

Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
15th September 2022
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 6
22/00549/FUL
20 Anneforde Place Bracknell Berkshire RG42 2ES

This item is withdrawn from the agenda.

Item No: 6
19/01104/FUL
Breamar 1 Richmond Road College Town Sandhurst Berkshire GU47 0RB

AMENDMENT TO RECOMMENDATION

Page 33, Alternative recommendation wording revised by the removal of reference to 'the Head of Planning', to now read:

In the event of the S106 planning obligations not being completed by 15th December 2022, the Assistant Director: Planning be authorised be authorised to extend this period or REFUSE the application on the grounds of:-

Item No: 7
21/00792/FUL
37 Stoney Road Bracknell Berkshire RG42 1YP

ADDITIONAL REPRESENTATIONS

An additional letter of objection has been submitted from the residents of the following properties:

1 Honeyhill Road
5 Honeyhill Road
15 Honeyhill Road
26 Stoney Road
28 Stoney Road
32 Stoney Road
2 Honeyhill Road
4 Honeyhill Road
8 Honeyhill Road
35 Stoney Road
2 Appletree Place
4 Appletree Place

This letter is appended to the Supplementary Report.

AMENDMENT TO RECOMMENDATION

Paragraph 11.1 amended to read:

11.1 That the application be APPROVED subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

The phrase "the development granted consent as part of this planning permission" shall be included on all pre-commencement and pre-occupation conditions, to take into account that part of the development shown on the submitted plans has been approved as part of an earlier planning permission.

Item No: 8

22/00003/FUL

121 College Road College Town Sandhurst Berkshire GU47 0RD

ADDITIONAL REPRESENTATIONS

In the letter sent to all Members of the Planning Committee in August 2022, the applicant has queried the Environmental Health assessment of the air conditioning units using the worst-case specifications for the loudest one which is 46dB cooling and 49dB heating whereas the actual A/C units installed will generate 2 dB less noise than the one used by the Environmental Health Officer in their assessment. The applicant disagrees with the imposition of condition 2 and notes that a BS4142 noise assessment was not required for 6 applications with references given in the letter commenting that these applications were allowed without any conditions and conditions were only attached to the ones where the Environmental Health Officer specifically asked for these conditions.

Officer comment:

In this case the applicant has applied for more than one air conditioning unit and both are in different locations (front façade and rear on a roof) so it is harder to assess how the noises will interact. In the absence of a BS4142 noise assessment being submitted the Environmental Health Officer has recommended a planning condition to restrict noise levels, to ensure that there is no adverse impact to the amenity of neighbouring occupiers and hence this has been included in the recommendation.

Stacey Keen

35 Stoney Road
Priestwood, RG42 1YD
staceyandmund@gmail.com

29th September 2022

Case Officer: Olivia Jones

Bracknell Forest Council
Time Square, Market Street,
Bracknell, RG12 1JD

Cc: alvin.finch@bracknell-forest.gov.uk, tricia.brown@bracknell-forest.gov.uk,
jennie.green@bracknell-forest.gov.uk

Ref: 21/00792/FUL

Dear Olivia Jones,

Further to our phone conversation yesterday, please accept this letter of residents' objections, with regards to the over development of No. 37 Stoney Road, Priestwood, Bracknell. In addition to highlighting these concerns, I can confirm that the following residents have raised these objections:

1 Honeyhill Road - Yvonne Humphrie

5 Honeyhill Road - Bonny Allen

15 Honeyhill Road - Sarah Keen

26 Stoney Road - Lauren Harnett

28 Stoney Road - Sue Harris

32 Stoney Road - Jo Oxenbury

The above residents are in addition to the below residents whom had previously submitted their objections via the Planning Portal:

2 Honey Hill Road

4 Honeyhill Road

8 Honeyhill Road

35 Stoney Road (myself)

2 Appletree Place

4 Appletree Place

Over development - Concerns & Objections:

- Parking is already limited on Stoney Road and all surrounding roads. Two parking spaces have been allocated for each dwelling within the proposed plans, but it does not address or consider the reduction in existing parking available for current residents, as a result of the driveway drop kerbs. We object to the proposed plan, due to lack of consideration in this regard.
- Increased traffic and speeding are also a concern - historically and ongoing. I personally, have had vehicles written off whilst parked at home on Stoney Road. This is in addition to windscreens, windscreen wipers and wing mirror damage, which appears to occur along Stoney Road on a regular basis. Due to the location of the proposed new dwelling, ie close to an existing junction, double yellow lines in close proximity, on an existing bus route and the lack of detailed information with regards to these concerns, we object to the proposed plans as the increased occupancy will only heighten the risk to persons and/or property.
- With regards to The Parish/Town Council Consultation Response below, there are no documents available to residents via the planning portal, to explain how the recommendation for refusal based on 'overdevelopment and impact to road safety and parking' has been overcome. We, the residents, can not support and wholly object to the proposed plans as we are unable to verify if these concerns have been addressed and all risks mitigated.

Application No:	21/00792/FUL
Application Address:	37 Stoney Road Bracknell Berkshire RG42 1YP
Borough Ward:	Alternatively select the Borough Ward from the list Priestwood And Garth
Officer Initials:	Alternatively select the Officer from the list Olivia Jones

Note: All comments should be returned no later than 14 days after the application has been published on a plans list but comments received before that time are welcomed.

Public Access Planning Database Available 06:00 – 00:59 hrs	< View Full Planning Application online > Click on buttons	On Line Document Search Planning Documents Available 06:00 – 00:59 hrs
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We wish to comment on this application as follows:

Please note the default selection is "No Objection" if this is not your preferred choice uncheck this box and reselect the appropriate box.

- Recommend approval, for the reasons set out below:
- Recommend refusal, for the reasons set out below:
- Observations
- Considered No Objection

Reasons:

Bracknell Town Councillors recommend refusal for the following reasons:

1) Overdevelopment adding another dwelling will impact on road safety and parking problems..

Property and Environmental Impact – Objections and Concerns

- The potential of long term damage to surrounding properties due to excessive and unreasonable development should also not be overlooked and has been this far. Stoney Road is almost unique in its population of TPOs and similarly unique in the high number of structural repairs to the surrounding properties. As this subject has not been addressed in any form within the Committee Report or the clients Arboricultural Impact Assessment Report, we would urge the Planning Committee to reject the proposed plans, based on a lack of information available into the impact and risk of damage to surrounding properties.

Please note the number of surrounding properties which have required underpinning works and/or a new slab due to subsidence (details publicly available on the Building Regs portal):

- 1 Stoney Road (1991)
- 3 Stoney Road (1991)
- 13 Stoney Road (2000)
- 15 Stoney Road (1998)
- 16 Stoney Road (1987)
- 21 Stoney Road (2001)
- 23 Stoney Road (1997)
- 35 Stoney Road (2003)
- 48 Stoney Road (1979)
- Parklands, Stoney Road (2006)
- 1 Honeyhill Road (1992)
- 2 Honeyhill Road (1995)
- 6 Honeyhill Road (2003)
- 29 Honeyhill Road (1996)
- 33 Honeyhill Road (1990)
- 43 Honeyhill Road (1996)
- 7 Windlebrook Green (1990)
- 31 Hawthorn Close (2004)

