

## **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.

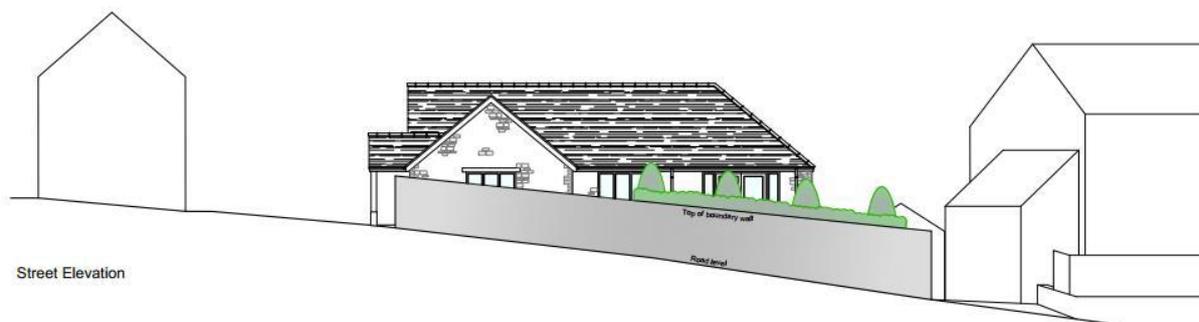


Figure 1: South Westerly aspect (from submitted drawings).

### **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**