



BROADSTONE RESIDENTS' ASSOCIATION



MINUTES OF THE ANNUAL GENERAL MEETING

HELD ON THURSDAY 21 MAY 2009

at

ST. JOHN'S HALL, MACAULAY ROAD, BROADSTONE

The meeting commenced at 7.30pm with approximately 70 members and friends present. The 71st meeting was opened by the Chairman Roy Godfrey who welcomed all those present including Annette Brooke MP, Bob Williams Chairman of Broadstone Chamber of Trade & Commerce and David Williams Chairman of Broadstone Neighbourhood Watch. He also introduced Stephen Thorne the guest speaker for the evening.

1) *Apologies:*

Apologies were received from the following:- Mike Brooke and John Noyes.

2) *Minutes of the 70th Annual General Meeting:*

The Chairman advised that the minutes of the last AGM on 15 May 2008 had been published in the summer magazine and asked that they be accepted as a true record. This was agreed nem con by the members.

3) *Matters Arising:*

There were no matters arising.

4) *Chairman's Report:*

Roy Godfrey thanked the committee and members for their support over the last twelve months, particularly John Sayers and the wardens, who without them to distribute the Magazines and the Newsletter, the Association would be nothing at all.

He also thanked Roger Jefferies the Treasurer who had also carried out the duties of Secretary and Advertising Manager.

Although the Association still desperately needed a Secretary, Editor and Advertising Manager there was now a very strong and dedicated committee who generously gave their time to the Residents Association.

There had been a need to strengthen the 'planning department' against the time that Broadstone would come under pressure from developers so there were now two Planning Officers, Pat Talbot and Diane Durham.

Don Rogers, who represented educational matters on the committee had moved from the area and the new Educational Officer was Louise McCulloch who had three young children and was a Podiatrist by profession, and previously a lecturer in Podiatry and Physiotherapy.

Roy said that the Association now worked very closely with the Broadstone Chamber of trade and he attended their meetings. Bob Williams, Secretary of the Chamber of Trade represented their interests at the Association's meetings.

When the Residents' Association was formed in 1938 the minutes were hand written in a school exercise book. The Association now had their own web-site created by David Anderson. David informed the members that if they had any information or news they wished him to put on the website, there was a form available on-line to cater for this. He was assisted by Edward Floyd and Rosemary Mitchell. Rosemary was also Publicist, who looked after the notice boards and arranged articles for the local press.

Lynne Fisher, Chairperson of the Broadstone Access Group had agreed to join the committee, to act as a voice to represent the interests of her group. Jill Floyd, the Archivist, had been very busy trying to get agreement and help to reinstate the sea view at the war memorial. Roy introduced Tom Wilson the official photographer for the Association.

The Association also had a new committee member, Keith Clements, who would be taking an interest in Broadstone's parks, Nature Reserves and heath land. He was a warden for the Herpetological Trust and would keep the Association informed on the various invertebrates, birds and reptiles he came into contact with. Keith reported that the Council had re-instated the ditch, and installed land drains which surrounded the cricket pitch near Charborough Road to reduce flooding. He said that he had seen sand lizards, the first dragonfly of the season and the first hobby of the season on Dunyeats Hill. Keith was an author and had published a book, *The Flora & Fauna of Broadstone Heath Nature Reserve*, which was available in the Local Studies drawer at Broadstone Library. It was also available for sale at £6.50.

The Association had been trying to be as representative of all groups as possible, but there had been a huge gap because the Association had no one to represent the younger people of Broadstone. Roy would be very interested to hear from anyone who would like to get involved.

The Association had invited comments from residents with regard to parking problems, traffic congestion and speeding etc. Following the open meeting in October residents provided a list of problem areas which included the Toast Rack, Wallace Road, Charborough Road, Springdale Road, etc. The Association had made some progress with this in that the Dorset Fire & Rescue Service had carried out a survey of all the problem roads in Broadstone and reported that there had been no problem with access. They claimed that emergency vehicles could reach properties in any road at any time.

A new committee had been created to examine all the issues raised and arrive at a constructive plan for the future of Broadstone. The committee members were; Roy Godfrey and Diane Durham from the Resident's Association, Cllr. Mike Brooke, Lynne Fisher, Broadstone Access Group, Bob Williams Chamber of Trade, and David Anderson, who would consider cycle and trailways. The first meeting had been very constructive.

5) ***Treasurer's Report:***

Roger Jefferies circulated the Statement of Income & Expenditure which covered the year to 31 March 2009 which also showed the previous four years for comparison.

Income

Total income received was £9,465 – a little down on last year's £10,051 because the Association didn't have the benefit of the income from the book, *A New History of Broadstone*, which we'd had for the previous two years.

