

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 July 20

List 24 - 27 included (3 July 20)

DECISIONS

APP/19/01118/F **02/09/19**

20 Leicester Road

The appeal for this revised application to sever land and erect a 4 bedroom detached house was **Dismissed** on 24 June 20 November 19. The Planning Inspector made it quite clear that there was no reason to change the previous decisions.

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. Unfortunately, the BCP Planning Committee has **Granted** permission for this, on 2 July 20. That strip of The Avenue will be very busy as a result.

It is also worth noting that the proposed replacement of a Care Home at 23 Forest Road with 9 houses has been **Refused** on 26 June 20 (20/00111/P). The Case Officer noted that it was important to preserve our supply of care homes. On 22 June 20, permission was **Granted** for three houses to replace the bungalow at 1 Oratory Gardens – all part of the over development of Martello Road South. These two cases were not included in my previous lists, as I had not decided that they were controversial.

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/19/01166/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).

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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/20/00456/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. However, several neighbours have objected, as it is still considered to be too imposing for the site.

APP/20/00362/F

25/04/20

4 Western Road

This is an amended version of the previously refused plan to replace a bungalow with a block of flats. There have been over 30 objections, including from BPC CRA, and the case has been "called-in" by Mohan. Although the applicant has tried to reduce the scale of the building, it is still quite unsuitable for the site, and pays no attention to the impact on the neighbouring blocks of flats.

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

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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/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. There are now at least 45 objections, including one from BPC CRA. Both of our Councillors (May and Mohan) have arranged for this application to be “called-in”.

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.