

## FONTMELL MAGNA PARISH COUNCIL

Date	28/01/20
Application Details	2/2019/1780/FUL - Land at E 385170 N 116885 Penn Hill Bedchester Dorset
Planning Working Group Members	MH, JK, DS BR
Recommendation to Parish Council	Refuse

Policies	Application details	Further Action	Policy Compliance
Policy FM1. Local Green Spaces p11			
Policy FM2. Local Wildlife Corridors and Protected Species p13			
Policy FM3. Important Views p14			
Policy FM4. The setting of the AONB p15			
Policy FM5. Local Landscape Features p18	The location of the proposed building does not protect or reinforce the local landscape character of open fields but will be visible from some distance due to its position on elevated land		NO
Policy FM6. Dark Skies p19	Concern raised about lighting to be used for lambing – a condition would be requested limiting upward light spill if approved	Condition to be applied	
Policy FM7. The Conservation Area and Locally Important Features p22			
Policy FM8. Development layout p25			
Policy FM9. Building design p28	While the proposed building uses materials associated with farm structures and is well detailed, its size would make a significant alteration to the landscape, contrary to the lighter-weight structures of metal-clad barns		NO
Policy FM10. Creating safer roads and pedestrian routes p31	The proposed development would only be accessible by car		
Policy FM11. Sustainable drainage p35			
Policy FM12. Development impacting on the sewage treatment works p36			
Policy FM13. Important community facilities			

p38			
<b>Policy FM14.</b> Social Infrastructure p41			
<b>Policy FM15.</b> Facilitating home working p43			
<b>Policy FM16.</b> Housing Types p48			
<b>Policy FM17.</b> Spatial strategy for new development p50	This development is contrary to the sustainable development objects of Policy 1 of the adopted North Dorset Local Plan Part 1 and the provisions of paragraph 11 of the NPPF (2018).		NO
<b>Policy FM18.</b> Settlement boundary p52			