

MINUTES OF MONTHLY MEETING HELD WEDNESDAY JULY 12, 2017

PRESENT Terry Stewart President
Bob Reid Chairman
Carol Parkin Secretary/Minutes Secretary
Mike Parkin Membership Secretary
John Gunton Magazine Editor
Dugald Eadie Planning Officer
Cllr. Mohan Iyengar
Cllr. May Haines

Approximately 26 members and wardens

The Chairman welcomed those present and said that the meeting would be concluded with drinks and nibbles for those who wished to stay.

APOLOGIES Roger Allen, James Hill, Linda Brooks, Sue Cole, Mike Oliver.
Helle May, Paul Fearnley, Dawn Goodson

MINUTES OF MEETING HELD JUNE 14, 2017

McCarthy Stone should read McCarthy & Stone.

The Neighbour who commented that "he would not oppose" the McCarthy & Stone plan for Lindsay Road did not mean that he found it "acceptable" as minuted.

14 Pinewood Road. The Chairman had an e mail from Irene Fern in which she said that she thought his comments were slightly confusing. He read the e-mail so that the meeting had the complete picture.

'There seems to be some confusion in the minutes over the second recent planning permission that was granted for 6 flats and a semi-detached house (7 units in total) at 14 Pinewood Road. The rear extension that has been approved and granted is actually larger, at three storeys (even though the application misleadingly described it as two) and not smaller as described in the Association's minutes.

The physical massing of the building in the second planning permission, recently granted, mirrors that that was originally considered and rejected by the conservation officer and case officer, during initial consultation for the first planning permission. However, the previously rejected bulky massing was reintroduced in the second application and the same officers were then contented to grant the oppressive massing which they had previously rejected. There's never been an explanation for this.

I doubt there were ever any real intentions to carry out the first permission granted showing the smaller massing of a two-storey rear extension. Remember, before the two applications for flats and a house there was an original and separate application for a change of use, from a Care Home to a 'House of Multiple Occupancy' (HMO) The first consent for the smaller physical massing was granted at the last minute, enabling the original and separate 'change of use' application to be

withdrawn. At this point the developer had a consent for flats in place as a fall-back position. But then went to town on the new application for the increased massing and the Planning Officer granted their requirements.

Whilst the number of residential units from the first planning consent granted to the second planning consent granted has been reduced from 8 to 7 in total, this cleverly masks the fact that the physical size/bulk and number of storeys at the rear has actually increased and this is, perhaps, where the confusion in the minutes occurred. There has been a token reduction in the number of residential units by one, but at the same time the massing and scale of the building has increased to give the developer much bigger flats (which was probably the end game plan from shelving the HMO all along). The result is an oppressive, ugly and overbearing block for the neighbours, especially at the rear.'

'The non-material amendment wasn't for the extension – that was the removal of some roof space storage and the addition of another roof light which doesn't impact on the size of the development granted in the second planning permission. The three-storey extension (described as two storey) to which I was referring was granted in the recent second planning permission.'

The minutes were accepted with these amendments/ matters arising.

BEACH ROAD CAR PARK – TRAVELLERS' OCCUPATION

The Chairman had printed a letter from Mr. John Pearce (with permission) on the reverse of the Agenda, which had been distributed. In this Mr. Pearce recounted the incident that had happened on Wednesday July 5th evening on the beach at Branksome Chine where the Poole Phoenix Handball Club who regularly train were coaching children. Travellers, including their children arrived at the beach and were generally behaving in an anti-social matter. One of the travellers stole the ball that was being played with and ran off with it, pursued by Miss Roberts in her car. She asked for the return of the ball and received a volley of horrendous verbal abuse, followed by physical assault and hundreds of pounds of damage to her car.

Mr. Pearce carried on by saying that he seriously questioned the Council's policy on Travellers in our area.

Cllr. Iyengar reported that he had discussed this problem with the council. He has agreed an 'accelerated' discussion on Traveller's policy. This was going to be held in September but has now been brought forward to the beginning of August. This is to be confirmed. He also said that he had talked to councillors in Bournemouth where height restrictions are in place in most of the car parks. These are successful in preventing the travellers' caravans, but also have an impact on genuine parking. So there are mixed opinions.

The problem is exacerbated by the fact that Poole does not have a Temporary Stopping Place for Travellers.

There then followed a lot of discussion. In which was pointed out that:

Not all of these people are genuine 'travellers', merely Irish people on holiday. This was confirmed verbally when challenged at Beach Road car park by DE.

The police don't take action when contacted about any incident.

Security guards are needed on car parks when it is known that Travellers are approaching.

Both width and height restrictions should be used in the car parks during the summer, soon, as an experiment.

As this has been happening for some seven years, surely an 'early warning' system should have been put in place by now.

