job on if all residents wanted chargers fitted.

It was only after I was able to present all the residents with

figures showing the cost of installing a charger before 31 March 2024 compared with the cost once the grants had been withdrawn that many decided it was a "no brainer". In the end all 12 residents opted to have a charger installed.

In essence it worked out that each resident would be likely to pay over £600 more if they decided to fit a charger after the grants were withdrawn. This is in addition to the cost of the basic infrastructure installation. If everyone has the infrastructure installed at the same time costs are reduced and any necessary redecoration can be kept to a minimum.

I am not going to provide details of the quotes that I received or the price we actually paid. This would be unfair on the businesses that did quote and prices would be meaningless as our installation, like many, is customised and may be very different from those in other blocks.

I and one of the directors invited four local businesses to visit the block and discuss our requirements with a view to submitting quotes. We had decided that it was in our interests to support local companies and to have the backup that they could provide rather than try to work with a large organisation that would be likely to employ subcontractors.

The most competitive quote was from a company called GoElektrik and you can view their website at [www.goelektrik.co.uk](http://www.goelektrik.co.uk).

We had several further discussions with Ben Hutchins, the founder of GoElektrik, to satisfy ourselves that the job would be completed satisfactorily.

We found Ben to be endlessly patient as we discussed all the technical options. Should we opt for higher rate chargers using the communal 3 phase supply available

in our block? How would we go about distributing the charges equitably to each resident? How about 7KW chargers linked to each residents' own existing meter? How can we get internet connection in our steel reinforced concrete underground garage? He was able to answer all our questions in a way that we could understand and helped us to come to what we think is the best solution for our block.

We also had many administrative questions regarding the grant application. He guided us through all of this with the same thoroughness, patience and skill.

After nearly six months we had registered our Management Company (not our managing agent) and applied for a grant. It took only a few seconds for the OZEV to inform us that our installation is eligible for a grant and for them to inform GoElektrik that they could go ahead with the work. If I knew when I started what I know now it could probably have been done in half the time.

Ben and his team from GoElektrik carried out all the work very efficiently and the end result is a very tidy installation. They worked very hard and, although completing the work ahead of schedule, still found time to give clear answers to any questions we had during the installation.

The premises were left clean and tidy when they had finished. The entire team were friendly, good humoured, worked seamlessly and went the extra mile to work around the residents in the block with minimal disruption. It was a pleasure to have them working for us.

We would unhesitatingly recommend GoElektrik to anyone requiring an EV charging installation.

**Peter Shephard**  
[shaun@smileysheep.co.uk](mailto:shaun@smileysheep.co.uk)

## CAUTIONARY NOTES

It is definitely a case of buyer beware, or you may find yourself with a charge you weren't expecting!

The highest quote we received for installing the infrastructure was over three times the lowest. Two others were more reasonable. Three companies quoted for the same charger (Easee One) which seems to be a very popular choice. It is easy enough to check the prices on the internet but the installers quoted significantly different prices for the same unit.

There are some clearly defined rules issued for the guidance of the installers. These can be viewed on OZEV's web pages using the links near the beginning of this article but unfortunately some installers do not appear to have read them or think they can ignore them!

The OZEV make it clear that "The customer should not be invoiced for the grant amount" however one installer proposed to charge us and then refund the grant when he had been paid by the OZEV.

The OZEV also clearly states that charging equipment must be supplied with an on-site 3-year warranty on parts and installation. One installer offered a one year warranty.

Some installers may try to tell you that you need an ongoing service agreement. There is nothing I could find in any of the OZEV documents to support this. It may however be prudent to consider a service/check after the first year of operation.



# Membership Application

BRANKSOME PARK & CANFORD CLIFFS RESIDENTS' Association

## The Aims and Objectives of the Association

The aim of the Association is to protect the interests of the residents and to investigate on their behalf any aspects which could be detrimental to private properties or public services. The Association endeavours at all times to maintain good relationships with Poole Borough Council and brings to their notice all matters which adversely affect the amenities of the whole of the District. It makes appropriate recommendations for improvements. It also submits recommendations to the Council concerning any plans and developments which relate to the District.

The Association is a member of the National Organisation of Residents' Associations and the Council for the Protection of Rural England.

Members receive two magazines – our Summer and Winter editions. These cover much of our ongoing work. Plus we hold regular monthly member meetings to which you will receive notice through our email newsletter. Regular news items and much more feature on our website [www.pinesandchines.co.uk](http://www.pinesandchines.co.uk)

It's so easy to join, just follow these four steps to pay your annual fee of £5.00 per household:

1. Make your Standing Order payment to Branksome Park & Canford Cliffs Residents' Association
2. Barclays: Sort Code: 20-11-39: Account Number: 00201804
3. It is particularly important to provide your name and Postcode for the payment reference.
4. Email your name, address, telephone number to the Association's Membership Secretary <membership1.bpcra@gmail.com>



Or, complete the application form below and the STO mandate opposite then return them to Mike Parkin at The Parish Office, Branksome St Aldhelm Centre, 401 Poole Road, Poole, BH12 1AD.

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Email .....

We look forward to receiving your application.

Contact will only be made by members of the Executive Committee and all information provided on the Application Form is restricted to use within the Residents Association and is not shared with anyone or any organisation outside of the Association.

The Association registered with the Information Commissioners Office and adheres to the Data Protection Act.

\*Contact the membership secretary for further information.

