

SUBMISSION FOR PLANNING COMMITTEE MEETING

ON WEDNESDAY 26TH AUGUST 2002

RE PLANNING APPLICATION P19/S4615/FUL - WORKSHOPS TO THE REAR OF NEW INN COURT, OFF B4027 BECKLEY, OX3 9TY

Beckley and Stowood Parish Council does not object to a replacement building, but would prefer a less contemporary design that is more in keeping with the surrounding buildings.

Although this site is just within our neighbouring parish of Stanton St John, the nearest houses on the other side of B4027 are in our parish of Beckley and Stowood and the proposed development can be seen from our parish, particularly the bridleway from Stowood to Barton and adjoining footpaths and the Bayswater Road and it is possible to see it from B4027 if the surrounding trees are removed or pruned and in the winter.

The white colouring of the building will stand out against the countryside landscape and can be seen from the bridleway to Sydlings Copse and Barton from Stowood and B4027 and also from the Bayswater Road travelling north.

The design echoes the design of the John Radcliffe Hospital or an office block and is not in keeping with its surroundings. Specifically, it has a flat roof, where all the surrounding houses in both Beckley and Stanton St John have pitched roofs, mainly tiled. It is clad in white whereas all the surrounding houses are of stone, brick or rendered. It is surrounded by fields in the Green Belt, on the edge of both Beckley village and Stanton St John parish.

Conflict with National Planning Policy Framework, the SODC Design Guide and Neighbourhood Plan

1. The Design is not in keeping with the surroundings, is not sympathetic to the local character, contrary to NPPF paragraphs 125, 127 b, c and d, 128, 130 and 131 and compromises the openness of the Green Belt contrary to NPPF 145
2. It is not compliant with the SODC Design Guide 7.1, 7.2, 7.3, 7.5, 7.13
3. It conflicts with the emerging **Beckley and Stowood Neighbourhood Plan** which has been out to consultation.

1. Not in keeping with the surroundings

The nearest homes in Beckley are immediately to the north of B4027. Two are listed Grade II.

1. New Inn Farm house- *“now house. Early/mid C18. Limestone rubble with ashlar dressings; stone-slate roof with brick stacks.”* -<https://historicengland.org.uk/listing/the-list/list-entry/1047639>

2. New Inn Barn - barn approximately 40 metres north of new inn farmhouse, B4027 - Barn.
“Early C18, Limestone rubble with squared quoins; corrugated-asbestos roof [now tiled] 5-bay plan extended to 8 bays” –

<https://historicengland.org.uk/listing/the-list/list-entry/1369182>



New Inn Farmhouse Immediately opposite the site on B4027 Grade II listed



Houses opposite New Inn Court on north B4027 – The one to right New Inn Barns – Listed Grade II, both with pitched tiled roofs



New Inn Court adjacent to the site is constructed of stone with a pitched tiled roof



Proposed workshop conversion design – not in keeping with the landscape or surrounding buildings or surroundings

It conflicts with the SODC Design Guide and the NPPF, which appears not to be mentioned in the Planning Officer's report.

It is very visible from the bridleway with no screening from trees – see below



1. Conflict with National Planning Policy Framework

It is not in keeping with the surroundings, and not sympathetic to the local character contrary to NPPF paragraphs 125, 127 b, c and d, 128, 130 and 131 on the Green Belt 145. The areas where there is conflict are highlighted in yellow.

NPPFs

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

127. Planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can

demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority

2. Non-compliant with the SODC Design Guide 7.1, 7.2, 7.3, 7.5, 7.13

The new development should ensure:

Buildings that present visual interest created by attractive detailing, high quality materials, changes to texture and colour and imaginative uses of fenestration (Upton, Northamptonshire) Examples of how corner situations can be resolved with two-fronted properties, providing surveillance and active frontages in both directions (Great Western Park, Didcot)

7.1 that it respects the character of the area or has its own distinctive, but complementary character;
7.2 the buildings work with and respond positively to existing topography, for example views in and out of the site or natural features;

7.3 landmark/feature buildings with high quality materials have been used to define prominent points in a layout such as corner plots;

7.13 Topography is taken into account

It also conflicts with the emerging **Beckley and Stowood Neighbourhood Plan** which has been to consultation. In particular with the design policies –

POLICY DG1. – DESIGN GUIDE

Applications for development shall have regard to the guidance contained in the Beckley and Stowood Design Guide.

In addition, all proposed development proposals shall have regard to and where appropriate incorporate design elements which are either technologically innovative and of a high quality, or which are reflective of the local character and vernacular as described in the character assessments at Appendices 12-15

New development should respect the character and qualities of the village, in particular focussing on the following:

- Power cables shall wherever possible be located underground in order to minimise the visual impacts associated with new development.
- Building heights should be in keeping with that of the surrounding buildings. The Planning Officer's report states that the building height will exceed that of the building it replaces and will therefore be visible from a greater distance, and it stands near the top of a hill – the Oxford Heights.
- The design of new buildings should avoid appearing over-bearing by comparison with the neighbouring buildings, having regard to their height, massing and general scale.
- **Traditional pitched roofs are more representative of the local vernacular and will be encouraged whereas flat roofs are not in keeping with other houses in the Parish and will be discouraged.**
- Dishes and aerials should generally be kept away from the principal elevations and not visible on any silhouette elevations.
- Large box-type dormer windows will generally be discouraged.

Development proposals shall also demonstrate how they will maintain the nucleated pattern of settlements, and promote the use of building materials to maintain vernacular style and a scale of development which is in keeping with and appropriate to the Oxford Heights landscape character area.

POLICY DG2. – NIGHT SKY / LIGHTING

Where external lighting is necessary, development proposals must incorporate design features and mitigating measures that avoid excessive lighting in order to limit the adverse impact of lighting on neighbouring residents, the rural character of the countryside and biodiversity.

Recommendations

The design should be amended to be in keeping with the surrounding buildings, Landscape, countryside and the Green Belt.

- It should be no higher than the existing building it replaces
- It should be of a design in keeping with surrounding building, the landscape and Green Belt

- It should be constructed of stone, brick or rendered, and be in a non-obtrusive colour to blend into the countryside i.e. not white or black
- It should have a pitched roof of tile or slate not a flat roof
- It should be screened on all sides by trees sufficient to screen the building

Ginette Camps-Walsh,

Member of Beckley and Stowood Parish Council and Chairman of Beckley and Stowood Neighbourhood Plan Steering Group making this submission in a personal capacity.

Stowood

Beckley