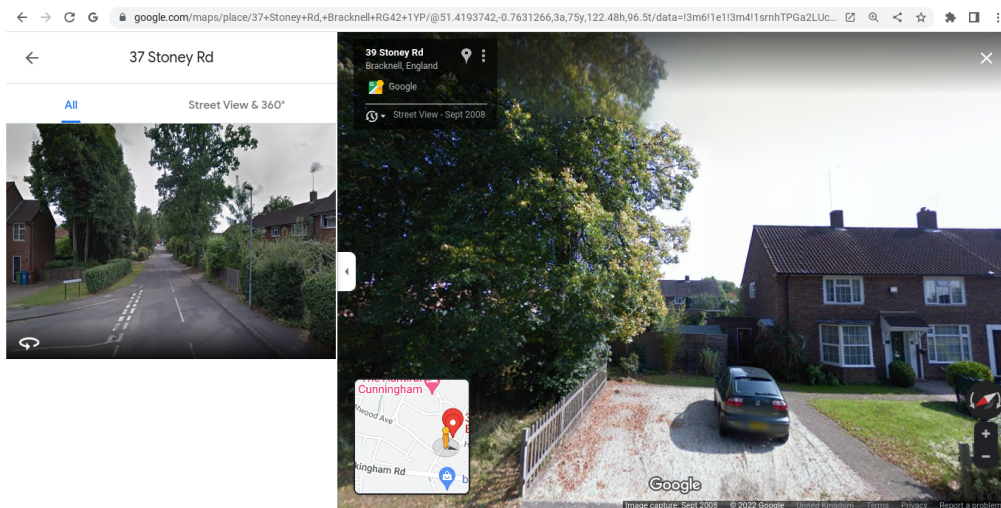
- The owner/developers Arboricultural Impact Assessment Report appears to state that the canopy of the protected tree in each compass direction from the stem, is 5m. This is incorrect and is currently at 5.5m in the direction of the proposed new dwelling. The protected trees' stem also splits and leans further closer to the proposed new dwelling (the split stem is visible in the google image, taken Mar 2011). The owner/developers report also failed to mention the 'alterations' to the tree which occurred between 2014-2017 as shown in the google images below. Furthermore, when the method to determine the width of the root system is approximated based on the width of the canopy, and the canopy width has been altered due to human invention, the report can not be relied upon for accuracy.

The Clients Arboricultural Report also states the following:

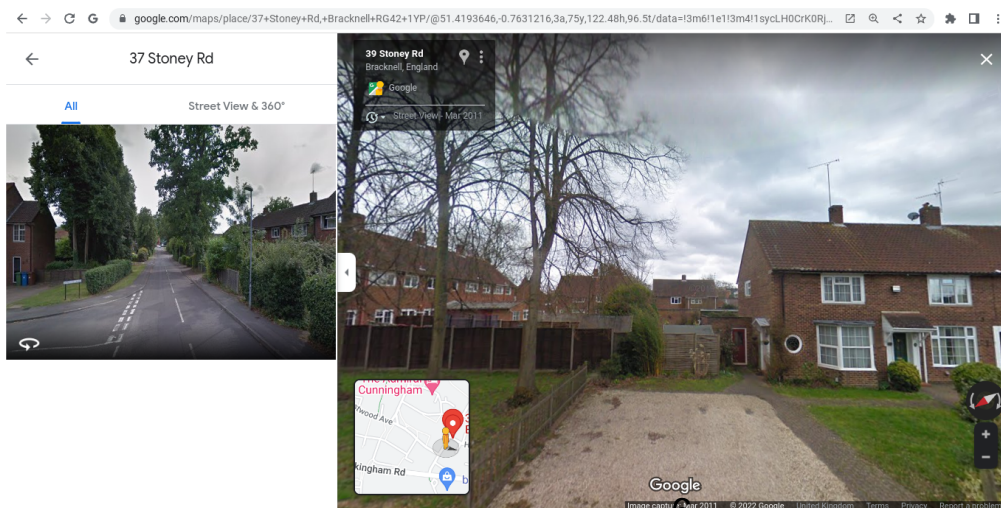
4.4 It is highly probable that the majority of the tree's roots are within the soft ground in the open space. The long standing hard surface within the site, and associated area of dense bamboo (recently removed), will have significantly restricted root growth within the site.

However, the google pictures below, also timelapses the limited lifespan of the bamboo and highlights that it is unlikely the bamboo would have restricted the root growth of a 60 yr+ root system in any significant way. Due to the inaccuracies in the clients report and lack of attention to detail, we continue to object to any development of this site.