## Standing Order Mandate

To:	Bank	
	Branch address	
	(insert your bank details)	

Pay to:

Bank Barclays  
 Account Name Branksome Park and Canford Cliffs Residents Association  
 Account number 00201804  
 Sort code 20-11-39

*This replaces any existing standing order to the Branksome Park and Canford Cliffs Residents Association paid to this account or to its account with Santander.*

Debit my account as follows:

Account name	
Account number	
Sort code	

With the following amount and on the same date each year until further notice: (£5 per household)

Amount in figures	
Amount in words	
Payable on following date	
<b>Reference: insert membership no. if known</b>	

Name	
Address	

Signature	
Date	

# All Saints Church, Branksome Park

Our church is a welcoming, prayerful, and caring church, showing God's love by serving our community and the wider world, with a purpose to know Jesus Christ and to make him better known.



We want to be a Christian family of all ages at the heart of the local community; a place of faith and hope; a place to grow in discipleship of Jesus; and a springboard to mission.

Our worship is made up of a variety of styles we have BCP twice a month at 8am service. Our 11am service alternates between Holy Communion Common Worship and Morning Prayer and we have a robed choir accompanied by the grand sounds of the organ. Our 9.30am informal family services include our exciting Café Church twice a month and is led by a worship band with more contemporary worship songs.

Café church, is a service where we meet in the Hall around tables, with various zones for people to gather, including a games area and a craft area for the children. The people who come along get to enjoy a bacon roll and a hot drink, and these are growing in popularity. Here, all

ages can worship, hear the word, and connect with one another. There is something significant when people eat together, it lets our guard down and opens us up to be vulnerable to each other as well as to what God is doing. It provides the chance for newcomers to safely pop their heads in to take a look and engage with the church in an informal environment. It is also a time in people's busy family life to stop and to connect with together.

We have a number of regular

## Here are some upcoming dates before the end of the year:

<b>Café Church</b>	9.30am	Sunday 1st & 15th October
<b>In Loving memory Service</b>	3pm	Sunday 29 October
<b>Remembrance Sunday</b>	9.30am & 10.55am	Sunday 12 November
<b>Traditional Carol Service</b>	6pm	Sunday 17 December
<b>Teddies &amp; Toddler group</b>	Monday in term time in the Church Hall @ 2- 3.30pm	
<b>Beavers</b>	Monday in term time in the Church Hall @ 5.45- 6.45pm	
<b>Cubs</b>	Monday in term time in the Church Hall @ 7- 8.15pm	

events like the Christingle services, Remembrance Sunday parade, In Loving Memory service, Easter events, the Church Summer fete, and family quiz nights, which all provide opportunities for interacting with families that do not attend church regularly. We want the community around us to know that there is a safe space with wide-open doors where you can come as you are.

**All are Welcome!**  
**Dale Edy**  
**Children's and Families' Pastor**

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## Worth a smile...hopefully



### What's the different between a cat and a comma?

A cat has claws at the end of paws; A comma is a pause at the end of a clause.

### Why did the dinosaur cross the road?

Because chickens didn't exist yet.

### Why did the cow cross the road?

To get to the udder side.

### A man tells his doctor, "Doc, help me. I'm addicted to Twitter!"

The doctor replies, "Sorry, I don't follow you ..."

### Why should the number 288 never be mentioned?

It's two gross.

### What did the bald man exclaim when he received a comb for a present?

Thanks— I'll never part with it!

### What do you call a fake noodle?

An impasta.

### Why did the frog take the bus to work today?

His car got toad away.

I ordered a chicken and an egg from Amazon. I'll let you know.

### Why do shrimp never share?

They're so shellfish.

### Answers for: How well do you know your local area? (PG43)

- |   |   |
|---|---|
| 1 The Inn in the Park, Westminster Road | 5 The Italian Villa, Compton Acres                  |
| 2 Evening Hill                          | 6 Canford Cliffs telephone exchange (from the rear) |
| 3 Ravine Road, Canford Cliffs           | 7 Canford Cliffs Village Hall                       |
| 4 Entrance to the Alum Chine play area  | 8 The Twin Sails bridge, Poole                      |
|   | 9 Canford Cliffs Chine play area                    |

An Italian businessman goes to Indonesia for a business trip. He hates Indonesian food, so he asked the concierge in his hotel, "Is there any restaurant where I can find Italian food here?" The concierge says, "You're lucky sir, a new pizza restaurant just opened and they deliver." The businessman asks for the restaurant's number, goes back to his room, and orders the pizza.

30 minutes later, the delivery person shows up with the pizza. He takes the pizza and eats it. Suddenly he's sneezing uncontrollably and shouting to the delivery person, "What did you put on this pizza?!"

The delivery man bows deeply and says, "We put exactly what you ordered on the phone, sir. It's pepper only"

An old lady walked into a pet store, found a parrot, and asked the owner if she could buy it. The owner said, "Heck no! That parrot has a bad mouth! Trust me- you do not want that parrot!"

She said, "I can teach it good manners."

But, when she got home the parrot said a bad word, so she put it in the freezer for 10 seconds.

She took it out and said, "Did you learn your lesson?" It said another bad word so she put it back in for 30 seconds. She took it out and asked if it learned its lesson yet.

The parrot said "Brr... Yes, I learned my lesson, but, what did the chicken do?"

## Estate Planning for Blended Families

Andrew Carswell is a solicitor specialising in civil litigation. He provides an overview of some of the issues arising from property estate planning for blended families in the context of Wills and Inheritance.

So called 'blended families' have become increasingly common in modern society. With individuals often remarrying or forming new relationships, estate planning becomes an important consideration, to ensure the fair smooth transfer of assets to loved ones. There may well be children from previous relationships or marriages. Navigating the making of Wills and Inheritance requires careful thought and legal expertise.

