

FMPC – Neighbourhood Plan Monitoring Group

Date	29/03/23
Application Details	P/PAAC/2023/01596 - Green Farm Margaret Marsh Shaftesbury SP7 0AZ Change of use & conversion of agricultural buildings to 2 no. dwellinghouses (Use Class C3)
Planning Working Group Members	JG, IW, AL
Recommendation to Parish Council	SUPPORT this application

Policies	Application details	Policy Compliance	Further Action
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	A rural farm setting in the Blackmore Vale	Conforms	
Policy FM6. Dark Skies p19			
Policy FM7. The Conservation Area and Locally Important Features p22			
Policy FM8. Development layout p25			
Policy FM9. Building design p28	Material specified are in keeping with the surrounding farm buildings	Conforms	
Policy FM10. Creating safer roads and pedestrian routes p31			
Policy FM11. Sustainable drainage p35			
Policy FM12. Development impacting on the sewage treatment works p36			
Policy FM13. Important community facilities p38			
Policy FM14. Social Infrastructure p41			
Policy FM15. Facilitating home working p43			
Policy FM16. Housing Types p48	One 4-bed and one 3-bed dwellings are proposed	Conforms partially	
Policy FM17. Spatial strategy for new development p50			
Policy FM18. Settlement boundary p52			
Is the Applicant known to members of the Group?	No		

Compliance Notes:

Housing Type (Policy FM16) - as one of the two proposed units is a 4-bedroom dwelling, the application does not fully comply with this policy.

Building Design (Policy FM9) - although the limited material details outlined in the plans do not fully comply with this policy, they are in keeping with the associated farm buildings and are not in a village environment, being in a rural farm location. As such, objection on this point is probably not appropriate/justifiable.

In summary, there is no substantive reason for the FM Parish Council to object to this application, but the PC might wish to discuss the 4-bedroom element with the applicant if they feel strongly enough about the non-compliance with Policy FM16?

MH – 30/03/23

08/01/23

Good evening Mike

I have had a look at the application for Mulberry and like Dick cannot see any reason for not approving it. It's a small garden but the proposed 3 garden outhouses are relatively small.

Kind regards

Michael

08/01/23

Hello Mike

I have had a look at this application and I can't see that it is against any of the NP policies. The only thing that will be openly visible from the road is the flue for the wood burning stove and that will be black, not the usual shiny stainless steel. I don't think that any other colour could render it less visible as from the road it will be silhouetted against the sky.

The other buildings are just the usual garden outbuildings which are found in other gardens along West Street and because of their position will not be readily visible from the road.

I see no reason to object to this application.

Regards

Dick

06/01/23

Hello All

This is my first input to a planning application so forgive me if anything I say might be irrelevant.

I assume that the location of the greenhouse, shed and summer house are not contentious as they do not appear to be visible to "the world at large" and would only be an issue to neighbours if there were issues of being "overlooked" - which limits any possible issue principally to the summer house - which reasonably appears to be at the bottom of the garden.

The flue however would have limited visibility from the road - albeit that it will mostly be hidden by the front hedge. It is certainly not to my taste and I do not think it enhances the look of the property. I would be looking to conceal it somehow perhaps in a chimney stack or by some internal means - which I appreciate would add considerably to the cost. Given the economic climate we find ourselves in though - particularly fuel costs - would it be fair or reasonable to request such a change ?

As a point of interest - for my own education - I am assuming that the seeking of planning permission for the greenhouse, shed and summer house is necessary purely because of restrictions in the original planning consent as otherwise, would they not fall into the realm of permitted development ?

Thanks

John