

WEST CLIFF HOUSE OWNERS' ASSOCIATION

Chairman: Keith Brown

Dear house owner, it's that time of year again. Happy Christmas to you all on behalf of your committee. I won't mention the Bre----- word, but just wish you a settled and peaceful New Year.

The general work of your committee has continued smoothly for the first 7 months of this financial year. Some road repairs, clearance of drains and gullies, remarking of the roads and the maintenance of land owned by the association have all been completed.

However, there is work still to be done. There is some resurfacing and road marking to be done in Meadway and the Cliff Walks; an investigation of road and pavement repairs in Brit View, and we intend an improvement of drainage on Lower West walk to solve flooding problems for two or three properties. Some of you could help with this. When we had the gullies cleared in October we found a lot of them blocked by sand and building rubble washed down from higher in the estate. This slows the flow of water during heavy rain and results in a "small lake" on the road. If you are having work done, please ensure no waste material leaks into our road drains.

You can all help your committee. If any of you have noticed that work is needed to the roads, pavements and land owned by the Association, or if you have worries about anything on the Estate, please let a committee member know. Every report will be looked at by your committee and may be discussed at our next AGM.

In August the Melplash show caused problems on the estate. Exiting traffic was directed onto our roads resulting in jams and blockages. We have received a letter of apology from the organisers stating it was a mistake and promising there would be no repetition in the future.

At this time of year we review how the payment of maintenance contributions is progressing. It is a good opportunity to remind some of you that this payment may have slipped your mind. We only have five or six left to collect. It is worth noting that if you have moved in to our estate recently you are only responsible for a portion of the contribution. Please contact our treasurer to find out the amount due.

At our Last AGM I informed you of the possible sale of land known as 'Great Piece' (Field adjacent to Meadway) next to our estate. This caused some concern to a lot of us, as the prospect of enlarged caravan parks surrounding us was not a welcome thought. Nigel(our Vice chair) led a working party to investigate and I asked him to give a brief report:-

Following the AGM in April of this year, a subcommittee was formed with the sole intention of uncovering any intentions of the West Dorset District Council (WDDC) to dispose of or transfer ownership of the land surrounding the West Cliff estate. This lead to a meeting between Nigel Mawditt, Keith Brown (from West Cliff) and Greg Northcote of WDDC. We were assured by Greg that the land known as "Great Piece" (adjacent to Meadway) remains under lease to Sean Fox.

While the council did receive a planning application 'in principle' for the development of the land for holiday homes, it was refused on multiple grounds. At this moment in time there are no further plans to change the lease or ownership of the land, however, this will be under review again in April 2019, when the new unitary authority is in situ.

Our investigation remains ongoing and we will continue to update you in due course.

When Mr. Fox left West Cliff Farm I invited the new owner, Mr Cox, to contribute to our newsletter.

'I have been asked by the Chairman of your Association, to introduced ourselves as the new owners of West Cliff Farm. Our family have owned Highlands End Holiday Park since 1971 and some of you may know us and we decided to purchase the farm which is adjoining our existing farmland at Watton Farm. We are currently tidying up the land and we will shortly be erecting new fences around the perimeter as we plan to have additional sheep on the land. We will also be looking at the property which is in need of some improvement'

When walking around the estate I couldn't help noticing what seemed to be a large block of flats was appearing on 4th Cliff Walk. Brian Robertson, the owner, has given the following progress report.

After lying empty for around two years, my wife Linda and I purchased Bellever in September 2017. We are now in the midst of a major renovation of the property which includes building rooms in the roof space, replacing the old conservatory with a single story extension dining room, replacing the porch and various internal alterations. Work started in October and we have already completed all the ground work and foundations for the dining room and porch. In order to work uninterrupted over winter in the roof space, the contractor has had a specially designed scaffold structure with temporary roof built which covers the entire property....that's why it is so large. Rest

assured the property hidden underneath will remain a bungalow...albeit with rooms in the loft. Work is now taking place under the scaffold, stripping back the roof and doing the structural work required for the loft conversion. We are hoping to complete the work by end April.

The only setback we have had was a couple of weeks ago during a storm when two sides of the sheeting installed round the scaffold was completely shredded. The sheeting has been replaced by a more robust shrink wrap system which is designed to be used in exposed locations. Hopefully it will stand up to the West Bay winter storms.

Finally, we will make good any damage to verges caused during material deliveries. The contractor is specifying small delivery trucks where possible.

A reminder:- we keep your personal information(name, address, e-mail) so we can contact you if necessary. The law requires us to obtain your permission to do this. If you have not already done so, please complete the attached form and return to a committee member

Finally, I would like to repeat my wish that where ever you may be, have a very happy Christmas

Yours,



Committee members

Keith Brown - Chairman, Meadow View, Meadway

Nigel Mawditt - Vice chair, Tredewi, 2nd Cliff Walk

Mike May – Treasurer, 15, Brit View rd

Colin Marley – 7, Brit View rd

Margaret Thompson – 14, West Walk

Len Howard – Lansdown, Hill Close

Brian Robertson – Belever, 4th Cliff Walk

John Gaylard – Greenway, Meadway

Roy & Lyn Harris – Cleveland, Hill Rise

Lindsey Blair – Farthings, 4th Cliff Walk