

# 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 8 June 2022

#### Lists for period 9 May 2022 to 3 June 2022

The Rockwater project continues to cause stress, with work starting without proper approval.

### DECISIONS

**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, and the Appeal was **Dismissed** on 27 May 22. The Planning Inspector's report included this comment - "My findings thus indicate that the development would fail to preserve or enhance the character or appearance of the Conservation Area, including the positive contribution made to it by protected trees."

### APPEALS

**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. The Appeal has now officially started, on 31 May 22.

**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, and an appeal was lodged on 6 September 21. The Appeal has officially started, on 31 May 22. 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/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 On the same day, an identical application was made (**22/00094/F**), with the suggestion that the appeal would be withdrawn if the new application was granted!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. The Appeal has now been validated, on 3 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, validated on 7 February 22.

# BRANKSOME PARK & CANFORD CLIFFS

## RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

### **APPLICATIONS**

***APP/22/00577/F***

***28/04/22***

7A Spencer Road

This is a shocking proposal to demolish the existing house and replace it with a very large block of 7 flats. This is completely inappropriate in this well balanced road, which is also in the Canford Cliffs Conservation Area. All the properties in this road are detached, in various designs, apart from one which was split into 3 flats before the creation of the Conservation area. There have already been many objections from the local residents, and also one from BPCCRA.

***APP/22/00545/F***

***25/04/22***

6 Burton Road

This is yet another attempt to split this plot and build a new house in the back garden. There is an associated application (**22/00543/F**) to make changes to the existing house, mainly to create space for a drive to the new building. As before, this should not be allowed in the Conservation Area, and also causes stress for the residents in Dover Road. The sloping back gardens in this part of Burton Road are really not suitable for this kind of development. BPCCRA is objecting to this.

***APP/22/00538/F***

***21/04/22***

Branksome Chine Cafe

This application to construct decking over the beach next to the cafe is another component of the Rockwater project. It is causing a lot of controversy, with over 50 objections so far. The situation was not helped by the fact that work started at the site before the application had even been made public! Together with the licence application and the work on the "shack", this project is not being handled in a way that makes it attractive to our residents.

***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/22/00159/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.

# BRANKSOME PARK & CANFORD CLIFFS

## RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

**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/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.