

## FONTMELL MAGNA PARISH COUNCIL

Date	29 May 2020
Application Details	2/2020/0691/AGDWPA – Gupples Farm, Gupples Lane
Planning Working Group Members	RK, RJMcC
Recommendation to Parish Council	Express concern on grounds of overdevelopment and impact on narrow lane and its junction to main road – recommend refusal.

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			
Policy FM6. Dark Skies p19			
Policy FM7. The Conservation Area and Locally Important Features p22			
Policy FM8. Development layout p25	This proposal, taken with 2/2019/0840/FUL, now presents a substantial development of six new dwellings, which risks becoming an overdevelopment of this site.		Non-compliant
Policy FM9. Building design p28			
Policy FM10. Creating safer roads and pedestrian routes p31	It is not clear whether access is through the existing front access, or through the existing new roadway which has been created for 2/2019/0840/FUL. Either way, 6 new residences on this small narrow lane should be seen in the same light as 2/2018/1448/AGDWPA which was refused.		Non-compliant
Policy FM11. Sustainable drainage p35			
Policy FM12.			

Development impacting on the sewage treatment works p36			
<b>Policy FM13.</b> 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			
<b>Policy FM18.</b> Settlement boundary p52			