

Minutes

BPCCRA Open Meeting Wednesday, 14 August, 7.30pm Committee Room, St Aldhelm's Church, Lindsay Road

Present:

Peter Schroeder – Chairman (PS)
John Gunton – Magazine Editor (JG)
Andrea Charman – Secretary (AC)

John Harkness – Planning (JH)
Stanley Peters – Treasurer (SP)
Vicky Moss – Special Projects (VM)
Roy Pointer - Planning Matters (RP)

Coffee & Tea was available on arrival

1)**Welcome:** PS called meeting to order at 7.35 meeting welcoming all attendees. Apologies were noted from Millie Earl, Mike & Carol Parkin, Jackie Heap. Update on Membership Secretary search which has proved challenging. We now have a third candidate who is cognisant that the job can be done from anywhere. It is a role that all recognize is crucial to the professional running of the association. The attendance of our 2 councillors was formally recognized.

2)**Planning Update:** (JH) provided a fact-based update to summer planning matters noting the habitual summer lower number of applications. That said, a number of decisions have been delivered with the Council demonstrating a strict approach. Retrospective applications have been passed with a couple of Burton Road decisions going through after 2 or 3 years – number 6 is an example. Most applications have been straightforward. There were several queries from the floor. (JG) raised Links Road where refusal may have been tree-protection related but the bedroom/en-suite seems to have been built so what next? Seems unclear. (PS) asked whether the Association should be looking at all applications, but no decision ensued. A question was raised by an interested party about 5 St Clair Road to which (JH) offered a one-to-one conversation at the end of the meeting. It was noted there is flexibility between boroughs in the joint council over these matters. (RP) returned to 6 Burton Road which has been demolished. Can an application to replace the demolition go ahead? (PS) noted that owners can demolish a property if it is not listed. Not in a Conservation Area (RP). (PS) was not convinced of this but (JH) suggested this was a huge risk as restoration might be obligatory. This is clearly an issue of considerable interest to residents.

3)**Beach Road Car Park:** (PS) summarised the action taken by the Association so far. Engaging a barrister specialist in local government law, providing him with documents provided by the widow of the late Mr Jones, reviewing the legal opinion and the possibilities of taking action. The conclusion is that there is little we can do. We could challenge what the Council is likely to get for the property, but this is deemed very risky. It was suggested we could accept the Council is developing part of the plot and challenge the rest. Possibly present our own business plan. The Chair (PS) has requested a meeting with councillors about this.

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(VM) noted that it is imperative that the Council get a geological survey of the site to get confirmation that the ground is suitable for the planned construction, thus avoiding later issues with unacceptable knock-on effects to residents.

The right to compensation for covenant holders was raised – it is clear, but the Association has no standing over this. There was conversation around the mechanisms to alert this group – an article and a notice in Pines and Chines with the email address of whom to contact in the Council (the Monitoring Officer), or a letter to each holder. An announcement in the September Newsletter was also agreed. It was noted all concerned will not be Association members; should the Association take this on? John Challoner noted that at full Council there has always been opposition to the sale of BR as parking spaces are required. Part of the issue is that the facility has not been visible/posted. It was confirmed the Council are planning to sell the plot without planning permission and this will be detrimental to citizens. (PS) asked if people were happy with the Association's approach. Has the Council sought the consent of the Secretary of State? (Ref: 1972 Act). This prompted further discussion from the floor. Is consent required? (RP) asked if the Sec. of State would be interested in getting value for money, etc? Should we progress this? The consensus was 'yes' post more necessary research (PS). It was also noted that the Council has chosen to make covenant holders an 'exempt item' on report papers with the result that we cannot see it.

4) Local Officials & Ward Councillor Input: Chair (PS) asked John Challoner for input here.

i) Ward Improvement Fund (ref: BPC website) each ward councillor has been allocated £4,000 per year to distribute to voluntary groups for projects in their Ward. Strict rules apply. Annual turnover must be less than £20K. Deadline for applications is end September. (PS) asked if money could be used for the CC Shelter and gardens. There was mention of monies requested for the Shelter, Cliff Drive Playground etc., awaiting a Cabinet Paper in the next months. (PS) wondered if the Association should be using some of its funds to match Council funds for local improvement projects? (chines, gardens, etc.) The Constitution allows some sums for this type of expenditure.

ii) Sandbanks – Haven Hotel and other developments. There was a Meeting of Local Association Chairs in August with updates; the Environmental Agency needs to respond to the plans – can be a slow process – John Challoner will report to the Committee next month.

iii) CIL – Community Infrastructure Levy paid by developers to the Council can be used for projects (VM). It was noted a lot of this comes from Canford Cliffs but is used elsewhere. (Hengistbury Head Long Groyne Project) The area will need a lot of investment – missing pavements (Leicester Road), on-going flooding in Branksome Chine/unworkable drains, walking infrastructure in Canford Cliffs (lack of crossings car pass-through rate of 1000 per hour).

iv) Sand dune issues in Sandbanks. John Challoner noted this is a public issue (on Council Website) and on-going; intention is to expand the dunes and add another groyne.

5) AOB: (JG) raised the question of the Anchorage site in CC. Up for sale or rent as a restaurant and small hotel. Speculation that it is priced high to enable demolition and block of flats build.

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(PS) raised rumour issues with a request for information. Eg: commercialisation of the Chines - trip wires, light shows? It was thought there might have been Cabinet conversations fuelling the rumours. Then, the issue of extended licensing hours (Rockwater). It was confirmed that a 1 hour extension has been granted at weekends for 1 year, thus enabling evidenced feedback and impact assessment. (RP) noted tents are being used to extend hours too.

Meeting closed at 8.39pm with an expression of thanks for their support to the Councillors. Their openness makes running the Association much easier for all.

Peter Schroeder
Chair

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The meeting was followed by drinks and nibbles and general conversation.