

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 12 August 20

List 28 - 32 included (7 August 20)

DECISIONS

APP/19/01289/F **15/10/19**

4 Burton Road

The Appeal lodged on 30 April 20 was **Dismissed** on 28 July 20. The Planning Inspector specifically rejected the attempts by Pure Town Planning to use other local examples of site-splitting as a "precedent". The proposal was definitely against the rules of the Conservation Area. It is worth noting that this was a different Planning Inspector from the one ruling on 39 Western Avenue (see below).

APP/19/01166/F **12/09/19**

39 Western Avenue

The Appeal lodged on 7 February 20 was **Dismissed** on 17 July 20. The Planning Inspector was strongly supportive of the Case Officer's ruling that this would infringe the rules of the Conservation area. The Pure Town Planning examples of other site-splitting cases were rejected.

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. As expected, this was **Granted** permission on 14 July 20. Hopefully this means that the long process of attempts to build a block of flats has finally ended.

APPEALS

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 arranged a hearing on 11 August 20. Meanwhile, another Appeal was launched on 17 July 20. This is for the revised scheme for a block of 21 flats (**APP/19/00744/F**, 11 June 19).

APPLICATIONS

APP/20/00558/F **30/07/20**

20 Leicester Road

There have already been two attempts at this site-splitting, and they have been **Refused** by 2 different Case Officers and 2 different Planning Inspectors. This is another revised plan, which tries to deal with some of the issues, but does not resolve the fundamental problem that such site-splitting (or "garden-grabbing") should not occur in the Conservation Area. The proposed extra house is far too close to a busy road. BPC CRA has made an objection.

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APP/20/00698/F

10/07/20

12 Eaton Road

The existing house here has garden to the side with a steep slope, and a garage at the bottom of the slope next to the road. The proposal is to build a second house and 2 garages in this garden area. Another example of "site-splitting" in the Chester Road Conservation Area. Neighbours are upset, particularly as a previous attempt to build a block of flats was refused. BPCCRRA will be making an objection.

APP/20/00677/F

09/07/20

7 Chaddesley Glen

On 4 December 2018, permission was granted for a block of 5 flats to replace this single house. This new application is for a bigger development of 8 flats. Neighbours are understandably upset, and BPCCRRA has made an objection. Mohan has "called-in" this proposal.

APP/20/00653/F

18/06/20

69 Canford Cliffs Road

Permission already exists for an extra garage to the front of this house, but this new application is for a small house, described as an annexe for carers. BPCCRRA has made an objection, as this plot is in the Conservation Area, and it could result in another "site-splitting" exercise.

APP/20/00568/F

01/06/20

40 Lakeside Road

This is a site-splitting proposal, resulting in a small additional house in the existing side garden of this large plot. A similar proposal was previously refused.

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 BPCCRRA, 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.

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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/20/00276/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/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.