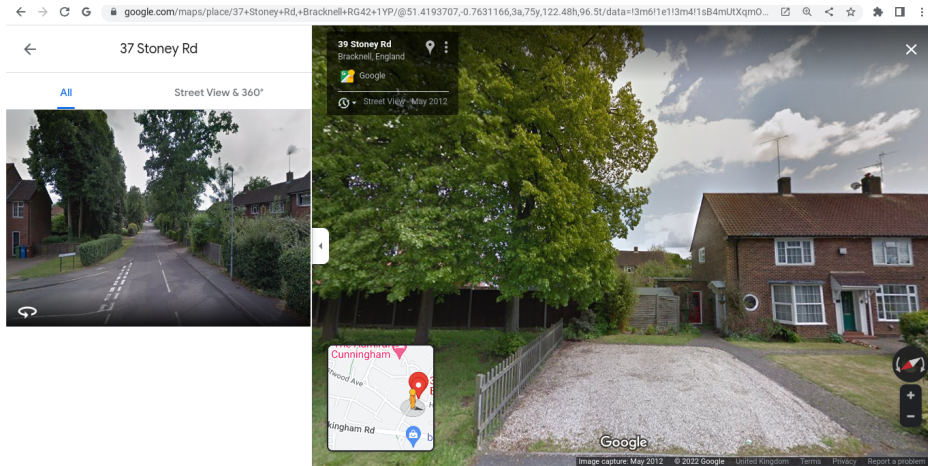
Sept 2008



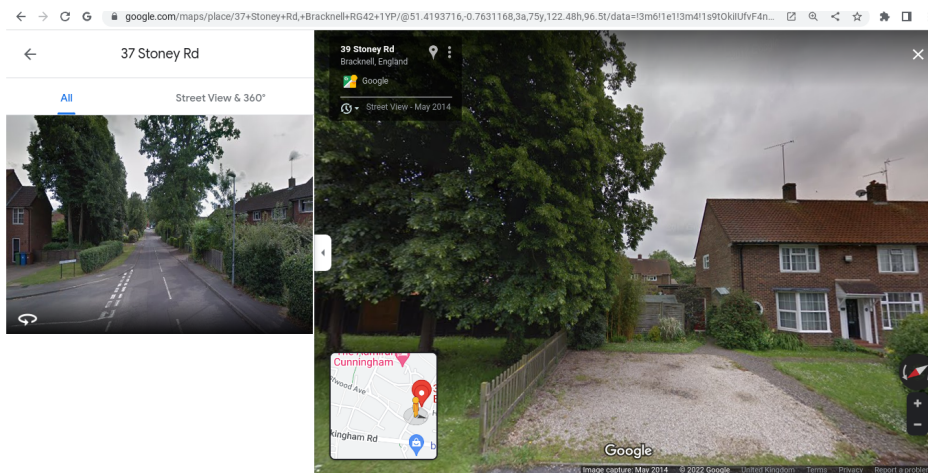
Mar 2011



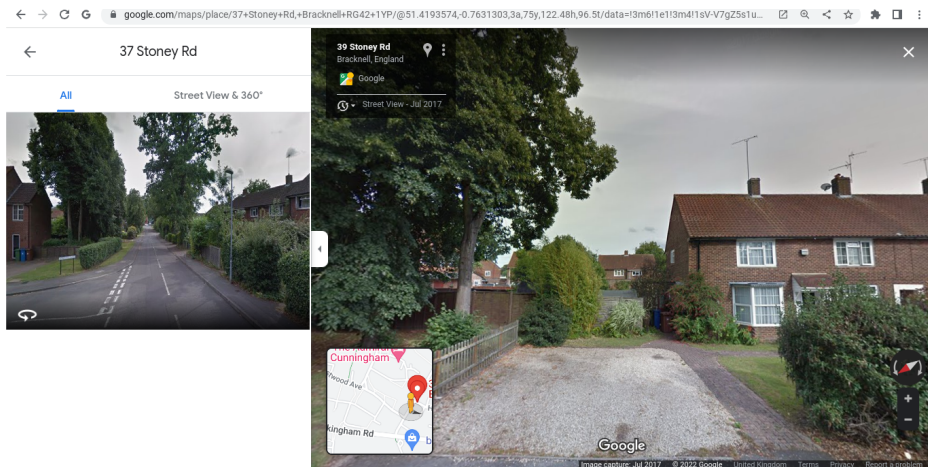
May 2012



May 2014



July 2017



1963 - The trees are a minimum of 60+yrs old (Windlebrook Green is the turning on the right)



- As the owner/developer has not followed point 13. of the Planning Committee Report, whereby a CEMP has been submitted to and approved by the local authority, prior to any site development, demolition or site clearance, the residents are not obliged to believe that future guidance would be adhered to and continue to object on these grounds.
- In addition to not submitting a CEMP, the owner/developer did not install the required protective fencing as outlined and specified within his own Arboricultural Impact Assessment Report, risking damage to the protected tree, which the Method Statement was supposed to protect against. Again, this raises further concerns about the likelihood of future guidance being followed and we continue to object on these grounds.

Right to Light

- The residents of No. 2 Honeyhill Road will receive a reduction in light based on the approved plans for a side extension. As residents, we are unable to accept that this was truly considered during the initial application for the side extension and it seems unconscionable that a further reduction in light would be deemed acceptable, with a larger scale development (new dwelling). We object to the proposed plans, based on personal experience of the existing lighting conditions and the negative impact that the proposed plans would have.

Environmental Protection - Wildlife

- It has been mentioned that the proposed dwelling is within a known bat flight path, where the roosts location is currently unknown. Full consideration should have been made by the developer, in this regard and we continue to object based on the risk to wildlife. Had the resident known sooner (No. 2 Honeyhill Road), about the concerns and limitations when building within a bat flight path/roost location, this would have been raised as an objection earlier in the planning process and again should not now be overlooked.

Privacy - Objections and Concerns

- The existing roof dormer which has been added to No.37 Stoney Road (under a previously approved planning application), demonstrates the intrusion, which is now felt by all residents within Appletree Place. The consequence of which was not fully appreciated until the build was complete and highlighted by the residents' objections on the online portal. The proposed addition, of another large 2nd floor dormer window in such close proximity to other houses, feels like the dictionary definition of overdevelopment and we continue to object on both grounds.
- With regards to point 9.14 of the Planning Committee Report....

'The first floor development, a separation distance of at least 10 metres from first floor rear windows to rear garden boundaries, and 22 metres to the rear elevations of facing dwellings'

.....has been included within the Design SPD, however this distance was then disregarded in point 9.15, in relation to No. 2 Honeyhill Road who will be unduly impacted with a first floor window at a distance of only 18.2m. Due to the proximity to the first floor windows of 2 Honeyhill Road, we object to any and all windows to the side elevation.

Impact on Character and Appearance of Surrounding Area - Objections and Concerns

- The proposed plans are not in keeping with the character and appearance of the surrounding area based on the following:
 - There are only 2 blocks of 4 no. houses which feature bay windows . There is no precedent of incorporating the bay window and a front canopy.
 - Of the two blocks of 4 no. houses, the properties featuring the bay windows have remained end terrace and in character with the comparable properties. We object to the proposed plans, as they do not meet these comparable characteristics.

I can now only hope that I have addressed all of the concerns raised by our community, however due to the short notice (read in the Bracknell News, Tues 27th Sept) to liaise with other residents and prepare this shared document, I have no doubt that additional concerns will come to light over the coming days.

As discussed previously, could you please distribute this letter of objections to the relevant Committee Party members.

Should any further information be required, please do not hesitate to contact me.

Yours Sincerely,

Stacey Keen (+ impacted residents)