

AGENDA SUPPLEMENT (2)

Meeting: Southern Area Planning Committee

Place: The Guildhall, Market Place, Salisbury, Wiltshire, SP1 1JH

Date: Thursday 11 November 2021

Time: 3.00 pm

The Agenda for the above meeting was published on 1 November 2021. Additional documents are now available and are attached to this Agenda Supplement.

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This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

7a **APPLICATION NUMBER: 19/11282/FUL - Land at Cleveland House, High Street, Tisbury, SP3 6HF (Pages 3 - 8)**

Late submission of Town Council comments and Officer response.

7b **APPLICATION NUMBER: PL/2021/07309 - Land adjacent, Holy Trinity, Dean Road, East Grimstead (Pages 9 - 10)**

Late correspondence of 3 x additional letters of support - summary of comments

DATE OF PUBLICATION: 11 November 2021

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10th November 2021

Late Correspondence

Agenda Item 7a

Application No. 19/11282/FUL

Land at Cleveland House, High Street, Tisbury, SP3 6HF

Officers response to the Parish Council's late correspondence

The Parish Council comments received – attached in full.

The case officer apologises for the omission of reference to the Tisbury Neighbourhood Plan in the officers report. Reference is made in the Parish Council's late correspondence to policy HNA2 (Tisbury conservation area) in the Tisbury Neighbourhood Plan which states "Any planning application which would remove or detract from original features will be refused".

To clarify the extent of the stone wall to be removed, this section is shown outlined in red in the photo below. The section of wall to be removed is 3.7m wide and is set into the site at an angle to provide visibility for the existing drive/parking area used by Cleveland House.



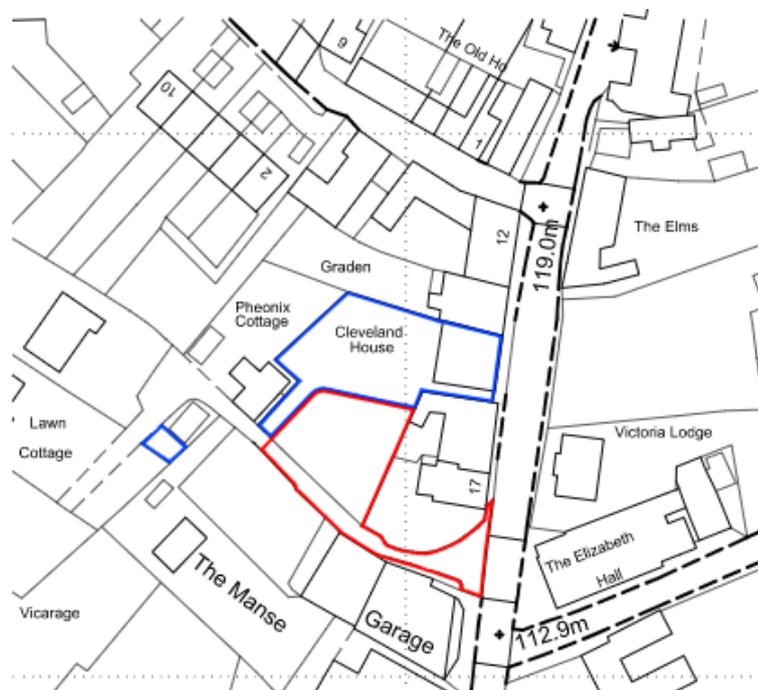
The main section of the wall to be retained along the boundary to the lane to the boundary to 17 High Street is 19.7m wide. The application has been subject to consultation with WC Conservation. The wall isn't listed and therefore isn't protected in its own right. The wall is not considered to be ancient however it is

characteristic of old walls in Tisbury. Clearly the wall is an interesting feature and officers wouldn't support the loss of the whole wall which is not what is being proposed. As detailed in the officers report and shown in the plans, only a small section of the stone wall would be removed and the main section of the stone wall fronting the lane would be retained. As such the loss of stone walling is limited and therefore policy HNA2 of the Tisbury Neighbourhood Plan is not compromised.

Whilst the adopted Tisbury Conservation Area Appraisal 2009 identified Cleveland house itself as an locally important unlisted building, its boundary walling with the lane is not referred to, and neither is Phoenix Cottage adjacent the site. Given that the walling has been clearly adjusted in modern times to incorporate a splayed entrance to the parking area, and the Council's Conservation officer has raised no objections to the proposal, a refusal of the application in relation to the loss of a small part of the boundary walling is likely to be difficult to justify, in officers opinion.

Site Location Plan

For a clearer understanding of the site context and the relationship to the host dwelling, members are kindly advised to note the site location plan below which shows the retained curtilage for the host dwelling and the existing associated additional two parking spaces edged in blue and the proposal site for the bungalow with its connection to the public highway edged in red.



Cleveland House Tisbury. Submission from Tisbury Parish Council

Tisbury Parish Council thanks the committee for the opportunity to present its case on this proposed development. The Parish Council wishes to object to this proposal on the following grounds:

- Loss of amenity to neighbouring properties and in particular Phoenix Cottage thus contravening core policy 57
- Overdevelopment in a conservation area in contravention of core policy 58
- Contravention of Tisbury Neighbourhood plan policy HNA2 designed to protect historic features of the conservation area i.e. the substantial ancient wall which borders the lane
- Contravention of paragraph 175(a) of the NPPF as updated in July 2021 which deals explicitly with biodiversity loss.

