

FONTMELL MAGNA PARISH COUNCIL

Date	21 January 2021
Application Details	P/FUL/2020/00314 Home Mead Cottage, 8 North Street
Planning Working Group Members	All
Recommendation to Parish Council	Recommend PC object and request refusal. Please see notes below.

Policies	Application details	Further Action	Policy Compliance
Policy FM1. Local Green Spaces p11			n/a
Policy FM2. Local Wildlife Corridors and Protected Species p13			n/a
Policy FM3. Important Views p14			Does not comply
Policy FM4. The setting of the AONB p15			Does not comply
Policy FM5. Local Landscape Features p18			n/a
Policy FM6. Dark Skies p19			May not comply
Policy FM7. The Conservation Area and Locally Important Features p22			n/a
Policy FM8. Development layout p25			n/a
Policy FM9. Building design p28			Does not comply
Policy FM10. Creating safer roads and pedestrian routes p31			Does not comply
Policy FM11. Sustainable drainage p35			No detail
Policy FM12. Development impacting on the sewage treatment works p36			n/a
Policy FM13. Important community facilities p38			n/a
Policy FM14. Social Infrastructure p41			n/a
Policy FM15. Facilitating home working p43			n/a
Policy FM16. Housing Types p48			n/a

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Policy FM17. Spatial strategy for new development p50			Does not comply
Policy FM18. Settlement boundary p52			n/a
Is the Applicant known to members of the Group?			no

- i. NP is committed to enabling the growth of business and employment opportunities, under **Objective 4.(a)**. Although employment would be limited under the proposed development, there would be possible advantage to the village shop and the pub.
- 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. NP also commits to ensuring that the Cranborne Chase and West Wilts AONB is protected from inappropriate development, under **Objective 3.(a)**.
- iv. **FM 3** specifies (inter alia) the view of Fontmell Magna and the Blackmopre Vale from Fontmell Down should be protected. The proposed development is starkly visible from this view, and indeed from many points between the Lynchetts and Fontmell Down.
- v. **FM 4** 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.”
- vi. **FM10** requires new developments to ensure safe walking to local facilities: it is doubtful whether this could be achieved.
- vii. **FM 11** concerns sustainable drainage, of which there is no mention in the application.
- viii. **Paragraph 9.5** includes the sentence: “Further development to the east of the A350 is not desirable, particularly on greenfield sites, due to the greater potential impact on the setting of the AONB and the obvious difficulties crossing the main road safely to access the local facilities”. This is confirmed in **FM 17**, which 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.”

Concerns also over access (traffic movements not as stated in D&A statement), over definition of “shepherd hut”, and that this is the “thin end of the wedge”, which could ultimately compromise the whole stretch of land behind the row of houses in North Street.

It is worth noting that the present hut is advertised on Airbnb, and that there are reviews dating back to October 2020.