There is objection to the fact that Poole council tax payers have to pay for toilets, bin bags, clear up operations as a result of these invasions and loss of revenue as the public do not use the car park while the Travellers are there.

Cllr. MI pointed out that if these things are not provided, the clean-up bill would be higher.

Bournemouth are in a position to give Poole early warning of Travellers.

Another meeting is just simply not good enough and action is required.

A disused Park and Ride area would seem to be a suitable place for a Temporary Stopping Place.

There was a show of hands for height and width restrictions on Beach Road Car Park, sooner rather than later. This was passed unanimously.

John Pearce asks, as anti-social behaviour by Travellers has increased, why can't there be more Police intervention?

Chris Stracey asked Cllr. MI if he could meet with Martyn Underhill (Dorset Police and Crime Commissioner).

Cllr MI said that he would be speaking with him.

Can CCTV perhaps be installed in the carpark?

Could the increased revenue from increased car parking charges not be used for some of the suggested security solutions?

Dugald Eadie the planning officer for BPC CRA read out the latest Planning items.

PLANNING APPLICATIONS AND DECISIONS

APPLICATIONS

APP/17/00957/F 3/07/2017

19 Wilderton Road

Demolish existing house and erect block of 6 flats. Blatant follow-on from approval for single dwelling on 19th May.

APP/17/00785/F 13/06/2017

11 Martello Road South

Demolish existing house and erect block of 14 flats. This is an expansion of the existing approved plan for 9 flats.

4 letters of objection, but note that residents already tried hard to prevent original application, and will probably do less now.

Cllr. MH says this application is 'on her radar'

APP/17/00742/F 02/06/2017

22 St Clair Road

Demolish existing 3 flats and erect 2 new 4 bed houses with parking

Unusually, 5 letters of support, only 1 objection, concerning privacy. Current building is an "eyesore".

APP/17/00669/P 18/05/2017

6 Pinewood Road

Demolish existing bungalow and erect 8 no. self-contained flats with basement parking. At least 12 letters of objection, and 2 letters of support. BPC CRA objection by Planning Officer. There seems to be a conflict between physical appearance and impact of higher density. Car parking is a serious issue because building takes up so much of the site.

APP/17/00697/F 18/05/2017

7 Chaddesley Glen

Demolition of the existing dwelling and construction of a block of 4 flats. Immediate neighbours are objecting.

BPC CRA objection by Planning Officer. Neighbours have now raised "right of light" issues. Planning agent is basing argument on style and footprint of applications already approved.

APP/17/00594/F 21/04/2017

11 Newton Rd

Demolition of existing dwelling and erection of replacement No objections.

APP/17/00405/F 22/03/2017

2 Western Ave

Plot severance and erection of detached dwelling with associated access and parking. 7 letters of objection including from the BPC CRA. Conservation officer recommends refusal.

APP/17/00206/F 15/02/2017

5 Ormonde Rd

Alterations, extensions and conversion of existing house to form 4 cluster houses with new vehicular access, parking and bin storage. Neighbourhood opposition with representatives attending May BRCCRA monthly meeting. At least 20 letters of objection.

Cllr. MH says that although not official yet, the recommendation is to refuse this application. The developer has been asked to re-think the plans. Cllr. MH has stressed that there needs to be a time limit on this.

DECISIONS

APP/17/00581/F 19/04/2017

5 Chaddesley Glen

Demolish existing dwelling and replace with new

Grant 07/07/2017

APP/16/01447 22/09/2016

4 Brackenhill

Demolition of existing bungalow, to be replaced with 2 detached houses

Grant on Appeal 29/06/2017

Inspector states that design for 2 houses is better than original proposal.

Presumably this plan will supersede the previous approved plan for 2 semi-detached houses.

Stan Alfert feels that the granting of this will create a precedent, and we shall end up with 12 very close together houses, instead of 6 bungalows as present.

DE asks for advice on what the Association can do against an undesirable application.
TS suggested using the Core Strategy.
RP said that he would send information to DE.

ACCOUNTS TO DATE

Currently the Association has £32,535.86.
Copies of the account are available at the meeting should anyone wish to see them.

ANY OTHER BUSINESS

At our last meeting we decided to monitor beach events.
The Chairman read out part of an e-mail he has had from Clair Bent regarding the licensing of beach events.

'Most importantly, despite repeated statements that there is no noise pollution from any of the beach festivals we have been interrupted by noise from Sandfest. The police stated that they had received at least three calls on Sunday night but had no contact for Environmental Health as there was no one assigned on the rota. I then called a number I had found for Environmental Health to be told the same thing, and confirmation that they had had at least five calls along with people complaining from as far as Bournemouth.

It is unsatisfactory that Poole Council are agreeing to festival dates without sound monitoring in place or at least an office to contact if the noise is excessive.

The Chairman wonders if the organisers of this event were contravening their license by having the music too loud and the DJ using offensive language, especially when there were children present.