Parish council decision context :

Tisbury has a “made” neighbourhood plan to guide the Parish Council. The Parish Council have not reached this decision lightly. This development has been discussed in detail at three separate parish council meetings. An onsite meeting was convened which was attended by three parish councillors (including Gerry Murray) and all other interested parties.

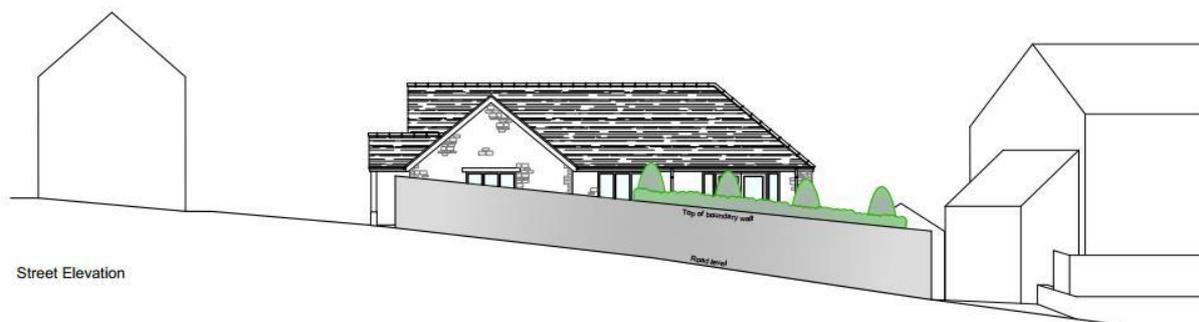


Figure 1: South Westerly aspect (from submitted drawings).

Loss of amenity.

The sketch in Figure 1 shows the overbearing nature of this development. Its porch and window looks directly on to the southern side of Phoenix Cottage which is covered in windows causing very considerable loss of amenity. The building itself is only 6 metres from Phoenix Cottage while the new parking area is just a few feet away. We are at a loss to understand how the case officer can think this satisfactory for any resident including whoever occupies the new dwelling at Cleveland House. The photograph in Figure 2 shows the situation as of today. The change is dramatic.



Figure 2: South Westerly aspect today



Figure 3: Overhead view of site

Figure 3 shows an overhead view of the site and demonstrates how cramped an area it is

Overdevelopment in a conservation area

In the pre application advice the conservation officer expresses concern about overdevelopment and overcrowding in the conservation area breaching core policy 58. We cannot see how those concerns have been addressed in the final design . Figure 1 shows the imposing nature of this building squeezed into a very small apace . Figure 2 shows the space as it presently is . Figure 3 shows how cramped the site area already is. Comparisons with the area known as the Quarry are inappropriate. The Quarry is a very particular part of Tisbury with an historic close set and somewhat random layout. The off High Street centre of Tisbury where Cleveland House is situated has a completely different character.

Loss of historic features

The development breaches policy HN2 in the Tisbury Neighbourhood Plan which states

“ Any planning application which would remove or detract from original features will be refused”

The proposed removal part of an ancient wall clearly breaches this policy. Significantly nowhere in the proposal or indeed in the officer’s report is it specified how much of the wall be knocked down leaving open the opportunity for a great deal of damage to be inflicted. We are puzzled why the officer chooses to ignore Tisbury’s made and up to date neighbourhood plan.



Figure 3: Ancient wall surrounding the site to be partly demolished

Biodiversity loss

There has always been an obligation on developments to mitigate against biodiversity loss. That was changed in the NPPF in July 2021. The obligation now is to **enhance biodiversity** through development. Following these changes the Secretary of State wrote to all planning inspectors saying that he expected these NPPF changes to be implemented immediately. The acting head of planning in Wiltshire Jean Marshall then wrote to all Wiltshire Parish Councils stating that these changes were to be taken into account in **all** planning application comments. This seems to have been completely ignored in the Officer's report. The loss of a large mature garden in a built up area is clearly a major biodiversity and green space loss and thus a breach of this NPPF regulation. Other than the plan to grow a small hedge there has been no attempt to mitigate this (which anyway is no longer sufficient). If this NPPF regulation is properly implemented in Wiltshire it should end this practice of "back yard" development for short term financial gain which does not add to place making and the quality of modern village life in a conservation area within an AONB.



Figure 4 : existing garden will be lost



Figure 5: Southern aspect of Phoenix Cottage which will directly face the entrance to the new dwelling.

Gerry Murray

Tisbury Parish Council 09/11/2021

10th November 2021

Late Correspondence

Agenda Item 7b

Application No. PL/2021/07309

Land adjacent Holy Trinity, Dean Road, East Grimstead, Salisbury, SP5 3SB

Additional representations

Three further letters of support have been received from third parties who provide the following comments:

- It's an excellent facility to exercise their dog that is reactive to other dogs
- They are unable to let their dog off lead without a facility such as this
- Adequate on-site parking
- Its unlikely people would travel from afar to use the field
- The numbers of dogs using the field are restricted
- It's an invaluable resource
- The secure exercise area for dogs is an asset to the area
- There are no buildings that would impact on the amenities of the area
- The site is away from the village and there would be minimal traffic impact

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