

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 10 May 2023

Lists for period 10 April 2023 to 5 May 2023

A quiet period. The backlog of undecided cases is increasing.

DECISIONS

APP/23/00156/F

27/02/23

5 Oratory Gardens

Following the refusal of a previous application to replace this house with three new ones, this is a new application to upgrade the existing house and add one new one with access from Western Road. This was **Granted** approval quite quickly, on 24 April 23, probably because it was consistent with the pre-application advice.

APP/22/00268/F

15/03/22

14 Links Road

There have 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. The Planning Inspector has **Allowed** the appeal, on 31 March 23. This will be a disappointment for neighbours, particularly in Widdicombe Avenue.

APPEALS

APP/22/00545/F

25/04/22

APP/22/01351/F

30/09/22

6 Burton Road

These proposals for an extra house in the garden were **Refused** on 5 August 22 and 1 December 22. The second one was an amended version, but not much different. Appeals for both applications have now officially started on 11 April 23. As usual, the planning consultant refuses to accept that site-splitting should not be allowed in the Branksome Park Conservation Area. Unfortunately, the approved splitting of 2 Burton Road is used as a "precedent".

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 BPCRA. An Appeal has now been lodged, but not yet started, due to the long delay in obtaining a decision. Much emphasis is placed on the suitability of the proposed Arts and Crafts design, but no recognition of the negative impact of a block of 7 flats.

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APPLICATIONS

APP/23/00240/F

23/02/23

23 Forest Road

The Long Close Care Home is a period building, on a rather narrow plot. This is a new proposal to demolish the existing building and construct a new Care Home. In principle, this seems like a good idea, but unfortunately the proposal is too large for the site. As usual, that has implications for immediate neighbours, and will also cause parking issues in Forest Road, as the proposed parking on-site is inadequate. There are now over 20 objections, including one from BPC CRA.

APP/23/00022/P

26/01/23

50 Haven Road (Moorlands)

This outline application (by Fortitudo) is to demolish the existing period building and replace it with a block of 12 flats with underground parking. This is one of a line of buildings opposite The Anchorage, and that section is in the Canford Cliffs Conservation Area (for good reasons). There have already been a large number of objections, including BPC CRA and the Canford Cliffs Land Society. The proposal would damage the area, cause intrusion to some neighbours, and have serious traffic implications. Unusually, there are now at least ten comments which support the proposal, from people who are not close neighbours.

APP/22/01767/F

18/01/23

6 Burton Road

Yet another application for this site, this time for a large single house. This proposal would not conflict with the Conservation Area rules, except for the fact that the site plan still shows the back garden as a separate plot.

APP/22/01769/F

11/01/23

6 Burton Road

This is another application for two linked detached houses on the site, but does show the whole plot on the site plan. This would be site-splitting project, in breach of the Conservation Area rules, and BPC CRA has made an objection.

APP/22/01768/P

10/01/23

18 Nairn Road

There is already an ongoing application to demolish the existing building and replace it with 2 detached houses (***APP/22/01485/F***). However, this new proposal is to build a block of 6 flats, which seems excessive. The plot is on the corner of Nairn Road and Dornie Road, and the block would be damaging to the neighbours. BPC CRA has made an objection.

APP/22/01763/F

22/12/22

6 Canford Crescent

This is a site-splitting proposal to replace one house with two 3-storey houses. As usual, the main problem is the impact on the houses to the rear of the site, on Nairn Road.

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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. This site is in the Conservation Area, and BPCRA has made an objection to the site-splitting.

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/22/00371/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.