Cllrs. MH and MI reported that this is being reviewed thoroughly.

John Pearce re-assured the meeting that the Beach Handball Championships which are held at Canford Cliffs have received no complaints. This is a sporting contest, not a drinking festival, and is attended by teams visiting from Europe. He wants this event to be seen in a positive light.

The Chairman said that he had an e-mail from Mike Oliver asking when the pedestrian crossing on Canford Cliffs Road by Compton Acres will be finished as it appears to have been ongoing for some time. Cllr Haines reported that it is now finished but was not yet operational. She will investigate how much longer this will be.

TS reported on a meeting he had attended where the re-organisation of the NHS throughout Dorset was discussed.

There was a very poorly arranged consultation and as a result of this, a meeting will be held in September. There are quite a number of concerns regarding this reorganisation which will be reviewed. These include the closing of the Poole Maternity Unit and moving it to Bournemouth and the removal of the Stroke Unit from Poole to Bournemouth. As time is of the essence in these cases, the added distance from Poole to Bournemouth for those to the west of Poole is of great concern.

The Chairman said that Dawn Goodson, who was not able to be present, wished him to thank all those who sponsored her in her successful abseil down the Spinnaker Tower for Motor Neuron Disease.

Cllr. MI reported on items from our last meeting.

The Head of Operations for the South West of Tesco has said that he will attend one of our meetings if required to go through the details of their proposals for the Tesco in Canford Cliffs. The Cash Point is still in their proposal. We should see the start of work there in the Autumn. There is no proposal to close the Tesco on Sandbanks.

He reminded the meeting that the Consultation on the Beach Road Car Park opens on July 31, and will run until the end of September. He had reported back to the Council the views of our previous meetings on the proposals for the Car Park.

The burning of commercial rubbish in a garden in Western Avenue – Cllr MI advised that if a photograph could be taken when the rubbish is burning and the Council advised at the time, they will endeavour to get out there quickly, and catch him in the act.

Karol Gorny asked the Councillors present if Poole Council had a disaster response in place. Cllr MH said that they do and will enquire if it is available for the public.

As it was getting late John Sprackling said that he would report on the proposals for Poole and Bournemouth to create a single officer structure for all services under the control of a Joint Committee in writing to accompany these minutes.

This is below.

The meeting closed at 8.50 and the Chairman invited those present to stay for 'Pimms and nibbles'

As there is no meeting in August the next meeting will be on Wednesday 13th September.

Note from John Sprackling:

"Proposal for Poole and Bournemouth to create a single officer structure for all services under the overall control of a Joint Committee

JS spoke briefly about the proposal for Poole and Bournemouth to create a single officer structure for all services under the overall control of a Joint Committee. This was agreed at the Cabinet meeting on 11 July 2017 and is subject to a final decision by the Full Council on 18 July 2017.

I was the only member of the public to attend the Business Improvement Overview & Scrutiny Committee (BIO&SC) on 06 July 2017 at which the two reports on 'Local Government Reorganisation - Joint Committees' and 'Shared Services - next steps' were discussed.

All Councillors were invited to this important meeting but, apart from the Committee, there were only two additional Councillors present plus Cllrs Janet Walton & May Haines, as Leader & Deputy Leader of the Council. Also present were Julian Osgathorpe, Strategic Director and

Tanya Coulter, Service Director, Legal and Democratic and Monitoring Officer for Bournemouth Borough Council but took over joint responsibility for Poole & Bournemouth following Tim Martin's departure.

Concern was expressed at the (BIO&SC) meeting as it is proposed that the initial membership of the joint committee should comprise "8 members from Bournemouth Borough Council, 6 members from the Borough of Poole and 2 members from Christchurch Borough Council (should that council choose to re-engage with the Future Dorset proposal) plus 2 members to support disaggregation to be drawn from Dorset County Council."

At the Cabinet meeting, an additional resolution was added "That Cabinet notes the current terms of reference do not state whether the Chair of the Joint Committee will have a casting vote and requests further consideration of this point by Officers before the matter comes to Council"

Cllr Howell was concerned about 3.4 of the Covering Report on 'Local Government Reorganisation - Joint Committees' which states "It is proposed that the six members of the Joint Committee from Borough of Poole will comprise five members of the Conservative group and one from the Liberal Democrat group." as he thought that this was inequitable based on the current composition of the Council (Conservative: 29 Others 13). Cllr Howell's amendment was lost on the casting vote of the Chairman

Cllr Howell was also concerned about the wording of 2.1(ii) in the Main Report on 'Shared Services - next steps' that states "delegates authority to the Chief Executive/Managing Director to enter into the agreements necessary to implement the proposed shared service arrangements for corporate services as set out within this report"

Cllr Howell put forward an amendment to give the opposition more say in the final decision but, as before, his amendment was lost on the casting vote of the Chairman.