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

PLANNING LIST - For (cancelled) meeting August 2023

Significant planning applications, appeals and decisions: 7th July 2023 to 10th August 2023

1. Summary

Echoing the trends observed in the preceding months, both July and the initial weeks of August continued to experience a reduction in significant applications. However, several decisions were made during this timeframe.

2. OUTSTANDING

2.1 APPLICATIONS (Yet to be determined)

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 lies 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, BPCCRA has submitted 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, BPCCRA has lodged an objection.

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 proposal will 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 BPCCRA.

APP/23/00022/P APP/23/00548/F 26/01/23 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 BPCCRA).

RESIDENTS' ASSOCIATION

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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. BPCCRA 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 at the rear of the site, on Nairn Road.

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 BPCCRA has made an objection to the site-splitting.

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 BPCCRA.

2.2 APPEALS (Yet to be determined)

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 local residents, and also one from BPCCRA. 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.

3. <u>NEW</u>

3.1 DECISIONS (Made during this period)

APP/23/00488/F

03/05/23

Refused 20/07/23.

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, BPCCRA has lodged an objection.

BRANKSOME PARK & CANFORD CLIFFS

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APP/23/00564/F

12/05/23

Granted 12/07/23.

14 Bingham Avenue, Poole, BH14 8NE

Demolish the existing buildings and erect a 5-bed detached house with a detached garage with an annexe.

APP/23/00178/F

08/02/23

Granted 14/07/23.

Levante, 4 Meriden Close, Poole, BH13 7JT

Demolish the existing buildings and erect a single replacement dwelling with a garage and external pool.

APP/22/01470/F

24/10/22

Granted 25/07/23.

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/22/01485/F

28/07/23

Granted 28/07/23.

18 Nairn Road, Poole, BH13 7NQ

Demolition of the existing building and construction of two detached houses with associated parking, landscaping and access.

APP/22/00545/F APP/22/01351/F 25/04/22 30/09/22 Appeal dismissed 07/08/23. Appeal dismissed 07/08/23.

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.

APP/22/01767/F

18/01/23

Refused 07/08/23.

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

Refused 07/08/23.

6 Burton Road

This is another application for two linked detached houses on the site. This would be a site-splitting project, in breach of the Conservation Area rules, and BPCCRA has made an objection.

APP/22/01538/F

09/08/23

Granted 09/08/23.

16 Western Road, Poole, BH13 7BW

Application for Variation of Condition 02 [APP/21/01656/F] to amend elevational treatment.

[02 APP/21/01656/F: Demolition of the existing house and construction of a replacement detached house with parking and landscaping.]

3.2 APPLICATIONS (Made during this period)

APP/23/00887/F

08/08/23

29 Western Road, Poole, BH13 7BH

Although more considered than many recent applications, the proposal aims to sever a large and disjointed plot (including the felling of several trees), for the creation of a detached, modern dwelling, with associated access and parking. The proposal lies within the Branksome Park and Chine Gardens Conservation Area. As this site-splitting proposal is within a conservation area, BPCCRA has raised an objection.

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APP/23/00617/P

20/07/23

4 Burton Road, Poole, BH13 6DU

Minor alterations to the existing building to allow for access to be created to create a new dwelling. The land is to be severed, the driveway extended, and a detached dwelling with off-road car parking created. The proposal lies within the Branksome Park and Chine Gardens Conservation Area. As this site-splitting proposal is within a conservation area, BPCCRA has raised an objection.

APP/23/00736/F

19/07/23

7 Brudenell Avenue, Poole, BH13 7NW

The existing house and garage are proposed to be demolished so that a detached dwelling and block of 5 apartments can be built in its place, including the formation of new driveways with associated access, car & cycle parking, bin storage and associated boundary treatments.

APP/23/00802/F

13/07/23

7 Brudenell Avenue, Poole, BH13 7NW

The proposal comprises a single-storey rear extension, a single-storey front extension, internal alterations, conversion of the existing garage, the replacement of all windows, the installation of new fascia and soffit treatments, new rainwater goods, new lead cladding to the existing roof dormer, and alterations to both front and rear gardens to suit new extensions.

APP/23/00661/P

10/07/23

Land west of Lakeside Road, Poole, BH13 6LS

This is an outline application to erect 6 houses with garages and parking. After the approval for three new dwellings lapsed, the site remains unused. The site lies adjacent to the Branksome Park and Chine Gardens Conservation Area.

APP/23/00783/F

10/07/23

21 Brudenell Avenue, Poole, BH13 7NW

The proposal comprises a ground floor rear and side extension and a roof conversion with a rear-facing dormer.

APP/23/00778/F

10/07/23

22 Balcombe Road, Poole, BH13 6DU

Variation of condition 2 of planning permission APP/21/01677/F. The variation is minor but does impact the adjacent property at 20B Balcombe Road.

[Note: Although cited within the Branksome Park and Chine Gardens Conservation Area, APP/21/01677/F, to erect a 2-storey dwelling on severed land to the rear of existing dwellings, was approved on 20/07/22.]