

FMPC – Neighbourhood Plan Monitoring Group

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| Date | 10/01/23 |
| Application Details | P/FUL/2022/07053 - Home Mead Cottage, 8 North Street, Fontmell Magna, SP7 0NS Retention of change of use from agricultural to a flexible commercial use to operate a small holiday camping park & siting of 4no. shepherd huts |
| Planning Working Group Members | DS, JK, RMCC, AD |
| Recommendation to Parish Council | OBJECT to 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 | The development would harm the view from Fontmell Down | Conflicts See notes below | |
| Policy FM4. The setting of the AONB p15 | The development lies within the AONB and would cause harm to its setting | Conflicts See notes below | |
| 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 | | | |
| Policy FM9. Building design p28 | | | |
| Policy FM10. Creating safer roads and pedestrian routes p31 | A new footpath is offered to link to N63/9 which connects to Mill Street. A safer but much longer route for pedestrians. | Conflicts See notes below | |
| 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 | | | |
| Policy FM17. Spatial strategy for new development p50 | The proposed development is outside the settlement boundart and to the east of the A350 | Conflicts See notes below | |
| Policy FM18. Settlement boundary p52 | | | |
| Is the Applicant known to members of the Group? | | | |

Compliance Notes:

P/FUL/2022/07053 - Home Mead Cottage, 8 North Street, Fontmell Magna, SP7 0NS Retention of change of use from agricultural to a flexible commercial use to operate a small holiday camping park & siting of 4no. shepherd huts

The application is a revision of the submission **P/FUL/2020/00314** made in December 2020 and although the amendments would mitigate some impact and harm, the fundamental problem still remains: this location for a commercial holiday park is highly undesirable. The revised application continues to conflict with **four** policies in the Fontmell Magna Neighbourhood Plan and may contravene a further **two**, as set out below.

Non-compliances

Policy FM3: Important Views

FM3 specifies the view of Fontmell Magna and the Blackmore Vale from Fontmell Down should be protected. The proposed development is starkly visible from this view and indeed from many points between the Lynchets and Fontmell Down, as this photo clearly demonstrates.



Policy FM4: The Setting of the AONB

FM4 states that “Proposals for development within the visually sensitive area skirting the eastern extent of the village..... which would harm the setting or natural beauty of the AONB will not be permitted unless it is clearly in the public interest to do so.”

The location of this proposed development lies **within** the boundary of the AONB and would therefore cause harm to the AONB setting. In what sense can a collection of shepherds and ancillary paraphernalia that would accompany its occupants (BBQ, tents, trailers, screens outdoor games, etc.) possibly contribute to the preservation of this area of beauty? The photo above taken from a high point above the village, inside the AONB, clearly shows the site and chalets will be highly visible from the AONB and would cause harm to the setting of the AONB.

Policy FM10: Creating Safer Roads and Pedestrian Routes

FM10 requires new developments to ensure safe walking to local facilities. The applicant has attempted to address the previous non-compliance with FM10 by creating a path from the site to join the footpath N63/9 which runs north-south beside the eastern boundary. It is not clear if the applicant has the permission of the landowner of the adjacent field to cross the fence and ditch to join the N63/9 footpath.

The N63/9 footpath goes south to join Mill Street thereby enabling pedestrians to access the village facilities of the shop and post office, pub (currently closed), church and village hall. This path can present difficult walking in wet conditions. Furthermore, Mill Street is by no-means a quiet lane for pedestrians and walkers would still have to cross the very busy A350 at a point where there are nearby blind bends creating a traffic hazard close to the intersection. Crossing the A350 at this point relies on agility, hearing and vision, plus the absence of vehicles obscuring vision of traffic coming in both directions at the same time. Although this route would be safer than walking along the A350 it is much longer. The direct route from the existing shepherd's hut to the shop is around 370 metres and via Mill Street around 1330m. It is difficult to believe that anyone would walk an extra kilometre to reach the shop; hut users are much more likely to drive or risk walking along the A350.