The first step in a new relationship is often the purchase of a property. It is important to consider carefully how this is held. Ownership in the name of one party creates obvious difficulties, but even jointly owning a property creates complications if it is not structured correctly. Couples often hold properties as Joint Tenants, which makes the transition of ownership on death straightforward, but as is not always widely known, the property passes to the survivor automatically outside of a person's estate and any Will they make. Making provision in a Will, for example for children from an earlier marriage, will be thwarted if the property passes to the survivor rather than the estate. This is why many couples in this situation will hold their property as Tenants in Common. so that their share passes to their estate on death.

It is perfectly possible to arrange one's affairs to balance the interests of new partners or spouses with the provision for others. This is where the skill of an experienced solicitor dealing with Wills comes in. A Trust can be created which allows current

partners or spouses to continue to enjoy the use of the property for a period of time or even life. A right of occupation or life interest protects the interest of that person, whilst preserving the underlying capital for the children.

Such Trusts can be a good idea, but require a lot of thought. Much will depend on what other money someone has, the ages of everyone concerned and the circumstances of the new partner. Sometimes, the surviving partner will feel that a Trust is too restrictive or simply unfair if the new relationship or marriage has been ongoing for a long time and sometimes many years. The survivor may feel that they should have a greater share in the property and do not want to feel beholden to Trustees or other beneficiaries. This can sometimes lead to claims under the Inheritance (Provisions for Family and Dependents) Act 1975.

Over the years, I have dealt with a number of claims under the 1975 Act in situations of this kind. There are no easy answers and like everything, it is a question of getting the balance right. The courts try to look at what is reasonable, rather than striking a balance on grounds of fairness. At one time, the tide was turning in favour of co-habitees and spouses and Trusts were looking less safe than was thought to be the case, but that has been limited in recent years in some important test cases. Every case is different and will depend on its' circumstances, but the courts are tending to uphold carefully prepared Trusts in many cases.



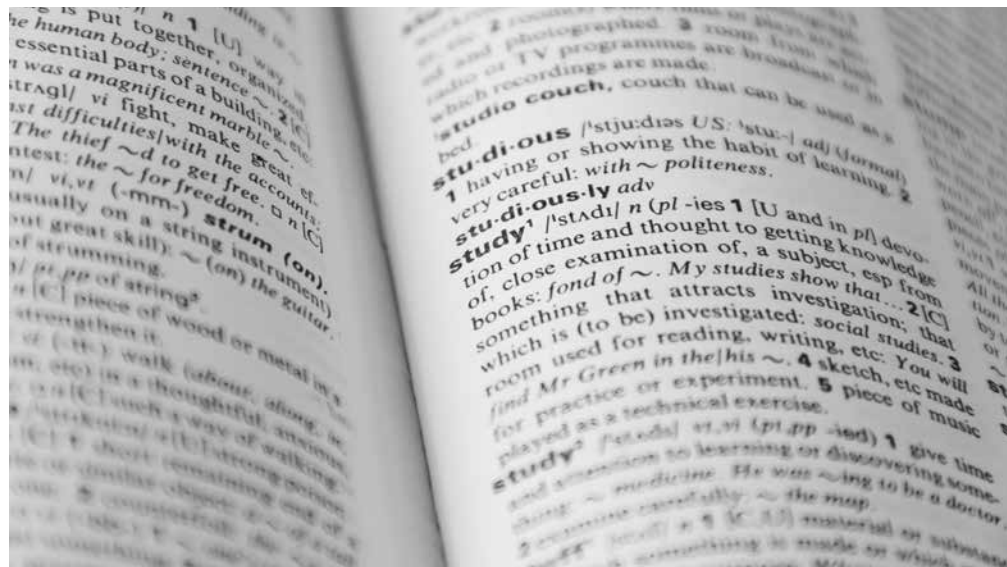
One thing is sure, it is still important to make a Will in conjunction with any property purchase, because otherwise the estate will pass according to the law of Intestacy. There is still a belief that will automatically benefit the obvious people, but that is not always the case. Sometimes, children will lose out, particularly if the estate is smaller where everything might pass to a surviving spouse. In other cases, children will receive a greater share than might thought to be appropriate in the eyes of the surviving spouse. Of course, in the case of non-married couples the surviving partner stands to lose out completely under the current law.

As ever, there are many important matters to consider when arranging one's affairs in later life. Advice at an early stage is always sensible.

**Andrew Carswell**  
Partner  
Aldridge Brownlee LLP  
Bournemouth

# Dictionaries

**'I like reading the dictionary. It don't have much of a plot, but it do explain the words as it go along'. That well-worn traditional joke, to be read in my best Mummetsshire accent indicates this is a personal celebration of 'dictionaries'. Rather than any objective view.**



A good dictionary gives you a command of words, the building blocks of communication, whether oral or written. My standard of a 'good dictionary' is The Shorter Oxford English Dictionary, in two tall volumes, some 3,000 pages. 'On Historical Principles', since the origin of words are of interest. The English language is a mongrel one, from the waves of invaders and immigrants, to borrowings from around the world, Indian and Chinese as well as most European languages.

Language is constantly changing of course, so I supplemented the Third Edition (first published 1944, with later amendments) with the 2002 Fifth Edition. The 1922 monologue 'My word you do look queer' made famous

by Stanley Holloway could now no longer be performed. The 1944 edition does not recognise this current usage, though the 2002 does, putting that meaning back to late nineteenth century. Writing fiction set in an earlier period, this function of the dictionary can be helpful to avoid anachronistic language.

