

FONTMELL MAGNA PARISH COUNCIL

Date	29th September 2022
Application Details	P/VOC/2022/05525, P/NMA/2022/05526 Middle Farm
Planning Working Group Members	BR, MH
Recommendation to Parish Council	PC should object, please see attached document

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			n/a
Policy FM4. The setting of the AONB p15			n/a
Policy FM5. Local Landscape Features p18			n/a
Policy FM6. Dark Skies p19			n/a
Policy FM7. The Conservation Area and Locally Important Features p22			n/a
Policy FM8. Development layout p25	See attached		Does not comply
Policy FM9. Building design p28	See attached		Does not comply
Policy FM10. Creating safer roads and pedestrian routes p31			N/a
Policy FM11. Sustainable drainage p35			N/a
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
Policy FM17. Spatial strategy for new development p50			n/a
Policy FM18. Settlement boundary p52			n/a
Is the Applicant known to members of the Group?			Yes

RJMcC 29/09/22

Fontmell Magna Parish Council

P/VOC/2022/05525 Proposal: Erect 2 No. dwellings, convert and extend existing single storey stables to form 1 No. dwelling, and erect garage/car port. Modify vehicular access (with variation of condition 2 of 2/2017/1856/FUL to amend approved plans) Location: Middle Farm, Lurmer Street, Fontmell Magna, Shaftesbury SP7 ONT

The Parish Council objects to this application.

In Plot 3, there is clearly a proposed increase in the footprint but the internal layout is much improved, while the external alterations are not out of line with the original. However, the new garage for Plot 3, called a car port, we believe negates the need for the over-large garage, car port structure and access road previously approved on the site of the old steel Dutch barn structure, as each dwelling Plot 1, 2 and 3 now has its own provision for covered parking. We are concerned that this variation of the planning consent will lead to an additional dwelling being built on the site of the former barn structure which would be an overdevelopment of this restricted site. If the barn structure remains there will be no need for a mitigation plan for roosting bats and nesting birds in the barn. Thus we are raising an objection to the provision of the proposed access road and 'garage' which could be the fore-runner of a Plot 4 on the site.

In Plot 1 a row of conservation roof lights has been added to the east elevation of the dwelling. These windows will overlook the property at 4 Collyer's Rise which results in a loss of privacy for that property. This is contrary to Policy FM8 of the Fontmell Magna Neighbourhood Plan which states that ".....The design, layout and orientation should be appropriate to the character of the surrounding area and should avoid adverse impacts of overlooking or loss of privacy to neighbouring properties.....". (Please refer to full policy wording below.)

The Parish Council also wishes to object to the very large wooden gates that have been installed at the entrance to the site in Collyer's Rise. It is apparent from the photographs below, these gates are unnecessarily large and unsightly, dominating the cul-de-sac for residents.



The gates are seemingly in contravention of Condition 7. of the Decision Notice dated 14/08/2018 for APPLICATION No. 2/2017/1856/FUL, Middle Farm, Lurmer Street, Fontmell Magna, SP7 ONT. Condition 7 states:

*7. There must be no gates hung so as to form obstruction to the vehicular access serving the site.
Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.*

These wooden gates should be replaced with smaller wire gates that will be much less intrusive for residents but just as secure for the Middle Farm site.

For these reasons the Parish Council objects to this planning application **P/VOC/2022/05525**.

Policy FM8. Development layout

The layout of new development should generally reflect the pattern of existing village lanes, with a variety of plot sizes, shapes and variation in building lines, with opportunities for social interaction created by open spaces, verges and front doors and windows overlooking the street. The design, layout and orientation should be appropriate to the character of the surrounding area and should avoid adverse impacts of overlooking or loss of privacy to neighbouring properties. Particular regard should be had to the layout and landscaping of schemes proposed within the sensitive transitional areas lying between the village and the open countryside.

Off-street car-parking will normally be required for two vehicles (or one plus a garage), together with adequate access for service vehicles.

The precise location of affordable housing within a development will be determined having regard both to overall design and layout considerations (which must include the objective of ensuring that it is indistinguishable from other housing) and to the reasonable requirements of efficient management and maintenance.