The Parish Council has recently applied to Dorset Council for a 20-mph speed limit to be placed along the A350 through the village to mitigate the high risk to pedestrians on the A350 through the village. Several near misses have occurred which have been reported to Tony Burden, DC Road Safety Manager. These incidents highlight the demonstrably dangerous level of risk. Even in the small, and fairly nimble, speed watch team there have now been three incidents of receiving glancing blows from traffic which could easily have been far worse. These warnings must be taken seriously especially as there are no pavement or verge for pedestrians to use.

The Fontmell Magna Neighbourhood Plan (November 2018) section "***Creating safer roads and pedestrian routes***" (page 29) addresses the issue of a A350 road that effectively splits the village into two. The concerns over traffic volumes and speed, both on the A350 and through the village, have been known for some time. The A350 through Fontmell Magna has no pavement along most of its 30-mph limit, forcing pedestrians onto the carriageway. It is far too narrow for the volume of lorries that pass through the village in both directions, and the road winds through the village limiting drivers' forward sight lines thus making it difficult for pedestrians trying to cross the road to gauge the presence and speed of on-coming vehicles.

The A350 through Fontmell Magna has been extensively used for many hundreds of years to connect parts of a divided village for work, leisure, and everyday pedestrian use. Current speeds make it unnecessarily dangerous for children and the elderly crossing at bus stops and where there is an absence of pavements and verges.

Policy FM17: Spatial Strategy for New Development

FM17 states " New built development must be focused on sites that lie to the west of the A350, and that are within easy walking distance of the main service amenities in the village (the shop, school and village hall, pub and surgery) and that are not within areas known to be at risk from flooding or otherwise protected. Unless a countryside location is essential, new open-market development should take place within the defined settlement boundary, on allocated sites, or through the re-use of existing buildings in line with national policy where their existing use is no longer required." The proposed development is outside the settlement boundary, to the east of the A350, contrary to policy FM17.

Possible non-compliances

Policy FM6: Dark Skies

There is no information given in the application on the lighting scheme for the proposed

development. The proximity of the chalets to the central pond may mean safety lighting needs to be installed with the potential light pollution that would result, contravening policy FM6.

Policy FM11 Sustainable Drainage

There is no information given in the application on how foul water and sewage will be removed from the chalets. There is no mains sewage nearby nor any road drains.

General Comments

i). **Objective 4.(a)** of the Neighbourhood Plan sets out a commitment to enable growth of business and employment opportunities. There is no additional employment created by this development but there may be some extra business for the village shop and pub if it re-opens.

ii). **Paragraph 7.5** of NP supports “employment and tourism through....small-scale caravan and camping sites close to local services – although suitable sites that won’t harm the landscape character of the area may be difficult to find locally”.

iii). Under **Objective 3.(a)** the NP also commits to ensuring that the Cranborne Chase and West Wilts AONB is protected from inappropriate development.

It is noteworthy that the existing “shepherds hut” on the site, **erected without planning permission**, is currently advertised for hire on Airbnb (see website image capture below). There is a legitimate concern that granting permission for 4 holiday chalets would lead to a subsequent application for many more, ultimately compromising the whole stretch of land behind the houses in North Street and causing substantial harm to the setting of the AONB.

Dorset Countryside Shepherds Hut with a lake view

★ 4.98 · 89 reviews · Superhost · Fontmell Magna, England, United Kingdom

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Shepherd's hut hosted by Jimaine

2 guests · 1 bed · 1 bathroom



Jimaine is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for their guests.

Great location

100% of recent guests gave the location a 5-star rating.

Park for free

This is one of the few places in the area with free parking.

aircover

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

Our newly refurbished shepherds hut is situated in our 4 acre meadow shared with our small herd of sheep in the beautiful North Dorset countryside. The village of Fontmell Magna is in a conservation area and an Area of Outstanding Natural Beauty. The Hut faces over the lake with glorious, uninterrupted views

£106 night

★ 4.98 · 89 reviews

CHECK-IN
14/01/2023

CHECKOUT
20/01/2023

GUESTS
1 guest

Reserve

You won't be charged yet

£106 x 6 nights

£635

Service fee

£108

Total

£743

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