

# BRANKSOME PARK & CANFORD CLIFFS

## RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

### Planning Lists for (cancelled) Meeting 8 April 20

#### List 11 - 14 included (3 April 20)

The Planning Department has explained that some applications have been held up due to staff changing to home working. Also, they do not have scanning facilities, so comments sent by post are not being loaded on to the website. However, there have been quite a few planning decisions, and the ones listed here are only those previously identified as being controversial.

### DECISIONS

*APP/19/01265/P*

*10/10/19*

Flaghead Cliffs

The proposal for Beach Huts was reduced to 12 from 15, but has still been **Refused** on 6 April 20. There was inadequate evidence that this would be safe, and it was also noted that it would have a negative impact on the sylvan appearance of these cliffs.

*APP/18/01273/P*

*15/10/18*

6 Burton Road

This application to replace a bungalow with a block of 12 flats was **Withdrawn** on 30 March 20. The proposal was completely unacceptable within the Conservation Area, but it is not clear why it was not refused earlier. It would not be a surprise if we see a new application from the developer.

*APP/20/00109/K*

*29/01/20*

43 Western Road

The strange CLOPUD application for a large leisure centre has been **Refused** on 24 March 20. Quite sensibly, the planning department ruled that the application did not meet the legal requirements, as the facility "was not incidental to the enjoyment of the dwellinghouse", and also had eaves of over 2.5m. The application for a house is still under appeal (see below).

### APPEALS

*APP/19/01118/F*

*02/09/19*

20 Leicester Road

The (revised) application to sever land and erect a 4 bedroom detached house was **Refused** on 5 November 19, but an appeal has now been lodged (7 April 20). This is not surprising, as the site still has the appearance of a building plot as one drives along that road.

# BRANKSOME PARK & CANFORD CLIFFS

## RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

**APP/19/01166/F**

**12/09/19**

39 Western Avenue

The application to split this site and build a separate detached house was **Refused** on 25 October 19, but an appeal has been lodged (7/02/20). The property is now for sale on the market.

**APP/19/00252/F**

**13/03/19**

43 Western Road

The application to build a detached house in the back garden of this property was **Refused** on 8 November 19, but an appeal has been lodged (17/01/20).

**APP/18/01072/F**

**16/08/19**

2 Wilderton Road

The Planning Inspectorate has now arranged a hearing on 28 April 20. The appeal is for the original application for 25 flats.

### **APPLICATIONS**

**APP/20/00276/F**

**12/03/20**

2-4 Leicester Road

This is another proposal to demolish three bungalows and replace them with three blocks of flats (37 in total). Once more, this site is on the edge of the Branksome Park Conservation Area, and another major issue is the impact on traffic, on the stretch between Lindsay Road and Penn Hill. The agent is Pure Town Planning. BPC CRA has registered an objection, but there will not be many comments from neighbours, as the site is surprisingly isolated due to all the roads and the Penn Hill car park. The site is of course opposite the McCarthy & Stone development.

**APP/20/00093/F**

**05/02/20**

The White House, 34 Buccleuch Road

This large detached house is next to the new flats being built at 56 The Avenue. The proposal is to build a block of 10 flats with basement parking. Given the project next door, it is not surprising that this is happening, but the home owners in Buccleuch Road are not at all happy! Unfortunately, this is not in a Conservation Area, and the pre-application advice seemed to be quite positive.

**APP/20/00148/F**

**03/02/20**

28 Bury Road

This proposal relates to a strip of land between houses on Bury Road (24/26/28) and houses on Canford Cliff Road (59/61/65). It is described as an "outbuilding" for a swimming pool and leisure centre, but it seems likely that it would actually be a house. The application included changing the pedestrian access to a drive. This site has had several previous applications refused, and the immediate neighbours are very concerned.

# BRANKSOME PARK & CANFORD CLIFFS

## RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

**APP/19/01569/F**

**06/01/20**

Carisbrooke, 172 Canford Cliffs Road

As expected, McCarthy & Stone have submitted this proposal for a large block of retirement apartments (assisted living/extra care). Unfortunately, the block seems to be larger and higher than was shown in their earlier consultations, and this has led to a large number of objections. There is one from BPC CRA, but it has been incorrectly labelled as "Society for Poole". Meanwhile, Mohan has "called-in" the application.

**APP/19/01531/F**

**17/12/19**

2 Chesterfield Close

This is another example of site-splitting in the Conservation Area, and BPC CRA has objected on principle. The existing bungalow is only 15 years old, and the proposed 2 houses are too close together and too close to neighbours. There will not be enough space to grow suitable tree cover. A slightly revised site plan has been shown, but this does not really resolve the issue.

**APP/19/01224/P**

**31/10/19**

2 & 2A Burton Road (22 Balcombe Road)

As soon as the flats at 18/20 Balcombe Road were granted permission, this new application appeared for the corner site. The proposal is another block of 37 flats with access and parking. This plot is actually within the Conservation Area, and the plan should not be considered acceptable. BPC CRA has registered an objection.

**APP/19/00957/F**

**06/08/19**

7 & 9 Lindsay Road

Demolish the two existing bungalows and replace with a collection of 10 individual houses. Once more, this should be impossible in the Conservation Area, but of course the McCarthy & Stone development next door is being used as a precedent. BPC CRA has lodged an objection. Meanwhile, there have been some changes to the plans after consultations with Planning.