

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 May 2021

Lists 15 – 18 included (7 May 21)

DECISIONS

APP/21/00130 and APP/21/00131 **25/01/21**

Stanton Lacy and South Lodge, Martello Park

These two “prior applications” to add to the height of these flats have been **Refused** on 5 May 21. The main application for extra height on 2A Martello Park has now gone to appeal (see below).

APP/20/00437/P **05/06/20**

6 Burton Road

This application was **Refused** on 22 April 21, and an appeal has already been lodged, but not yet confirmed.

The existing property is a substantial split-level house, which seems to be in good condition, with some relatively recent extensions. The proposal is to demolish it and build a block of 12 flats, which should not be allowed in the Conservation Area.

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.

APPEALS

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

2A Martello Park

This incomplete development has now been acquired by another developer 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, and has now officially started on 4 May 21.

APP/20/01196/F **15/10/20**

25A Ravine Road

This site was already split from 25 Ravine Road. The proposal is to replace the single house with two large 3-story houses with flat roofs. This should not be possible in the Canford Cliffs Conservation Area. As no decision has been made by the Planning Department, an appeal has now been lodged, which was confirmed on 19 March 21.

APP/19/01575/P **20/12/19**

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4 Canford Crescent

This application was to demolish the existing detached house and replace it with a block of 5 apartments. As no decision was made, it has gone to Appeal, confirmed on 3 March 21. In addition, a separate application has been made for two detached houses (**APP/21/00204/F**), validated on 25 February 21. Neighbours in that street are not happy about the change in character, and also there are neighbours in Nairn Road whose privacy will be affected.

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.

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.

APPLICATIONS

APP/21/00627/F

22/04/21

7-9 Lindsay Road

This is a new application by a different developer, to replace two bungalows with 2 blocks of flats (21 apartments) and 7 terraced houses. This would replace two dwellings with 28, which does seem excessive! It is hard to understand how this could be granted permission, but of course there is the "precedent" of the McCarthy & Stone development next door at 1-5.

APP/21/00339/F

01/03/21

12 Eaton Road

As expected, this application has been lodged again, following the previous appeal which was dismissed for technical reasons. The proposed new house and two garages should not be permitted in the Chester Road Conservation Area. This garden area was deliberately left during the original development of this street, as it is too steep and narrow for a detached house.

APP/21/00211/P

09/02/21

4 Burton Road

This is yet another proposal for this site. This time, the idea is to demolish the existing building and replace it with a block of 13 flats. Once more, this should not be possible in the Conservation Area.

APP/20/01365/F

09/12/20

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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”.