Some of my more specialist dictionaries supplement these. Eric Partridge's Smaller Slang Dictionary does this, as does the Dictionary of Rhyming slang. The need for a specialised definition and more detailed explanation of a term, is met by a dictionary specifically for that purpose. An example is The Concise Dictionary of Literary Terms. On a more encyclopedic basis, The Penguin Dictionary of Arts

And Artists is also helpful, when coming across such words or names in novels, by putting such references into context. I was in my late twenties when I came across Brewer's Dictionary of Phrase and Fable, a fascinating compendium of commonplace reference to classical, biblical and literary references often occurring in the written word, but quite unfamiliar to me. Full of fascinating details. Who would have thought Cinderella's 'glass' slipper was probably of fur. This has been supplemented by Brewer's Dictionary of Twentieth Century Phrase and Fable, which, more or less contemporary, tends to be transitory and more quickly obsolete.

What might be thought of as similarly transitory is Eric

Partridge's Dictionary of Catch Phrases. though many have stood the test of time. A Dictionary of Clichés seems almost superfluous, but origins make it interesting: to 'curry favour' originally referred to the name of a French horse, again corrupted, this time to something recognisably English. Avoid them like the plague' whilst not having 'Dictionary' in its title, lists alphabetically modern overworked phrases with explanation and origin, including textspeak (David Cameron could usefully have consulted on 'LOL')

The Oxford Dictionary of Quotations was my go-to book for half remembered quotes. Though it has to be said that Mr Google does have a much larger portfolio than can be crammed into its 900 odd pages, which is supplemented by The Oxford Dictionary of Modern Quotations (e.g., 'something nasty in the woodshed'), being a mere 370 pages long. Fragments of most half-remembered lyrics can also be readily identified online.

Text book dictionaries to translate English to another language are largely leftovers from my school days. Hence a Latin dictionary (failed 'O' Level twice) French, to include a Dictionnaire Larousse, since I went on to 'A' level in French. Spanish dictionary, for a brief nod to the language (around nine months in sixth form to garner an 'O' level). And a small Italian dictionary, arising from evening classes. Some novels, and occasionally newspapers, will use a fragment of European language, annoying if not translated. Though again, no doubt the internet now renders these to some degree obsolete.

Two dictionaries relate to the curiosities which lurk on

*"A good dictionary gives you a command of words, the building blocks of communication, whether oral or written."*

the margins of our mongrel language. The first is Hobson Jobson. The Anglo-Indian Dictionary. It is a reproduction of the text of a work of scholarship first published in 1886. I picked it up when reading round Rushdie's novels for my dissertation. He punned indiscriminately in English and a variety of languages, including those of the Indian subcontinent. Of course, we have naturalised many Indian words. Otherwise it would not be possible to stand on the veranda of your bungalow after tiffin, having had a shampoo.

The other, though it does not describe itself as 'dictionary' fulfils that function: an alphabetical list of words with definitions. The Joys of Yiddish by Leo Rostein, runs through all the words we, and/or the Americans, have 'borrowed' from the Yiddish language. Not only does each have a definition, but also a Jewish joke (or two) by way of illustration. Yiddish, a mixture of German and Hebrew, has a far wider influence than its original users, simply because of the preponderance of writers, artists, playwrights, film makers and show business generally: 'Fiddler on the Roof' being an obvious example.

The format of the English Dictionary may be said to have begun with Dr Johnson, the work of one man taking a few years. His own idiosyncrasies were occasionally allowed to intrude, one of the more famous definitions being:

"Oats: a grain which in England is generally given to horses, but in Scotland supports the people'.

The Oxford English dictionary, by contrast took some seventy years, the greater part of the nineteenth century to compile. The professor, who was editor of the first dictionary, received illustrative quotations of thousands of words to be used in the dictionary. From one man over two decades he received nearly ten thousand neatly written contributions.

Setting out finally to meet him in 1896, the professor discovered the contributor, as well as a masterful wordsmith, was also confined in Broadmoor as a criminally insane murderer. The story told in another book in my collection, The Professor and the Madman.

Dictionaries are only part of my love affair with the English language. I have a shelfful of books, both on the usage of English (Fowler, and the updated Burchfield edition) and the story of English. This told both by academics making it accessible, and also more generalist writers, Bill Bryson being an obvious example: Mother Tongue, and Made in America. The more you know, the more you realise you have yet to learn. Perhaps the last word should go to the most famous lexicographer of all. When a lady asked Dr Johnson why he had got one of his definitions wrong, his reply was 'Ignorance, madam. Sheer ignorance' **David Reeves**



## The Probus Club of Poole

**The Probus Club of Poole is one of the many Probus organisations mentioned in the separate article in this magazine. We are a friendly and sociable club for retired and semi-retired Professional and Business men living in and around the Poole area.**



It is an ideal way for those who have spent their working life locally or who have moved to Poole to socialise with like-minded people who live in the area.

to the Dutch tulip fields. We recently had a boat trip from Poole to Wareham including dinner at The Bear and a trip back to see the Poole fireworks.

The Club was founded in 1980 and currently we have some fifty members aged from mid 60s upwards. We provide regular opportunities for members to meet others in similar circumstances, with similar levels of interests, to make new friends, and to maintain and expand their interests. For example:

- We meet monthly at The Connaught Hotel in Bournemouth on the third Tuesday of each month. At each meeting we have tea coffee and biscuits before having a speaker talk to us, followed by a drink in the bar and then a two-course lunch.
- We have a comprehensive social programme to which all our wives, partners and widows are invited. There have been about eleven or so events this year so far and coming up is our second Ladies Lunch of the year on Tuesday, 3rd October. Other events include:
  - Outings to museums, historic houses, gardens etc.
  - Theatre visits, concerts, scenic cruises and even some overseas visits such as a Spring trip earlier this year

- We also meet monthly for coffee and cake, some staying for lunch, at the Grasshopper Pub on the Bournemouth Road every first Tuesday of each month and this is also a popular occasion for our wives, partners and widows and invited guests who may be interested in joining us.

