

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 10 March 2021

Lists 6-9 included (5 March 21))

DECISIONS

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. On 25 February 21 an appeal due to the delay in making a decision was **Dismissed**, but the inspector did allow the appeal for costs.

APP/20/00456/F

18/05/20

16 Western Road

The appeal which covered two applications to build a large house on this plot was **Dismissed** on 19 February 21. The inspector said the proposed house was too big and intrusive, and made specific reference to the Conservation Area. It was also pointed out that the existing bungalow was already on a plot severed from an original site.

APP/20/00932/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. An appeal was made based on the delay in a decision, but the appeal was **Dismissed** on 18 February 21. The inspector confirmed that the proposed block of flats was too large and imposing for the character of the area. However, the appeal for costs was allowed.

APP/19/01569/F

06/01/20

Carisbrooke, 172 Canford Cliffs Road

The BCP Planning Committee **Granted** permission on 26 November 20 for this McCarthy & Stone development of 60 assisted living/extra care apartments. However, a decision notice has not yet been posted on the planning website.

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APPEALS

APP/20/00558/F

29/05/20

20 Leicester Road

For the third time, an appeal has been lodged in relation to this site-splitting proposal. The start date was 12 February 21. This latest application was refused on 6 October 20, and it had been adjusted in the hope of meeting some of the previous criticisms. The site in question still looks like a building site, and has frequent bonfires.

APP/20/01013/F

30/09/20

2A Martello Park

This development has now been acquired by another developer (Fortitudo) who once more applied for permission to add an extra flat on the 5th floor, even though this was previously rejected. The application was **Refused** by the BPC Planning Committee on 18 December 20. An appeal was lodged on 19 January 21, but has not yet been officially started. Meanwhile, two strange applications have been made by the same developer to add extra flats to neighbouring blocks of flats – these are requesting “prior approval”, and seem to be related to the recent change in planning rules in relation to raising the height of buildings.

APP/20/00424/F

09/04/20

7 Canford Cliffs Avenue

This site-splitting proposal was objected to by a large number of residents in this road and in Widdicombe Avenue. The application was **Refused** on 18 September 20. An appeal has now been lodged and started on 6 January 21.

APP/19/01265/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, confirmed on 9 October 20. It still does not seem appropriate for this sylvan area.

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APPLICATIONS

APP/20/01365/F

09/12/20

142 Canford Cliffs Road

This site currently has a rather attractive “mock tudor” house called Mount Grace. Unfortunately, this is an application to replace it with a block of 13 2-bedroom apartments.

APP/20/01233/F

11/11/20

9 Brudenell Road

This site, which is effectively on Haven Road, has a history of contentious applications. This latest one is seeking to add another storey to the existing accepted plan for a block of 8 flats, to give 9 flats instead. Unfortunately, this would seriously impare the views from the houses above the site. Some amendments have recently been made to the plans, in order to deal with some of the objections.

APP/20/00900/F

05/10/20

28 Bury Road

This is a proposal to replace a tennis court with a detached house. The site already has a history of similar attempts, and this one would be particularly damaging for the house on Canford Cliffs Road which backs on to it. There is also concern about the impact on the footpath which joins Canford Cliffs Road to Bury Road. As this is in a Conservation Area, the site-splitting should not be allowed. BPC CRA has lodged an objection.

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/19/01224/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”.