

## FMPC – Neighbourhood Plan Monitoring Group

Date	31/01/23
Application Details	P/FUL/2022/06530 Middle Farm Lurmer Street Fontmell Magna Shaftesbury SP7 0NT Demolish existing barn and erect dwelling with associated landscaping
Planning Working Group Members	DS, JK
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	The proposed house will be highly visible from Fontmell Down.	<b>Conflicts</b> See notes below	
<b>Policy FM4.</b> The setting of the AONB p15	The site is about 120m from the boundary of the AONB and will have a considerable impact on its setting.	<b>Conflicts</b> See notes below	
<b>Policy FM5.</b> Local Landscape Features p18			
<b>Policy FM6.</b> Dark Skies p19	With a large part of the eastern elevation being glazed there will be a large illuminated area visible from the AONB.	<b>Conflicts</b> See notes below	
<b>Policy FM7.</b> The Conservation Area and Locally Important Features p22	The building is not in character with the conservation area.	<b>Conflicts</b> See notes below	
<b>Policy FM8.</b> Development layout p25	The site will not be easily accessible from the village and will not form an integral part of the village.	<b>Conflicts</b> See notes below	
<b>Policy FM9.</b> Building design p28	The large area of low pitch aluminium roofing is not in character with other dwellings and the large area of glazing would be unusual in the village.	<b>Conflicts</b> See notes below	
<b>Policy FM10.</b> Creating safer roads and pedestrian routes p31	The access to the site will be via Collyer's Rise and the narrow entrance road to the Middle Farm development.	<b>Conflicts</b> See notes below	
<b>Policy FM11.</b> Sustainable drainage p35	According to the Design and Access Statement rainwater will be delivered to a soakaway, but ground water levels at times will make this unviable.	<b>Conflicts</b> See notes below	
<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 4+bed property is outwith this policy.	<b>Conflicts</b> See notes below	
<b>Policy FM17.</b> Spatial strategy for new development p50			
<b>Policy FM18.</b> Settlement boundary p52	The site lies outside the settlement boundary of the village.	<b>Conflicts</b> See notes below	
Is the Applicant known to members of the Group?	No		

### Compliance Notes:

The application conflicts with 10 policies in the Neighbourhood Plan. In particular, the site for the proposed dwelling lies outside the village's Settlement Boundary, contrary to Policy FM18 of the Neighbourhood Plan, and will consequently cause significant harm to the setting of the AONB; this should provide sufficient reason in itself to decline the planning application. It is recommended the Parish Council objects to this application.

#### FM3 - Important Views

The proposed house will be encroaching onto open fields to the east of the village and will be highly visible from Fontmell Down (see photos below).

#### FM4 - The Setting of the AONB

The site is about 120m from the boundary of the AONB and will have a considerable impact on its setting.

#### FM6 - Dark Skies

With a large part of the eastern elevation being glazed there will be a large illuminated area visible from the AONB which will have a substantial effect on their status as an International Dark Sky Reserve.

#### FM7 - The Conservation Area

The building is not in character with the conservation area and as it is on the edge of the settlement its difference will be visible. The design of the building exterior could be compatible within the Conservation Area provided that good quality clay facing bricks and roof tiles are specified, not concrete bricks or roof tiles.

#### FM8 - Development Layout

The site will not be easily accessible from the village and will not form an integral part of the village.

#### FM9 - Building Design

The large area of low pitch aluminium roofing is not in character with other dwellings and the large area of glazing would be unusual in the village: if it is allowed it should be anodised or treated with a syntha-pulvin powdercoat and dark brown in colour to moderate its impact. The proposed large area of glazing would be unusual in the village: if it is allowed it should be anodised.

#### FM10 - Creating Safer Roads and Pedestrian Routes

The access to the site will be via Collyer's Rise and the narrow entrance road to the Middle Farm development. The additional vehicle movements (with the 2 dwellings for which permission has been granted) will make circulation difficult in Collyer's Rise. Any pedestrians will have the narrow entrance to Middle Farm and the busy A350 to cross to reach the communal facilities in the village.

#### FM11 - Sustainable Drainage

According to the Design and Access Statement rainwater will be delivered to a soakaway, but ground water levels at times will make this unviable. Sustainability would be greatly enhanced by collecting the rainwater and using it for the toilets.

#### FM16 - Housing Types

In 2011 the number of houses in the parish with 4+ bedrooms stood at 33%. Another 4 bedroom house does not satisfy the needs of the village for more 1, 2 and 3-bed housing.

#### FM18 - Settlement Boundary

The site does not lay within the settlement boundary of the village.

The Design and Access Statement points out that the North Dorset Housing Delivery Test Result for 2021 is 69%, this is less than the 75% required to avoid the Local Plan being considered out of date and a presumption in favour of sustainable development being applied. This is not an absolute rule and need not be applied if the following conditions apply: (screenshot from the NPPF 2021)

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed [7](#); or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The presumption is in favour of sustainable development and the architect argues that having a heat pump and a lot of glazing will make the house energy efficient. There's no mention of charging points for electric vehicles, solar pv panels or solar thermal panels all of which will be needed in the future to cut down energy use. The large roof area will collect a lot of rainfall which would we better used to limit piped water usage and not fed straight into the groundwater.

View of the site from Fontmell Down.



