

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.