- Presently we also have golfing and cycling sections the latter growing at a good rate of knots.

We are keen to attract retired, or semi-retired men from age 60 upwards. If you're interested please contact our Secretary, Mr Malcolm Coe, by telephone on 07774 638354 or by email on [malcolmrcoe@aol.com](mailto:malcolmrcoe@aol.com).

Malcolm will explain that you can come along for a free taster meeting with speaker and lunch thrown in. What have you got to lose?

If you wish to take a closer look at what we do please access our website by copying and pasting to your browser the following address [www.pooleprobus.org](http://www.pooleprobus.org) and take a detailed look at our Speaker programme, Social programme etc.

## Global Probus



Probus (Pro from Professional and Bus from Business) is a local, national, and international association of retired and semi-retired people who come together in non-political, non-sectarian, non-profit, autonomous clubs which provide regular opportunities for members to meet others in similar circumstances, with similar levels of interests, to make new friends, and to maintain and expand their interests. Probus Clubs can be made up of men, women or be mixed (men and women) clubs.

It is normal for the spouses of club members and widows of former members to be encouraged to participate in the social activities. Its role encompasses the areas of fellowship, friendship and fun.

It originated in the United Kingdom with the development of two community-based social clubs in the 1960s. In 1965, the Campus Club was formed by the Rotary Club of Welwyn, Garden City, just north of London. In 1966, the first Probus Club was established by the Rotary Club of Caterham. When it became clear that the Clubs were servicing the same need, the Campus Club changed its name.

Globally, Probus is now a worldwide movement in at least 23 countries. By 2018, there were over 400,000 members in approximately 4,000 Probus clubs worldwide.

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# PICTURE THIS...

## Carol Pritchett gives us a taste of the benefits of membership of ARTS SOCIETY POOLE

I've been on a learning curve for the last 20 years! Ever since I joined our local Arts Society Poole. So it occurred to me that readers of Pines and Chines might like to know more about it. The Poole branch is part of a much larger organisation with a global network of more than 400 societies which bring people together through a shared curiosity for the arts. Founded in 1965 and later known as the National Association of Decorative and Fine Arts (NADFAS), it quickly expanded, became a registered charity and recently changed the name to The Arts Society. Someone told me that the name change came about because we were often mistaken for a flower arrangers association! Whatever the reason, I prefer the simpler title.

We meet monthly for lectures from October to June at Canford Cliffs Village Hall, on Friday afternoons. I really enjoy the often-amusing talks from lecturers who are real experts in their own field. Sometimes I'm not familiar with the subject of the lecture, but give it a go anyway,

as with a recent presentation of Australian art. Often overlooked, this turned out to be really rewarding, and we marvelled at the landscapes and redness of the soil that one artist captured, and Sydney Nolan's series of Ned Kelly paintings. Well, you would need to set off for Canberra to see the originals.

Apart from the cultural aspects, we aim to support young people with their art projects and regularly give grants to local schools. These are often used to purchase art materials, musical instruments and more. It's definitely good to feel that we can help in this way.

We get out and about too! In June we visited a manor house near Dorchester designed by Pugin, the architect of the Palace of Westminster. We enjoyed a cream tea, and the owner gave us a tour of the stunning house as well as the well-stocked garden, which made for a lovely afternoon in the country. I keep an eye on our website: [artsocietypoole.org.uk](http://artsocietypoole.org.uk).



for news of events and outings. Coming up from October, lecture subjects include the Music of St. Paul's, the making of the Victoria and Albert Museum, Who is Santa Claus?, and more..... On occasion, when I've not been able to get to the Hall, I've watched a lecture on Zoom, which is usually available.

There is a varied programme to keep us informed and entertained, and everyone is made to feel welcome at meetings. Our members come from different walks and cultures. It's not just for retirees, but bear in mind that we usually meet in the early afternoon. So why not join us and give it a go? A year's single membership is £58 and joint £102 and you can contact Gail on line at: [membership.aspoole@gmail.com](mailto:membership.aspoole@gmail.com).

The belief that the arts have the potential to enrich people's lives is at the heart of everything we do.

**Carol Pritchett**  
President  
The Arts Society, Poole



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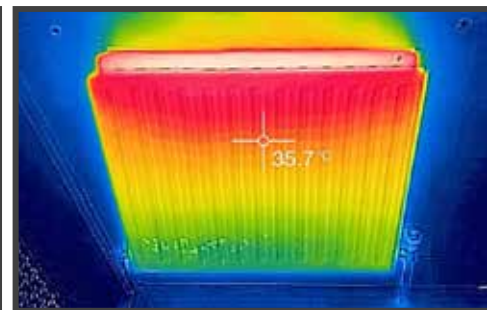
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# The Future for Second Homes in BH13

In the attempt to address the UK Housing Crisis, one of the outcomes of The Levelling up and Regeneration Bill that is going through Parliament will be to give local authorities the power to double council tax for second homeowners, this could be introduced in April 2024.

But how effective will this policy be in addressing the housing crisis in the BCP Council Area?

The potential sale of Beach Road Carpark to be used for luxury flats on the southern, more open area and a multistorey carpark on the northern lower areas is coming up on the Council's agenda again.

