

# 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 11 June 20

#### List 20 - 23 included (5 June 20)

#### DECISIONS

**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. The new proposal was **Refused** on 4 June 20, as the proposed building was not "incidental" to the enjoyment of the main house. The footprint was larger than the main house, and the plan included a drive and car parking.

#### 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.

**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.

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### **APPLICATIONS**

***APP/20/00456/F***

***18/05/20***

16 Western Road

This is a revised scheme, following the refusal of the first attempt. The new building is not so large and imposing, and the applicant has tried to deal with various issues raised by the Planning Officer.

***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. There have been over 20 strong objections, with one neighbour being a professional quantity surveyor.

***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. BPC CRA has registered an objection, but there have only been about 10 comments from neighbours, as the site is surprisingly isolated due to all the roads and the Penn Hill car park. One comment describes the existing bungalows as "an eyesore", and says the new building would be more welcoming! The site is of course quite close to the McCarthy & Stone development in Lindsay Road.

***APP/20/00052/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. The comments have included a few who support the proposal, and the agent has put forward some interesting arguments. Apparently the trees along The Avenue are already under threat from a pathogen!

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**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.