

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

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

Planning List for Meeting 12 July 2023

Lists for the period 12th June 2023 to 7th July 2023

Similar to the previous period, June has been a rather quiet period for significant applications and decisions.

DECISIONS

APP/22/01690/F 08/12/22

4 Canford Crescent

The latest application was **granted** on 11th May. It 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. The current scheme comprises the demolition of the existing dwelling and the erection of a replacement detached dwelling.

OUTSTANDING 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 on this well-balanced road, which is also in the Canford Cliffs Conservation Area. All the properties on 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. 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.

APPLICATIONS

APP/23/00682/F 03/07/23

5 Oratory Gardens

The latest application proposed to replace the existing house with three detached houses with associated access, parking and landscaping. The site sits just outside of the Conservation Area.

APP/23/00614/F 26/05/23

4 Tower Road West

This application relates to the fencing, pillars and sliding metal gate which have already been installed at the property. They are more dominant than those proposed during the initial planning application, so although already built, BPC CRA has submitted an objection.

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OUTSTANDING APPLICATIONS

APP/22/01167/P

03/05/23

Haven Hotel, Sandbanks Hotel, and Harbour Heights Hotel

The Harbour Heights Hotel lies within the Canford Cliffs Ward. The revised proposal includes the erection of a 38-suite aparthotel with associated hotel facilities, access and underground parking on the site of the Harbour Heights Hotel. The proposal is larger in mass than the existing and it requires the removal of existing trees, detrimental to the street scene and local area. The application also includes the development of the Haven Hotel and the Sandbanks Hotel. There are numerous objections, including one from BPC CRA.

APP/23/00488/F

03/05/23

20 Chester Road

This is a site-splitting proposal, on a triangular garden at the junction of Chester Road and Belgrave Road. The site is currently well-covered with trees. The proposed building is of a style which is inconsistent with other houses in the area. As this is in the Chester Road Conservation Area, BPC CRA has lodged an objection.

APP/23/00547/F

09/05/22

6 Lindsay Road

This is the full version of the application 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 may still be too large for the site. As this is in the Branksome Park and Chine Gardens Conservation Area, BPC CRA has lodged an objection.

APP/23/00022/P

26/01/23

APP/23/00548/F

09/05/23

50 Haven Road (Moorlands)

This is the full version of the application 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). The proposal would damage the area, cause intrusion to some neighbours, and have serious traffic implications. Hopefully, those who objected to the outline proposal will now lodge further objections (including BPC CRA).

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/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 a site-splitting project, in breach of the Conservation Area rules, and BPC CRA has made an objection.

APP/22/01768/P

10/01/23

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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.

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 must 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 existing access from Withingham Road. This site is in the Conservation Area, and BPC CRA has made an objection to the site-splitting.