To try and understand one of the facets of the housing stock in the conurbation, I submitted a Freedom of Information request to BCP Council on the numbers of second homes across the BCP Council Area. Here's what I found out... BH13 has by far the highest proportion of second homes in BCP.



*"There are many questions that come to mind from these figures...why are we building these beach front developments? Does building them help meet the current housing need for locals? Is it OK to build more flats for second homes? Does building them help mitigate the climate crisis?"*

Postcode Area	No. of Second Homes	Total No. of Dwellings	%
BH1	632	13497	4.7%
BH2	282	6079	4.9%
BH3	34	2381	1.4%
BH4	402	5935	6.8%
BH5	360	6320	5.7%
BH6	600	11684	5.1%
BH7	37	4999	0.7%
BH8	121	13760	0.9%
BH9	80	12772	0.6%
BH10	35	9188	0.4%
BH11	24	9191	0.3%
BH12	51	15465	0.3%
BH13	721	5467	13.2%
BH14	255	12391	2%
BH15	346	17002	2%
BH17	23	9867	0.2%
BH18	22	4779	0.4%
BH22	107	13564	0.8%
BH23	65	24494	2.7%
BH24	33	3659	0.9%

There are many questions that come to mind from these figures...why are we building these beach front developments?

Does building them help meet the current housing need for locals? Is it OK to build more flats for second homes? Does building them help mitigate the climate crisis?

Are these developments used to meet the BCP Council Housing Targets?

As we've seen during and since the Pandemic, holidaying in the UK is becoming a lot more popular. Over the next few decades the warming climate and the rising cost of living will make holidays in the UK a lot more attractive.

The beaches at Branksome Chine, Canford Cliffs and Sandbanks are some of the most beautiful in the world. So as the future of Beach Road Carpark hangs in the balance- let's think wisely how we use our precious public assets and isn't it important that everyone should have the opportunity to come to the beach for the day?  
**Vicky Moss**



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📷 @dentalonthebanks

# Road Safety

**Sadly, there have been some very nasty accidents involving pedestrians in the last few months.**



On 28th July 2023 two pedestrians in their 20s were struck by a speeding car. It is believed that the vehicle was being driven in excess of 60mph along Leicester Road before the driver lost control on the sharp bend by the Bowling green. The car mounted the kerb and continued at speed along the pavement striking a post before hitting the pedestrians from behind. The victims were thrown into a garden and along the pavement. Miraculously they were not killed but suffered some injuries. Police were called to the scene and the driver failed a roadside breath test.

were crossing Western Road to walk through The Chine near the triangular junction. The driver had been looking for cars from the right and failed to see there was a pedestrian and their dog in the middle of road – both went over the bonnet of the car and once again it was miraculous that they weren't seriously injured or killed.

You could save someone's life...! Phone 999 immediately if you see anyone getting into a car intending to drive and suspect them to be under the influence of drink or drugs or driving dangerously. Get details of the car make and number plate to give to the Police.

On 16th May a pedestrian & their dog coming back from the beach were hit by a car as they

The Branksome Park area has been allocated £35K of CIL for road

safety so now we will be working in collaboration with Dorset Roadsafe and BCP Council Road Safety Dept to determine the best use of this relatively small amount of money.

Areas of concern are walking along the footpaths to and from the beach, cycling on the roads, pedestrian access to shops, school bus stops, transport hubs, bars and restaurants at Penn Hill and Westbourne and Community facilities such as our schools and churches, many of which are popular with users who are extremely vulnerable.

The BPCRA needs to keep track of road incidents so we can strengthen the case with the Council for extra funding for road safety investment. If there's enough support from BPCRA members, local residents and visitors we will launch another petition. Please send information on locations of incidents in our area, whether on foot, cycle or car as it is helpful for us to know about – please email [vickymoss.bpcra@gmail.com](mailto:vickymoss.bpcra@gmail.com)

## Community Speed Watch Branksome Park

You may have seen us around the area in high vis jackets on Leicester Rd, Western Rd and The Avenue or even received a letter from Dorset Roadsafe in the post.

CSW is a national organisation and runs under the direct and efficient supervision of the 'Dorset Roadsafe' Team – in partnership with Dorset Police. Over the last four years, CSW in Branksome Park has helped send the message to those caught exceeding 36mph and recently 35mph, that speeding is a criminal offence and is dangerous, antisocial and unacceptable. The data collected is used by the Police for 'focussed enforcement' which has proven

to be much more effective than a time limited speed campaign. CSW produces collated data on drivers who blatantly ignore the community's concern and other road users' safety.

The aim of CSW has always been to improve the safety and quality of life for everyone in our community, NOT to spy on people! We focus on areas where there's been nasty accidents and reports of high speeds. The radar needs a clear view so we can't get data on some of the most terrifying roads which have bends where people frequently cross the road such as Tower Road West. This is something that needs addressing.



As Roy is now stepping down, Vicky is going to be taking over the co-ordinator role. We want to continue building a strong team, working in collaboration with Dorset Roadsafe and BCP Council with the aim of improving the walking, cycling and driving experience for the most vulnerable road users in our area.

If you'd like to join our team of CSW volunteers and help promote road safety in our area please email: [vickymoss.bpcra@gmail.com](mailto:vickymoss.bpcra@gmail.com)



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## Alcoholics Anonymous - here to help you.

(To mark the 88th year of its founding, I asked a friend who is a member of AA if he could find a member to give me a short story behind their experience. Obviously, the name has been changed but the experience is real-Editor.)



Hi, my name is Daniel and I'm an alcoholic.