Subscriptions received at £6,143.50 were very similar to last year, just down a few pounds.

Magazine advertising was £2,982.50, up nearly £200 on last year.

Interest received on our deposit account was £331.00, well down on last year and this year would be significantly lower again.

Expenditure

The cost of the printing of the summer and winter *Magazines* showed a £400 increase over last year due to the inclusion of a colour centrefold.

Other costs were mainly self-explanatory – AGM expenses showed a jump due to the employment of outside caterers for the refreshments last year and the Association had more officers submitting claims. However the Association made many more *donations* to local causes this year. At last year's AGM the Committee announced that it would invite applications from local organisations in need of assistance and a Grants and Donations sub-committee reviewed these and made recommendations which were approved by the Executive Committee - they amounted to £2,200 of which £1,450 related to the previous year.

Total expenditure was £9,037.68 compared with £6,317.75 last year which when deducted from our income of £9,465.00 left a surplus for the year of £427.32 compared with £3,733.62 last year.

Accumulated Fund at 31 March 2009.

When added to the *Accumulated Fund* at the start of the year we arrive at the figure of £12,012.99 which is the net worth of the Association at the end of the year. This was made up of the HSBC current account £514.43, Scottish Widows Tracker account of £11,469.74. To this we must add amounts owing to the Association – interest accrued to date and a prepayment on hall hire amounting to £36.32; and deduct the amount owing by the Association - £7.50 for an officer's expenses, to arrive at the Accumulated Fund balance at the end of the year of £12,012.99.

Since the end of the financial year we have incurred a cost of approximately £1,020 to replace the Association's two notice boards, outside the Post Office and outside Somerfield, which had passed their sell-by dates – the new boards were sturdy and smart and should last for many years.

Thus the Association was again in a healthy financial position and further invitations for applications from local causes would again be made with a view to making half the surplus for the year available. The balance would be used to build up reserves to be available should legal advice or action be necessary to appeal against planning decisions detrimental to the environment of Broadstone or other causes in accordance with the Constitution.

Roger concluded by thanking the examiner, Trevor Bridle, for again going through the books and records with a fine tooth comb and issuing his report.

6) Reports by Officers:

Planning Report:

There had been 258 applications listed in Broadstone in the year and items of interest were:-

2 Barry Gardens - Bungalow in rear garden. The Inspector visited the site to determine this appeal but neither the applicant or the agent appeared.

82 Springdale Road - 4 Bed House in front garden. The applicant had appealed and the hearing was arranged at the Civic Centre on 24th June at 10am.

20 York Road - 2 Blocks of flats finally approved.

10 Ridgeway - Conservation Area – Application for 10 flats refused.

Station Hotel - This application to refurbish the Public House and erect 31 flats had been controversial. It had been listed for determination and the Head of Transportation requested REFUSAL for lack of parking provision (25 spaces short of the requirement for such a development). Before the date of the Planning Meeting, the Developer came up with 5 additional underground spaces and 4 on the surface. An addendum to the Agenda was handed out at the meeting when the Head of Transportation had changed his recommendation to APPROVE. The Committee had been concerned with the lack of adequate parking, amenity area and disabled parking. They also expressed concern with regard to the sheer height and bulk (4 storeys) and the overlooking of the School grounds. They deferred any decision for further consultation. At the following Committee Meeting and just before the vote it had been reported that a Parking Survey had been carried out the day before and there were over a 100 spare parking spaces in the area. The Application was approved despite the fact concerns of the Committee had not been fully addressed.

Fairlight Hotel - This application for a 63 bed Care Home caused considerable concern when full details came to light. At a meeting of the Executive of the Association the Developer and Architect gave the impression the character and appearance would reflect the area with 3 separate buildings and links between. The links between were in fact 2/3 storeys high which produced an appearance of a solid block across the whole of the frontage facing Moor Road and Golf Links Road. The footprint was so large that it left little or no landscape for the enjoyment of residents. The Association had requested this present application be recommended for refusal for a number of reasons and a copy of the Association's response was on the Council's web site. (Ref: Application Number APP/09/00209/F)

Editor's Report:

Roy Godfrey told the members that there was no way the Association could not publish the magazines. Without them the Association would have little direct contact with the residents.

When Roy volunteered to publish the Magazine he said he would publish one edition. He had now published a Summer Magazine, a Winter Magazine and the Spring Newsletter, and he would also have to manage the Summer Magazine. He said that in addition to his duties as Chairman this created a great deal of work. He said that they very much needed someone who could take over the duties of Editor.

