

# 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 9 February 2022

### Lists for period 7 January 2022 to 4 February 2022

This has been a quiet month for planning events, but the pressure continues on Lindsay Road and Burton Road, with a steady stream of proposals unsuitable for the Conservation Area.

### DECISIONS

**APP/21/01294/F**

**26/08/21**

17 Lindsay Road

Another application to demolish a bungalow and replace with a block of 8 flats. Unfortunately, this application was **Granted** permission on 14 January 22, with the Case Officer stating that there would be enough tree cover to preserve the "sylvan" appearance of the site.

### APPEALS

**APP/21/01459/F**

**29/10/21**

4 Burton Road

Yet another attempt to develop the garden of this property. This new application is for 2 detached houses, supposedly reducing the density of the plot. It would still mean three houses in a single plot, within the main Conservation Area. The two new houses are a particular problem for the residents of Dover Road. BPC CRA lodged an objection on 15 November 21. On 20 December 21, an appeal was lodged, based on the failure to meet the deadline for a decision. On the same day, an identical application was made (**22/00094/F**), with the suggestion that the appeal would be withdrawn if the new application was granted! Neighbours (and BPC CRA) are making objections to the new application.

**APP/20/00276/F**

**12/03/20**

2-4 Leicester Road

This proposal to demolish three bungalows and replace them with three blocks of flats was **Refused** on 4 June 21, but has now gone to appeal, starting 6 September 21. This is yet another example of a development which should not be allowed in the Conservation Area, and it would also have serious traffic implications for the stretch of road next to the plot (between two sets of traffic lights).

**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/21/01719/P and 21/01720/P      29/11/21***

172 Canford Cliffs Road

Permission was already granted for a McCarthy & Stone development to replace the two blocks of flats (Carisbrooke). Two new applications have been registered, for a very large block of flats (no longer for retirement homes). BPC CRA has objected, on 20 December 21. This is part of our comment - "We have no objection in principle to replacing the existing two blocks of flats. However, the existing blocks provide 17 apartments with 34 bedrooms, while this proposal is for 59 apartments with 138 bedrooms. That suggests more than doubling the number of residents, which does not seem reasonable". On 21 January 22 the BPC Urban Design Team recommended refusal, as the proposed building was too large and imposing.

***APP/21/01603/F                                      03/11/21***

11 Lindsay Road

Another application to demolish the existing bungalow and replace it with a block of 16 apartments. An objection has been lodged by BPC CRA, as this, as usual, should not be allowed within the Conservation Area. Together with the other neighbouring applications, there is a growing risk that this part of Lindsay Road will be seriously over-developed

***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. BPC CRA objection on 24 May 21. More recently, the plan has been amended by removing the 7 terraced houses at the rear. However, 7 apartments have been added to one of the blocks of flats, so there would still be 28!

***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". Some amendments have been made to the original plan, and also a new application has now been registered for a second house to be built in the garden (***21/01677/F***). BPC CRA has also objected to this new proposal, on 22 December 21.