

# 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 13 May 20

#### List 15 - 19 included (8 May 20)

### DECISIONS

**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. The application was **Refused** on 21 April 20, and the points made by the Case Officer were similar to those quoted above.

**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 Cliffs 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. The application was **Refused** on 16 April 20, with the impact on the Conservation Area being a major issue. It was noted that the proposed building did not "connect" with the applicant's house, and seemed more like a separate building.

### APPEALS

**APP/19/01289/F**

**15/10/19**

4 Burton Road

This revised application to retain the existing building and add three new houses at the bottom of the garden was **Refused** on 11 December 2019, but an appeal has now been lodged (30 April 20). As usual, the "Grounds of Appeal" document from Pure Town Planning makes extensive references to other examples of site-splitting which have been allowed, both within and outside the Conservation Area.

**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.

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**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 postponed the hearing on 28 April 20, and we will have to wait for a new date. The appeal is for the original application for 25 flats.

### **APPLICATIONS**

**APP/20/00424/F**

**09/04/20**

7 Canford Cliffs Avenue

This is another site-splitting proposal, for a house in the back garden which would be rather too close to the road compared with other properties. Unfortunately, this seems to be part of a pattern in this location, and the neighbours in Widdicombe Avenue are particularly annoyed.

**APP/20/00417/K**

**08/04/20**

14 Links Road

This CLOPUD is for a swimming pool and gym, using the same footprint as the previous (refused) applications for a separate house. Not surprisingly, the neighbours have expressed cynicism about the reasons for this proposal.

**APP/20/00342/F**

**17/03/20**

19 Wilderton Road

This is an application to build a large detached house, and is in effect a repeat of the one previously granted permission in 2017. Presumably it will be approved again, as it seems more consistent with the rest of the road. That would mean that the long process of attempts to build a block of flats had finally ended.

**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. BPCRA 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.



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**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/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/19/01224/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.