The Summer magazine would be published on the 6 August, and he would advise the date for copy deadline in due course.

Advertising Managers Report:

Despite the current economic problems the Association had not received any cancellations for advertising in the magazine. The continued support of the Broadstone business community was very much appreciated.

Chief Wardens Report:

John Sayers thanked all his Area Wardens and Road Wardens for their efforts over the last year. He said that he wrote to them personally, all 85 of them, but this was his opportunity to thank them all in public. They were the vital link in disseminating the Association's news to all the members and it could not be stressed too highly how crucial this was to the running of the Association.

John made his annual plea for new wardens. Although the turnover of wardens had been lower than usual this year, the inescapable fact was they were now all a year older. Many of them are octogenarians, and have hinted that they may not be able to carry on for much longer, so John foresaw a real problem in the offing. There were existing gaps in the Pine Springs and York Road areas but any additional help would be very welcome. It only involved three deliveries a year and collecting the subscriptions once a year so it was not arduous.

Last year John asked all the wardens to tell him when they first became a warden. He now had fairly complete records and there were many wardens who had achieved over 20 years service. The Chairman held a coffee morning last August for all the wardens and at that event he presented long service certificates to Joyce Warren and Derek Hawker who had both served for over 25 years. The Committee then decided that the AGM was the most appropriate place for future presentations, and this year two more wardens had reached the 25 year milestone. In recognition of their contribution to the Association Sue Bennett and Sheila King came forward and received their Certificates from the Chairman.

7) *Election of Officers:*

In the absence of the Association's President Don Harris, Pat Talbot took the chair and thanked Roy Godfrey for all his hard work for the Association, and said it was a credit to Roy for keeping the team in good order. Roy was duly re-elected as Chairman of the Association nem con. The Committee was elected en bloc, proposed by Sally Banford, seconded by Frank Wood.

Honorary Officers:

President	Don Harris	Secretary	Vacant
Vice Chairman	Pat Talbot	Treasurer	Roger Jefferies
Planning	Pat Talbot	Advertising	Vacant/ Roy Godfrey acting
Editor	Vacant/ Roy Godfrey acting	Chief Warden	John Sayers
Education	Louise McCulloch	Solicitor	Andrew Carswell
Publicity	Rosemary Mitchell		

Additional Honorary Officers:

Archive & Research	Jill Floyd	Webmaster	David Anderson
Environment	Keith Clements	Disability Groups	Lynn Fisher
Planning Assistant	Diane Durham		

8) *Appointment of Examiner:*

Trevor Bridle had agreed to be the examiner and was duly appointed.

9) *Subscription Rate for the year commencing 31 March 2009:*

The subscription rate was proposed to remain at £2 per annum and was agreed by the members at the meeting.

10) *AOB: (Pre-notified)*

A member asked if it was possible for the Spring Newsletter to be A5 size as the larger size was awkward to push through letter boxes. This would be discussed at the next Committee Meeting.

Talk by Stephen Thorne, Head of Planning & Regeneration for Poole Borough Council.

As a Chartered Town Planner and the new Head of Planning and Regeneration at the Borough of Poole Council, Stephen Thorne said that he had been associated with a Planning Department for 35 years and had experience of both the public and private sectors in East Hampshire, Salisbury twice, Southampton, Telford and Poole.

He had been Head of Development Services at Salisbury for 6 years responsible for a service that had to serve four Area Committees, a Planning and Regulatory Committee, 76 Parish Councils, 3000 Listed Buildings, 70 Conservation Areas and all within 400 square miles of a 'jewel in the crown' environment. The interface with the planning service was and still is high and in this respect was no different to Poole.

He said he had joined Poole at an interesting time as a planner and to be involved in the regeneration of a town as diverse and interesting as Poole was a challenge. The Twin Sails project was still an issue to address as there were milestones within the project that had a planning dimension and, as a managed process, these milestones were important in ensuring that the Council got to a stage of delivering the completed bridge by the end of 2011. The implications of this bridge for Poole were enormous as the infrastructure it delivered acted as a catalyst for the regeneration of the Power Station site and a key component of the Core Strategy for Poole.

Building schools for the future was an enormous programme of rejuvenating and building new schools of which four were in the Borough of Poole. This would require early engagement with the planning unit so that they could all work together to deliver the quality outcomes that all desired.

Town Centre North was also a programme of works that needed to be scoped again in the context of the credit crunch, the change in the retailing sector and the area action plan that the Council currently had on the stocks. As a unit the planning department would be at the heart of shaping the future of these areas and projects.

