

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 March 2022

Lists for period 7 February 2022 to 4 March 2022

The main new issue this month is the proposal for Branksome Beach Restaurant/Bar. The problem is not the changes to the existing building, but rather the potential impact on local car parking, and the apparent risk of loud music late into the night.

DECISIONS

APP/19/01265/P

10/10/19

Flaghead Cliffs

This application for 12 Beach Huts was **Refused** on 6 April 20, but an appeal started on 9 October 20.

On 4 February 22, it was announced that the Appeal had been **Dismissed**. This was a relief for many local residents.

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. BPCCRRA 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 On the same day, an identical application was made (*22/00094/F*), with the suggestion that the appeal would be withdrawn if the new application was granted!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 BPCCRRA) 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)

APPLICATIONS

APP/22/00159/F

04/02/22

Branksome Beach Restaurant/Bar

This proposal (by Rockwater) is to extend and improve the existing building. This is part of a wider project which includes other premises along the beach in Sandbanks. The plans for changing the building are not considered excessive, but the main problem is the impact on car parking and the potential noisy music up to midnight seven days a week. Many local residents are concerned about this, and BPCCRRA has also registered a comment. Unfortunately, the parking and noise are not planning issues, and have to be dealt with in other ways.

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APP/22/00197/PA

09/02/22

5 Hive Gardens

This is a strange proposal to add a storey to an apartment in a terraced row. It is claimed to qualify as a Permitted Development. Unusually, there have been a number of supporting comments from immediate neighbours, as well as many strong objections (including BPCCRA). It is difficult to predict how this will unfold.

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). BPCCRA 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. There have been many objections from our residents.

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 BPCCRA, 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. BPCCRA 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 BPCCRA. 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**). BPCCRA has also objected to this new proposal, on 22 December 21.