

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 14 September 2022

Lists for period 11 July 2022 to 9 September 2022

There have been quite a few decisions in this period, some positive, some disappointing.

DECISIONS

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. Just over a year later, on 9 September 22, the appeal was **Dismissed**. The reasons given were consistent with the Case Officer, and indeed with our objection. The traffic impact was a significant problem.

APP/22/00543/F, 22/00545/F

25/04/22

6 Burton Road

The second of these two proposals, which was to build a house in the garden, was **Refused** on 5 August 22. It was decided that this would be an over-development of the site, particularly in the Conservation Area. However, the first proposal, to make changes to the existing house, was **Granted** on 6 September 22. There is some controversy about this, as the site plan lodged on the website shows the existing house on only the top part of the plot, perhaps implying that the site is still to be split. It remains to be seen how this will be managed.

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. This application was **Refused** on 31 August 22. However, a separate application (**21/01677/F**) was **Granted** permission on 20 July 22. This means a new 2-storey house will be built in the garden, despite the fact that this corner site is in the Conservation Area. This is bad news for the owners of the new house next door, which was not even there when the plans were originally submitted.

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 was **Dismissed** on 19 August 22. The two houses would have had a detrimental impact on the immediate neighbours.

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APP/22/00603/F

14/06/22

16 Lakeside Road

Approval has already been granted for some extensions to this property. A new application has now been made, which is to demolish the existing house and replace it with a very large new building (over 5,000 sq.ft.). Since this is already a split site, it does not seem appropriate, and would not help the street scene. Unfortunately, permission was **Granted** on 19 August 22.

APP/21/01719/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). This new proposal seemed to be very imposing, with a large number of flats compared with the existing ones. There were some changes to the plans, and unfortunately permission was **Granted** on 5 August 22.

APPEALS

APP/20/01233/F

11/11/20

9 Brudenell Road

This site, which is effectively on Haven Road, has a history of contentious applications. The latest one, for 9 flats with one storey higher than the previously accepted application, was **Refused** on 27 July 21. It has now gone to Appeal, with an official starting date of 27 June 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. 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. The Appeal has now officially started, on 24 June 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.

APPLICATIONS

APP/22/01052/F

12/08/22

9 Brudenell Road

This is a new application, by a different developer, which claims to be less obtrusive than the one which is currently under appeal (**20/01233/F**). BPCCRRA may be objecting, but as recently as 8 September 22 a full array of revised plans has been submitted. These will need to be reviewed to see whether they are still a problem for the immediate neighbours.

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APP/22/00986/P

03/08/22

6 Lindsay Road

This application (by Fortitudo) is to demolish the existing house and replace it with a block of 10 flats. While this seems to be consistent with other developments in this location, the proposal does not yet show much information. It is possible that the block may be too high, even though it is designed to be hidden by the existing trees.

APP/22/00891/F

28/06/22

23 Over Links Drive

This application is to replace the existing house with a much larger one. It is controversial because of the proximity to the Parkstone Golf Club House, and also seems to involve potentially dangerous excavation on a steep slope. BPCCRAs has lodged an objection, supporting the Golf Club. It would be better if the replacement house was a bit smaller.

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 BPCCRAs.

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

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 BPCCRAs, 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.