Stephen touched on the review undertaken by Sir Michael Pitt and the recommendations that came out of that study. There had been no impropriety or fraud. However there had been a number of contributing factors that had brought the Council to where they were today. In part, a lack of understanding as to what was a

complex process that had been under pressure with a reduced resource in terms of people, a sense of mistrust, a disaggregated function i.e. the complete service in two service units, an area under high development pressure with a clear resistance to change, a very high expectation of what the planning service could actually deliver, the disbenefit of a target driven process. He said he needed to bring together the team to resolve any outstanding personnel issues, to reflect on the findings of the Pitt report, to work out a strategy for the future, to identify the added value of the service, to address the concern and speculation that had been reported, to undertake an engagement strategy that was inclusive and to undertake a programme of continuous improvement.

The developer wanted from the service - A speedy approval under delegated powers with as little publicity as possible if it was not going their way. Immediate access by telephone or in person with a Planning Officer, negotiation as long as it took to get the right decision and referral to committee when it suited. The public and Residents' Associations wanted from the service - Extensive publicity, extensive engagement in order to lobby, access to all discussions, opportunities to stifle and delay when their view was one of objection. Part of the challenge before Stephen was to evolve a unit that was capable of dealing with these tensions and conflicts. He saw his service provision as a triangle with speed, quality (which in itself divided into decisions that affect the built environment and engagement with Stakeholders) and cost as the three Primary Angles. If the service was in perfect balance, the triangle would be equilateral with the centre of gravity perfectly in the centre.

The government's first position was quality, consultation with statutory bodies such as the Environment Agency and Natural England, publicity to include engagement of the public and Residents' Associations. However the more consultations and publicity that took place the longer the application took to process. Stephen's job was for the unit to be effective and efficient, to be value for money and to achieve.

Development Management was about place shaping and it put Spatial Development plans into action. It facilitated and promoted the delivery of Strategic Developments that were pivotal to achieving the objectives and vision for the community. It puts us at the heart of the Council as a place shaper in partnership with others and was the end to end delivery mechanism for Sustainable Development. It moved away from traditional development control activity that was focussed on the scrutiny and determination. It allowed Development Control's experience to feed into evolving local development framework documents and for Development Management Officers to ensure strategies were deliverable and outcomes monitored. It was a culture change for the unit, but with partnership working it put the place shaping agenda at the heart of whatever the Council does and the delivery mechanism was the Planning Unit. It would require changes to structure and allocation of resources. Councillors would need to understand the Spatial Planning System. Chief Executives and Senior Officers of the Council, Local Strategic Partners would all need to understand more about the focus of Development Management. The Community would need to understand the changes and the importance of the local development framework and the next steps of local development documents. The Developers and Agents would need to understand the changes brought about by the Spatial Planning System, and the importance of pre-application advice that would revolve around the iterative process of evaluation, negotiation and shaping to meet the Council's vision. They would also have a part to play in presenting their schemes to important groups within the community to enable the community to participate before the statutory process began. This was about Planners being part of a Development Management culture that would require more impact analysis and judgement because the policy framework was set out in terms of the outcomes sought, rather than traditional regulatory standards and

policies. His team was a newly formed unit that allowed them to embrace the development management concept and joining up the teams would physically help to strengthen the capability of the unit. This would represent a step change that would address the review requirement of the Pitt report and start to build bridges and eventually trust with various elements of the community.

Stephen had invited the Improvement and Development Agency of Central Government to engage with his team to look at processes and work with him to identify what they currently did well and where they could improve. He had formed an inclusive working group that would meet with him to work together in a forum of mutual respect in order to understand the business he was in and to move forward from the Pitt report. The first meeting of this Forum took place on 13 May. He intended to mirror this initiative with Agents and Developers so as ensure the Development Management concept was understood, and to try and move to a position where they understood that developing in Poole is one of putting the people first, designing what was right for Poole and achieving the hopeful quality outcomes.

He told the members he would listen, assess, adjust where he could and where he could not, he would say why. There would need to be compromise on both sides and a willingness to break down the angst into operational sized parcels that could be targeted and focused on the local issues that caused the anxiety. These parcels could be project or proposal based, but needed to be assessed as part of the LDF, the emerging local development documents and it was important that engagement took place at this principle stage. Core strategy in place which was solid. The shape of success must be engagement, partnership working and a community acceptance that the future would be better for the whole of Poole than the present.

Stephen had formed a working group for residents' associations to discuss a framework as a way forward with regard in particular to pre-application/planning advice from developers. Once the applications had been completed, this information would be published on the Poole Borough Council's website, but any sensitive information would be withheld.

The meeting was called to order, thanks given to the speaker and to Sarah Littlewood who provided the refreshments at the interval, and the Chairman closed the meeting at 9.47pm.