My first drink was at the age of 12 and it did something to me that I loved. It took me out of myself and made me feel different. Suddenly I felt better about myself and it gave me the confidence to be the person I thought I wanted to be. I now know, that from that day forward my life revolved around getting that next drink.

Throughout my teenage years and 20s my drinking became progressively heavier. I was a party animal. I enjoyed my early days of drinking but there were consequences. Nights in police cells, visits to hospitals and chaotic relationships. I knew I drank a lot and sometimes I thought I drank too much.

Throughout my life I was always searching for something to fix me. I thought that one day when I achieved a goal or got that thing I wanted, I wouldn't drink the way I did. So, I went from place to place, relationship to relationship always hoping that the next thing would be the one that satisfied me and I wouldn't need to drink the way I drank.

I then met my ex-partner; we had two beautiful girls and I started running my own business. I had everything I had ever dreamt of. I really wanted to stop drinking the way I did at this point but found I couldn't. The situation got worse, I became deceitful and dishonest about my drinking.

My partner threw me out, I got into huge debt, my physical and



*"There are 14 A.A meetings each week in Poole and the local area. Additionally, there are more than 30 in Bournemouth and Christchurch. Online meetings are available too."*

mental health was deteriorating. It was at this stage I was drinking daily.

One morning after a huge drinking binge I knew I needed help, so I phoned the Alcoholics Anonymous helpline. That day 2 members of AA took me to a meeting. At that meeting in Poole I met some really kind members of AA who knew exactly how I was feeling and they offered a solution to my problem.

Alcoholics Anonymous is a 12 step programme that isn't just about stopping drinking, it teaches you how to live life sober. When I had started drinking, I believed alcohol wasn't my problem but was the solution to

all my problems. Until it started to turn on me and, in the end, it was killing me.

AA has taught me how to be myself, become a better person and to live life. Today I am 4 years sober and a very grateful member of Alcoholics Anonymous.

For more information about local meetings, please call the local AA helpline **01202 296000**. All calls are treated in the strictest confidence.

More information is also available at the Poole A.A website **[www.poole-districtaa.co.uk](http://www.poole-districtaa.co.uk)** and also the A.A national website **[www.alcoholics-anonymous.org.uk](http://www.alcoholics-anonymous.org.uk)**

# Long Close

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# The Poole Maritime Trust

Poole Maritime Trust has its headquarters above the Canford Cliffs Library. We have been there since the 1970s.

Pictures from Andrew Hawkes Collection



We remain one of those well-known secrets, perceived as a small group of people who carry out research and don't welcome new members.

Yes, we do carry out research, but there is so much more. We have 240 members, mostly from the nearby area, but others, from all over the world.

We have a series of winter talks held at the Royal Motor Yacht Club, in Sandbanks, with good parking and a bar available. (see below)

We offer a warm welcome to our talks. If you are interested in the history of Poole Harbour sailing, natural history, maritime history from pre-Roman to the 20th Century, liners and cruising, model making, islands, wild life photography, yacht and boat design and more, then do join us to hear our talks and lectures.

Our HQ houses several large collections. Over 6,000



photographs and other images and access to thousands more. Over 2,800 books on boats and information on the local area.

Our rooms are stacked with information on historic and modern day maritime life. We have many models of sailing ships, paddle steamers, tugs, working boats and yachts of all sorts. Over 300 box files of material on 19th and 20th century marine work, Local boatyards and yacht clubs, now long gone..

We would be delighted to show you a world of interest in our local area. Come and have a coffee or a cup of tea and a biscuit on a Thursday morning 10am-12:30. Our HQ entrance is on the free carpark side of the library. Look over the fence at the back of the new conservatory and you will see a sign to our front door. PMT.

You can find our website at: [www.poolemaritimetrust.org](http://www.poolemaritimetrust.org)  
We look forward to seeing you.



## Our winter talks programme

All talks at the Royal Motor Yacht Club Sandbanks, Poole BH13 7RE

### 5th October 2023 - 8pm

Jack Kitching – Master onboard the Condor Liberation. Join him on a virtual bridge tour of the Condor Liberation and an insight into his life as a Master of a high-speed ferry.

### 9th November 2023 - 8pm

Lilian Ladle MBE - Will give a talk entitled: DELIVERING THE GOODS - The Development of Early Trade in Southeast Dorset. An independent Dorset archaeologist, awarded the MBE for services to archaeology in 2008 and was elected a Fellow of the Society of Antiquaries in 2021. She is a Visiting Fellow in the Department of Archaeology and Anthropology at Bournemouth University.

### 11th January 2024 - 8pm

Peter Burt and Robert Heaton (Poole Maritime Trust) Talk 'Underwater with PHHP in 2023' – An archaeological update on work conducted in and around Poole Harbour over the last year with our own PMT team from Poole Harbour Heritage Trust.

### 8th February 2024 - 8pm

David Bailey (Wildlife Photographer) will give a talk entitled 'Good Hare Days'. David is an author and fabulous photographer.

### 7th March 2024 - 8pm

Leigh Merrick and Richard Balmforth (Reuters – Eastern Slav Specialist and Bureau Chief) will give a talk on the Ukraine.

[www.poolemaritimetrust.org](http://www.poolemaritimetrust.org).  
Find us on facebook.

## How well do you know your local area?

Can you identify these local sights some of which are from slightly further afield?



For answers please see page 28



# Birds of Poole Harbour

Following on from the bird identification quiz in the last issue the editor thought you would like to hear a bit more about Birds of Poole Harbour (BoPH).



BoPH is a local charity completely dedicated to boosting the profile of bird conservation, observation, and education in and around Poole Harbour.

