

**P/FUL/2022/05174 Land East of Charlie's Cottage, Mill Street, Fontmell Magna  
Erect 1 No. dwelling, create new vehicular and pedestrian access and 5 No. parking spaces.**

The Parish Council **objects** to this planning application.

The proposed development of a new dwelling on land next to Charlie's Cottage in Mill Street does not comply with several policies of the Fontmell Magna Neighbourhood Plan.

The Neighbourhood Plan can be found at

<http://www.fontmellmagnapc.co.uk/UserFiles/Files/Neighbourhood%20Plan/FMNP%20Referendum%20Version%2010Sep2018%20NDDC%20Approved.pdf>

and the relevant policies are appended here for convenience.

#### **Policy FM4 – The Setting of the AONB**

The proposed development is a new build and not a conversion of an agricultural building and thus there are no exceptional circumstances which would mitigate the harm to the setting of the AONB.

#### **Policy FM9 – Building Design**

The proposed building design falls well short of meeting the requirements of Policy FM9 – Building Design. A metal 'standing seam' roof does not give the design a 'rural' feel. Such a roof may be more appropriate over industrial or commercial buildings, though a standing seam copper roof might be better if detailed carefully at the eaves. The proportion of windows W7 W20 W24 and W25 is visually uncomfortable and certainly alien to the local vernacular. The absence of any eaves projection (always good for nesting swifts!) is unsatisfactory. The mismatch of the roof pitches over the single storey kitchen with the upper roof pitch is regrettable and easily remedied. Overall, the design fails to respect local character in scale, form, and layout; rather it takes on the form of a converted farmyard where no farm previously existed.

#### **Policy FM16 – Housing Types**

The proposed 5 bedroom dwelling does not serve local housing needs. The Policy FM16 states “new open market housing should predominantly be 1, 2 and some 3 bedroom properties, and be suitable for young working individuals and families.....or suitable for older residents to downsize.” Clearly a large 5-bedroom dwelling does not comply with this policy.

#### **Policy FM17 – Spatial Strategy for New Development**

This policy states “new built development must be focused on sites that lie to the west of the A350”. The proposed site being to the east of the A350 does not comply.

Policy FM17 goes on to state:

“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 use is no longer required.”

The proposed site is outside the settlement boundary and is not replacing an existing building, so on both counts is not compliant with this policy.

#### **Policy FM18 – Settlement Boundary**

The settlement boundary for Fontmell Magna was adjusted in the Neighbourhood Plan to more accurately define the existing and proposed built-up area of the village. This amendment to the boundary was made in order to accommodate an additional 40 homes, to meet the expectations of Dorset Council for new housing development in Fontmell Magna as a sustainable village. Thus there is no case for allowing new open-market development outside of the settlement boundary.

In the Parish Council's opinion this planning application does not comply with these 5 policies in the Neighbourhood Plan, and for these reasons the Parish Council **objects** to this application.

## Appendix

### References FM Neighbourhood Plan policies:

#### **Policy FM4. The setting of the AONB**

Proposals for development within the visually sensitive area skirting the eastern extent of the village (shown on Map 5 overpage) 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.

#### **Policy FM9. Building design**

New construction and alterations to buildings should respect the local rural character of the area in terms of scale, form, materials and layout, with an appropriate level of detailing to add interest and reinforce local character. Materials and detailing should have regard to the vernacular features described in the preamble to this policy, including those described in Table 3.

Roof-mounted photovoltaic panels should be frameless to reduce their visual impact and may not be appropriate where they would be clearly visible and detrimental in the context of Listed Buildings, the Conservation Area or from the AONB.

#### **Policy FM16. Housing Types**

Where affordable housing is provided in line with Local Plan policies, this should consist of 60% 1 and 2 bedroom homes and 40% 3+ bedroom homes and be allocated to households with a local connection to the Parish, before cascading to those with a local connection to the adjoining parishes, and then to the rest of North Dorset.

New open market housing should predominantly be of 1, 2 and some 3 bedroom properties, and be suitable for young working individuals and families (and capable of adaptation and extension so that residents can adapt their housing to suit their future needs without having to relocate) or suitable for older residents wishing to downsize.

Any changes to this housing mix (set out above) should accord with identified local needs, as evidenced in the housing needs assessment produced to support this plan (and any subsequent updates), and any more recent information specific to the local area from the affordable housing register and other relevant data sources.

#### **Policy FM17. Spatial strategy for new development**

This Plan makes provision for a maximum of 40 new homes to 2031, which is considered a sustainable level of growth. 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

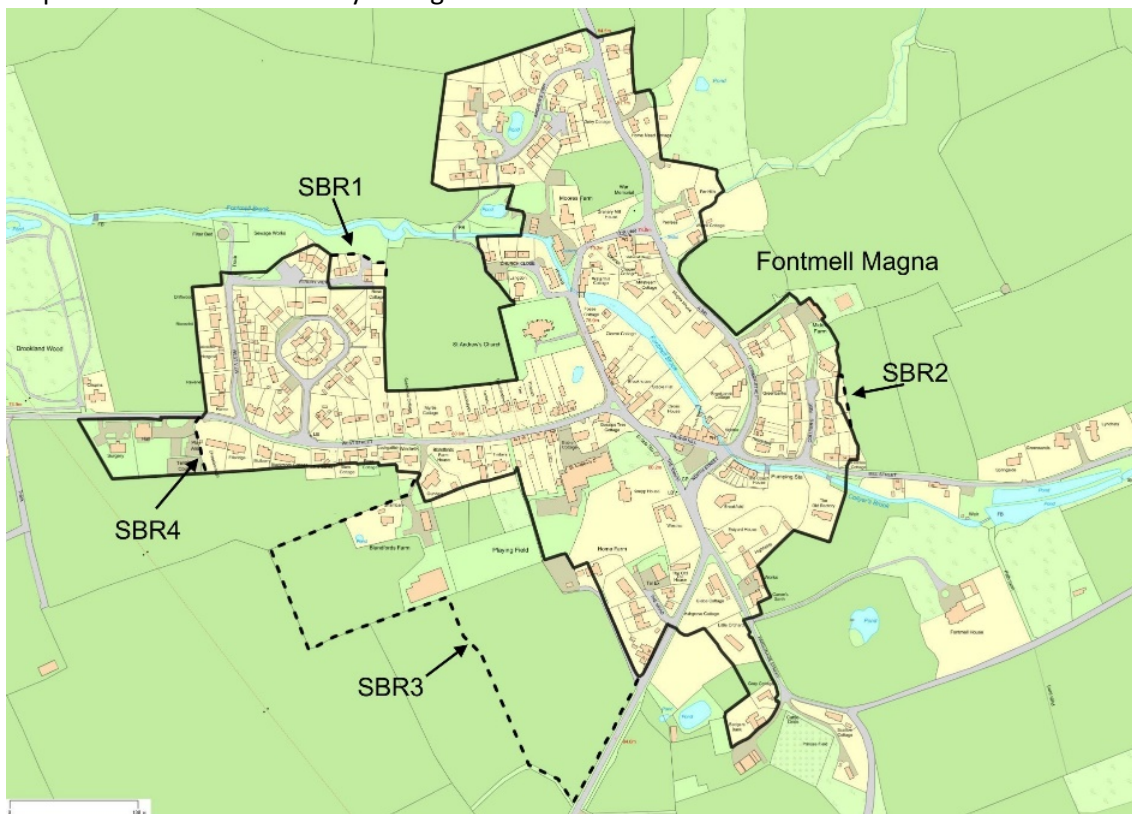
surgery) and that are not within areas known to be at risk from flooding or otherwise protected.

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.

### