From:clerk@hazelwoodparishcouncil.org.uk
Sent: Thu, 24 Feb 2022 16:51:38 -0000
To: Development
Subject:RE: AVA/2022/0085

[redacted]

AVA/2022/0085 : Plot 2 Over Lane Farm : Hazelwood PC response

The history of Applications on this site starts on the outline Application AVA/2017/0816 , which was refused by AVBC on the grounds that the Application caused harm to the character and appearance of the site and the surrounding area . The refusal was appealed , and the Appeal was upheld under APP/M1005/W/17/3189484 .

The Inspector noted that the urbanising effect of 2 houses in the gap between Over Lane Farm and The Deer Leap, and the loss of a large gap would only be marginally more intrusive than the workshop existing at the site ,(but due for removal under the proposed development.)

Further , the Inspector commented that the site could be redeveloped in a way which is well integrated with the existing pattern of development. Also that the plot provides sufficient space for .. two modest dwellings to be comfortably assimilated into the landscape without the layout appearing overly intensive or intrusively urban , which would have a very limited impact on the character of the village ..

As the Application was in outline any proposed materials definitions were not available . The Applicant s Planning Statement did note however that the form of housing and the use of external materials woud be designed to respect existing patterns of design , materials , form and size / scale / massing in the area.

AVA/2020/0186 , for reserved matters , was submitted on 21/02/20 . The proposed two dwellings now included flat roofed garages , and an increased footprint. External materials included red brick to walls , and stone limited to certain areas . The mix was inconsistent with the local vernacular , however the Application was approved , which itself was inconsistent with the refusal of AVA/2017/0816 .

AVA/2021/0783 in relation to Plot 2 only , was submitted on 03/07/21 , containing changes to 2020/0186 on the basis that they were a modest redesign of 2020/0186 . Reality was that pitch heights were increased , garages now featured pitched roofs , and material changes included the proposed use of **render** to external walls , grey roof tiles (the locality uses Staffordshire blue consistently .)

The Parish Council , along with local residents , consistently tabled their concerns regarding the adverse impact of this material mix upon the character of the local built environment , now carrying extra impact due to the progressively increased scale of the proposal over time .

A meeting was held between HPC and the developers at which indications of the proposed use of reclaimed stone and brick for external walls was shown.

Treatment of 2021/0783 was to approve subject to certain conditions , **including the specification condition 4 which called for the use of reclaimed stone and brick to external elevations** . An e-mail submitted by the developer confirmed these materials , and also supported by photos of these materials.

The paused construction was restarted , however signage erected at the site clearly showed only the external wall facing Over Lane carried the approved reclaimed stone and brick . Others were faced with the render referenced earlier .

The Parish Council requested an enforcement visit to the site , this resulted in the confirmation that Condition 4 had in fact been disregarded, and that the rendered finish on 3 exterior walls was being used. This was a clear breach of Conditions.

AVA/2022/0855 now seeks to formally vary Condition 4 by seeking agreement to use a rendered finish. The adverse Visual Impact arising from this material is , given the planning history of the site referenced above , inarguable.

We refer also to the response , ref 1177316 of 14/02/22 , already lodged on the Application site for AVA/2022/0085 ; in which the information provided by the Applicant in relation to relevant questions seems ambiguous and potentially misleading .

The conditions imposed by AVBC in applying condition 4 are clear . The Applicants confirmed their understanding of condition 4 by mail and by photos. Building restarted with clear intent to apply a finish inconsistent with condition 4 on 3 exterior walls . Had the PC not requested enforcement intervention, the construction would have reached a point at which a reversal of material was impossible . The result would have been the imposition upon the local landscape on Over Lane of an utterly inappropriate coloured material, facing a building of scale and massing far beyond that envisaged by the Inspector in the Appeal referred to earlier in this response. The HARM arising severe , and would degrade the local environment□s character and appearance .

The Parish Council respectfully submits that the only way ahead is for the Application to be refused , and for the imposition of condition 4 .

Kind Regards

[redacted]

