

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 14 October 20

List 37- 41 included (9 October 20)

DECISIONS

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. Permission was **Refused** on 6 October 20 – for the third time!

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. Permission was **Refused** on 18 September 20.

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. This application was **Withdrawn** on 9 September 20.

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 was lodged on 17/01/20. The appeal was **Dismissed** on 23 April 20, but was not included in the planning list at that time.

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APPEALS

APP/19/00265/P **10/10/19**

Flaghead Cliffs

This application for 12 Beach Huts was **Refused** on 6 April 20, but an appeal has now been lodged, on 22 September 20. It still does not seem appropriate for this sylvan area.

APP/20/00456/F **18/05/20**

16 Western Road

The second application for this large house to replace a bungalow was not decided in time, so an appeal has been lodged, on 22 September 20. The appeal documents also include the original proposal, which was even larger.

APP/19/01531/F **17/12/19**

2 Chesterfield Close

This site-splitting proposal was **Refused** on 21 April 20, but an appeal has now been lodged, on 2 September 20. At the time of writing, there is no further information about the grounds of appeal on the planning website.

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/20/01013/F **30/09/20**

2A Martello Park

This development has now been acquired by another developer (Foritudo) who have once more applied for permission to add an extra flat on the 5th floor, even though this was previously rejected. The immediate neighbours are understandably upset.

APP/20/00698/F **10/07/20**

4 Western Road

This is another revised scheme, which seems to be very similar to the second one. Some changes to balconies have been made, but the neighbours remain very upset about the replacement of a bungalow with a block of flats, with still no attention being paid to the access arrangements.

APP/20/00698/F **10/07/20**

12 Eaton Road

The existing house here has a 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. BPC CRA has made an objection.

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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 BPC CRA 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. BPC CRA has made an objection, as this plot is in the Conservation Area, and it could result in another "site-splitting" exercise.

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. 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. The BCP Highways Authority has recommended **Refusal** due to the impact on traffic.

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. A decision by the BPC Planning Committee is expected on 15 October 20.

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".