

FONTMELL MAGNA PARISH COUNCIL

Date	9 July 2019
Application Details	2/2019/0840/FUL Gupples Farm, Gupples Lane, Hartgrove - 3 new dwellings
Planning Working Group Members	RK, RJMcC
Recommendation to Parish Council	Prior Approval granted under Class Q, under 2/2018/1615/AGDWPA in December 2018. Support, subject to Biodiversity Plan being produced.

Policies	Application details	Further Action	Policy Compliance
Policy FM1. Local Green Spaces p11			n/a
Policy FM2. Local Wildlife Corridors and Protected Species p13	No Biodiversity Mitigation shown on DCC website, but Developer has provided us with the Report and the Certificate, and will have them added to the website		✓
Policy FM3. Important Views p14			✓
Policy FM4. The setting of the AONB p15			n/a
Policy FM5. Local Landscape Features p18			✓
Policy FM6. Dark Skies p19			✓
Policy FM7. The Conservation Area and Locally Important Features p22	Outside CA		n/a
Policy FM8. Development layout p25	Limited detail on website but site appears to have adequate space for this proposed development.		✓
Policy FM9. Building design p28	Ditto.		✓
Policy FM10. Creating safer roads and pedestrian routes p31	New access approved under 2/2018/1136/FUL		✓
Policy FM11. Sustainable drainage p35	No details given but we understand from developer this will be dealt with in detail with DCC		✓
Policy FM12. Development impacting on the sewage treatment works p36			n/a
Policy FM13.			n/a

Important community facilities p38			
Policy FM14. Social Infrastructure p41			n/a
Policy FM15. Facilitating home working p43			n/a
Policy FM16. Housing Types p48			n/a
Policy FM17. Spatial strategy for new development p50	Re-use of redundant farm buildings		✓
Policy FM18. Settlement boundary p52			n/a