

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 11 January 2023

Lists for period 12 December 2022 to 6 January 2023

A few significant decisions, but not many new applications.

DECISIONS

APP/22/01280/F

13/10/22

15 Mornish Road

This property is well hidden, next to the Branksome Park Care Centre. The proposal is to replace the existing property with two new homes. Once more, this is in the Conservation Area, and there was some controversy about increasing the density of properties in this well preserved road. BPC CRA has made an objection to the site-splitting. On 24 December 22, the application was **Refused**, with the main reason being the Conservation Area rules about site-splitting.

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. The appeal was **Dismissed** on 19 December 22, based on the same reasons as all the previous decisions. It is difficult to predict what will happen to this site.

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. Many local residents are concerned about this, and BPC CRA has also registered a comment. Unfortunately, the parking and noise are not planning issues, and have to be dealt with in other ways. This application has now been **Granted** permission, having been discussed at the BCP Planning Committee. The Case Officer confirmed that many of the concerns expressed by residents were not planning issues. It will be interesting to see how the Rockwater team progress with this project.

APPEALS

APP/22/00268/F

15/03/22

14 Links Road

There has been a series of applications to build various properties in the back garden of this site, stretching over about 5 years. This latest application is for a smaller 2 bedroom bungalow, but was **Refused** on 6 May 22. It has now gone to appeal, with an official start date of 13 December 22.

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APP/22/00545/F

25/04/22

6 Burton Road

This proposal for an extra house in the garden was **Refused** on 5 August 22, and an Appeal has now been validated, in 21 November 22. No start date has yet been decided.

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.

APPLICATIONS

APP/22/01690/F

08/12/22

4 Canford Crescent

This latest application is for a large detached house to replace the existing building. It is quite close to the borders on both sides. Over the last 3 years, there have been attempts to build a block of 5 apartments, and to replace the existing house with 2 detached houses.

APP/22/01470/F

24/10/22

31 – 37 Haven Road

This is one of a series of applications by TESCO, which confirms the rumour that they are once more planning to create a new TESCO EXPRESS in Canford Cliffs Village. Permission to convert the four existing shops was already granted in 2017, but the process has to be repeated due to the delay. There will probably be concerns about the car parking at the rear, but at least it will replace the empty shops.

APP/22/01429/F

14/10/22

14 Dover Road

This is a large plot next to the gravel track at the southern end of Dover Road. The proposal is to replace the existing house with two houses, one of which would use an existing access from Withingham Road. Unusually, this particular site-splitting does not seem as controversial as usual, as it is unlikely to have much effect on neighbours. However, it is still in the Conservation Area, and BPCCRRA has made an objection to the site-splitting.

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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**). On 8 September 22 a full array of revised plans was submitted. BPC CRA made an objection on 15 September 22, but noted that this was not as bad as previous attempts.

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. BPC CRA 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 BPC CRA.

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.