

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 Meeting 13 April 2022

Lists for period 7 March 2022 to 8 April 2022

The Rockwater proposal for Branksome Beach Restaurant/Bar has dominated our activity this month, with a large group of local residents making numerous and detailed objections.

DECISIONS

No significant new decisions to report this month.

APPEALS

APP/21/00771/F **17/05/21**

9 Western Road

This proposal to build a house in the rear garden, accessed from Martello Road South, was **Refused** on 26 August 21, but an Appeal has now been lodged, confirmed on 21 March 22.

APP/20/00900/F **17/08/20**

28 Bury Road

This is a proposal to replace a tennis court with a detached house. The site 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. Following the **Refusal** on 27 September 21, this application has now gone to Appeal, on 7 February 22.

APP/21/00204/F **25/02/21**

4 Canford Crescent

This is a site-splitting proposal to replace one house with two, and it would be damaging to neighbours. Following the **Refusal** on 24 September 21, the application has now gone to Appeal, on 6 January 22.

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 On the same day, an identical application was made (**22/00094/F**), with the suggestion that the appeal would be withdrawn if the new application was granted!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

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APPLICATIONS

APP/22/00371/P

17/03/22

13-15 Lindsay Road

As expected, this is a new proposal following the Refusal of the previous one for a large block of 25 apartments. The new version shows two buildings, with more space as a result, and reduced to 20 apartments. The existing site has two bungalows, with fairly large plots. The suggestion is that enough trees will be left to maintain the sylvan appearance from the road.

APP/22/00268/F

15/03/22

14 Links Road

There is a long history of attempts to build a house in the rear garden of this property. This latest version is for a "bungalow", which presumably might be less damaging to neighbours, but still does not seem appropriate. Several immediate neighbours have already registered strong objections.

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 BPCCRA has also registered a comment. Unfortunately, the parking and noise are not planning issues, and have to be dealt with in other ways.

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. An amended set of plans was put forward in March 22, showing some reduction in the scale of the building.

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.