

West Cliff House Owners' Association

Newsletter January 2024

Happy New Year and Reflections on 2023

First of all we would like to wish all owners and members a Happy New Year and warm wishes for 2024.

As we look back and reflect on 2023, it was, in many ways less busy than we anticipated. There wasn't very much to do on maintenance, Jurassic Fibre seemed to vanish, there were no more gas leaks, Wessex Water investigations went without a hitch and consultation on the changes to the road designations (DMMOs) did not begin until December. Despite this, the committee met eight times. A lot of our discussions focussed on the legal status of the association and rights and responsibilities of trustees, committee members, owners, councils and others such as neighbouring land owners and members of the public.

None of us are legal experts but we are all aware that things have changed considerably since the association was set up. We have formal aims and objectives but our main purpose is to help make things easier for everyone who owns a property on the estate. As busy and unpaid volunteers we strive to do our best and make informed decisions within the limited time that we can allocate to estate issues. We value feedback and input from owners and want to get better at keeping you informed. To this end we will produce an annual calendar with dates of meetings, newsletters and planned maintenance – this will also help with budgeting and subscriptions. In each newsletter we will give a summary of what 's been discussed at committee meetings. If you have any thoughts on what else we could do we'd love to hear from you mail@westcliffestate.co.uk.

Plans for 2024 AGM

The 2024 AGM will be on Saturday 13th April 1pm to 3.30 pm at The Salt House, West Bay. Agenda items include report on 2023-24, planned maintenance for 2024-25, budget and subscriptions. Paperwork will be sent out in March.

Getting and staying connected

We've had a great response to our request for us to send things out to you by email – so a big thank you. It's saving a lot of time and shoe leather! We appreciate that not everyone has an email address and so will continue to distribute hard copies where necessary but if you are able to receive communications electronically and haven't given us your details, please email Neil Grimstone ngrimstone@brandis.co.uk and he will add you to the email distribution list.

Changes to footpaths and bridleways

On 18th December notices were placed around the estate informing owners that the DMMO consultation process has begun and with a response deadline of 10th February 2024. The association and trustees were also notified.

As a quick reminder, there are two separate DMMOs

1. DMMO T589 – affecting the four Cliff Walks and Hill Rise
2. DMMO T732 – affecting Brit View Road and West Walk

More detail of the DMMOs can be found on the Dorset Council register of DMMOs <https://mapping.dorsetcouncil.gov.uk/rightsofway/definitivemap/register>

Trustees currently own much of the land that will be impacted by the DMMOs. The trustees believe that neither of the DMMOs will benefit the estate and therefore, as custodians of the land will therefore be registering their objections to both of the DMMOs separately.

The majority of the WCHOA committee also objects to DMMO T732 and are unanimous in opposition to DMMO T589.

As an owner you have been invited to respond to the Council consultation, however you are under no obligation to do so. If you do wish to respond you should treat each DMMO separately. For each of them decide whether you wish to support it, oppose it or ignore it. The details of how to respond are on the public notices around the estate and were included in an email sent out to owners on 22nd December 2023.

For those who wish to object to one or both of the DMMOs Lindsey Blair has agreed to help owners frame their response. Contact Lindsey on lindseyblair@aol.com

For those who wish to support DMMO T732, Neil Grimstone has agreed to help owners frame their response. Contact Neil on ngrimstone@brandis.co.uk

If any owners have evidence in support of or objection to either of the DMMOs – for example photographs of old signs, emails, letters etc. please pass these to a Lindsey or Neil or email the secretary mail@westcliffestate.co.uk

Consultation on a new West Cliff Estate ‘Rulebook’

In our July 2023 newsletter we explained that the committee is seeking to update our ‘rulebook’. which governs how the estate should be managed. Our current one was last updated in 2013 and is now very much out of date. We circulated a copy of this and thank you for everyone who has made comments. Included in this communication is a draft of a new version based on model documents from the Private Roads Association. Details of how to respond are in the covering letter.