

## FMPC – Neighbourhood Plan Monitoring Group

Date	16/01/23
Application Details	P/FUL/2022/07693 - Home Mead Cottage 8 North Street Fontmell Magna SP7 ONS Erect new dwelling no.1
Planning Working Group Members	RK, JG, RMcC, DS
Recommendation to Parish Council	<b>OBJECT</b> to this application

Policies	Application details	Policy Compliance	Further Action
<b>Policy FM1.</b> Local Green Spaces p11			
<b>Policy FM2.</b> Local Wildlife Corridors and Protected Species p13			
<b>Policy FM3.</b> Important Views p14			
<b>Policy FM4.</b> The setting of the AONB p15	A modest 3-bed dwelling is proposed with minimal impact on the setting.	Conforms	
<b>Policy FM5.</b> Local Landscape Features p18			
<b>Policy FM6.</b> Dark Skies p19			
<b>Policy FM7.</b> The Conservation Area and Locally Important Features p22			
<b>Policy FM8.</b> Development layout p25	The proposed dwelling is proportionate to the site.	Conforms	
<b>Policy FM9.</b> Building design p28	The chosen materials are brick and a small amount of cladding under a tiled roof.	Conforms	
<b>Policy FM10.</b> Creating safer roads and pedestrian routes p31	Serious concerns over the visibility splay to the north.	<b>Conflicts</b> See notes below	
<b>Policy FM11.</b> Sustainable drainage p35			
<b>Policy FM12.</b> 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	A 3-bed property is proposed built to 1½ storeys.	Conforms	
<b>Policy FM17.</b> Spatial strategy for new development p50			
<b>Policy FM18.</b> Settlement boundary p52			
Is the Applicant known to members of the Group?			

**Compliance Notes:**

The proposed dwelling largely conforms to NP policies. The 3-bed house is modest in scale and height. It will be finished largely in brick with a small amount of wooden cladding, under a clay tiled roof.

**Policy FM10 – Creating safer roads and pedestrian routes**

The Transport Statement submitted shows splays of 2.4 x 43m in both north and south directions. Whilst the southern approach is clear, the view to the north is restricted and dependent on the height of the existing hedge being maintained at 600mm or less. Whilst this required height can be established before and during construction there is no guarantee this height would be retained. Maintaining the 600mm height should be made a condition of any planning approval.

Pedestrian access to the village's facilities (shop, church, school, village hall) to the west of A350 will be problematic, requiring use of the busy A350 along a stretch where there are no pavements. A350 traffic approaching the site from the north, although within the 30mph zone, can be found speeding on frequent occasions and represents considerable danger to a pedestrian wishing to access the village's facilities. There is no pavement along this stretch and thus pedestrians are at the mercy of speeding cars and large HGVs. Safe egress from the site by cars could be aided by the erection of safety mirrors opposite the proposed exit to improve the visibility of south bound approaching traffic.

Whilst the size and style of the proposed new dwelling is acceptable, the occupants would be placed at significant risk when trying to access villages facilities on foot.

Note: if Fontmell Magna Parish Council's recent application is successful for a 20mph speed limit along the A350 through the village then the traffic risks would be substantially mitigated.

NPMG Notes:

12/01/23 from Roy:

The above is an amended application for this site first submitted in 2012 (2/2012/1551/PLNG) and was refused for various reasons.

The new application goes a long way to address some of the reasons for refusal. Access to the plot has been rerouted away from the rear of the existing house, the size of the house has been reduced, as has the perceived overbearing status of the proposed house.

However there are still issues which have not been addressed and new issues have arisen.

Firstly one of the original reasons given for refusal was 'the infilling of a large open area in the street frontage, which allows views through to the open countryside would not be related to the existing character and appearance of the conservation area' Contrary to the Environmental policy in force at the time.

Secondly 'Over domestication of the setting of the listed building' Contrary to Environmental policies in force at the time.

Thirdly whilst access to the site has been amended to feature direct access from North Street the Transport assessment report submitted shows splays of 2.4 x 43m, whilst the southern approach is clear, the view to the North is dependent on the height of the existing hedge being restricted to 600mm or less. As the maintenance of this height can be established before and during construction there is no guarantee this would be maintained.

Once again pedestrian access to the village, school and shop will be difficult and the Transport report makes an unsubstantiated claim to low traffic speeds along North Street.

In summary I would recommend the PC does not provide approval.

Roy

14/01/21 from Robert:

As I said on the phone, I do not have a particular problem with the additional dwelling at Home Farm (P/FUL/2022/07693).

It is infilling

As infilling it probably only partly conflicts with FM17, but it might be argued that it fits in with the dwellings on either side.

I think it's main problems lie with FM10, as Roy says..

Robert.

20/01/23 from JohnG::

With apologies for taking so long to respond, I would comment on this application as follows:-

I have no issues with the design and layout of the proposed development and the dwelling appears to be a reasonable distance from neighbouring properties.

I have today visited the site of the proposed development and looked in detail at the southern and northern approaches along the A350 via street view of Google Maps.

I have to agree with Roy King regarding the proposed access. Approaching from the south visibility is quite good but from the north it is much more hazardous. Although within the 30 mph village speed limit the stretch of road approaching the bend outside Homestead Cottage is reasonably straight and will encourage higher speeds. I would suggest that the approach speeds to the proposed access will be in excess of the speed limit, meaning reaction times in relation to a vehicle exiting the proposed property will be at a minimum.

Some mitigation may be achieved by the erection of safety mirrors opposite the proposed exit to improve the visibility of southern bound approaching traffic.

I am also of the opinion though that additional pedestrian access in the absence of any footpath should also be discouraged (unless and until we are successful in securing a 20MPH zone for the village!).

Given the proposed design of the property, I would think that occupation by a young family is quite possible which brings even more focus to pedestrian safety and access to the village facilities.

I therefore think that the Parish Council should object to this application.

Cheers

John