Poole harbour is a designated RAMSAR (internationally important wetland) site and has SPA (Special Protection Area) designation. It achieves these designations because it hosts nationally and internationally important numbers of a whole host of bird species, making it one of the most ecologically important areas in Britain, not to mention being bordered by some of the most pristine

examples of Lowland Heathland in the country.

The charity, started in 2013 by a group of local bird watchers, has a small board of trustees and a total staff of six, the majority of whom are directly involved in the education and conservation work, monitoring bird numbers and behaviour, which is vital to the ongoing conservation efforts that take place, ably assisted by a large team of volunteers.

Through their work they love to provide opportunities to enhance people's understanding of this incredible area, whilst inviting you to experience it

with them. From investment in multiple habitat creation projects and including the flagship Poole Harbour Osprey reintroduction programme, to people engagement, including the School Bird Boat Project which is part of a busy and varied public events schedule, they work to provide that connection to birds and nature that we all so need and deserve.

You may have seen the Poole Harbour osprey nest on the Springwatch BBC TV programme earlier this year. The TV crew was based at RSPB Arne, as was a lot of the wildlife shown, but the osprey nest isn't at Arne.



In 2017 it was BoPH staff and volunteers, working closely with the Roy Dennis Wildlife Foundation, who transported the first batch of osprey chicks from Scotland to a secret site on private land near Poole Harbour.

The aim of the osprey translocation project is to bring a total of 60 juvenile ospreys to the harbour and raise them to fledging so they can create a bond with the area before they leave on their first migration, usually to West Africa. That bond will hopefully mean that, after maturing for 2-3 years in their wintering grounds, the male birds will return to Poole Harbour to find suitable nesting sites and a mate. This happened successfully for the first time in 2022 when a female osprey (CJ7), raised at Rutland Water, and a male bird (022), who was translocated to Poole Harbour in 2019, raised two chicks. This was the first time in the 180 years since their local extinction that ospreys had bred on the south coast. In 2023 the pair successfully raised three chicks which, at the time of writing, after flying around the harbour

and learning the area, have now left on their migration to west Africa. The adult birds will have left by the time you read this. We will then wait with bated breath until next spring for the adult birds, and a further year for the two male chicks, safe return to the harbour. The female chick will, hopefully, find a mate and breed elsewhere, as with several of "our" others who have successfully raised chicks in Wales.

The School Bird Boat Project has been run by BoPH for the past 9 years or so. During the winter (weather and tides permitting) groups of 30-40 children from local primary schools all around the harbour are collected from their school, with teachers and helpers, taken out on a boat trip by a staff member with two or three volunteers and a pair of binoculars each, for a couple of hours to, hopefully, see some of the thousands of birds that come to stay, all at no cost to the school or pupils. The idea is not to make them into "born again birdwatchers" but to show them the variety of habitats, from Poole town, the

*"You may have seen the Poole Harbour osprey nest on the Springwatch BBC TV programme earlier this year. The TV crew was based at RSPB Arne, as was a lot of the wildlife shown, but the osprey nest isn't at Arne."*

water, and its margins, to the Purbeck heathlands; occupations – including fishermen, shellfish farmers, RNLI, military; and the birds and other wildlife around the harbour. The hope is to encourage them to want to look after the harbour and its surroundings when they grow up. If one of your young relatives or friends gets an invitation, make sure they're well dressed for the weather at the time, it can get cold out there in January!

If you want to know more about Birds of Poole Harbour, please have a look at their website- <https://www.birdsofpooleharbour.co.uk/> You can learn more about the osprey project; find lots of information about where and when to go, and what wildlife (especially birds) to see around the harbour; follow links to web cameras at sites around the harbour and book to join events in the programme.

**Brittany Maxted**  
(Osprey Project Manager, BoPH)  
**Trevor Meacock**  
(volunteer with BoPH)

## Roads covered by the Association

Balcombe Road	Forest Road	St Clair Road
Beach Road	Frankland Cres	The Avenue
Branksome Towers	Haig Avenue	Tower Road
Brudenell Ave	Haven Road	Tower Road West
Brudenell Road	Haydon Road	Ventry Close
Buccleuch Road	Lakeside Road	Western Avenue
Burton Road	Lawrence Drive	Western Road
Bury Road	Leicester Rd	Westminster Road
Canford Cliffs Ave	Lindsay Road	Westminster Road East
Canford Cliffs Road (Even Nos)	Links Road	Widdicombe Ave
Canford Cliffs Road (Odd Nos. 3-67)	Links View Avenue	Wilderton Road
Canford Cliffs Road (Odd Nos. 69-99)	Imbrecourt	Wilderton Road West
Canford Cres	Macandrew Road	
Cassel Ave	Martello Park	
Chaddesley Glen	Martello Road	
Chaddesley Pine	Martello Road South	
Chaddesley Wood Road	Maxwell Road	
Chaucer Road	Moorfields Road	
Chester Rd	Mornish Road	
Chesterfield Close	Motcombe Road	
Cliff Drive	Nairn Road	
Clifton Road	Newton Road	
Compton Avenue	Oratory Gardens	
Compton Drive	Ormonde Road	
Compton Gardens	Overlinks Drive	
Dalkeith Road	Pine Drive	
De Mauley Road	Pinewood Road	
Dover Road/Close	Ravine Road	
Eaton Road	Sandbourne Road	
Elgin Road	Spencer Road	
Elmstead Road	Spur Hill Ave	
Ettrick Road	St Aldhelms Close	
Flaghead Road	St Aldhelms Road	

### Councillors

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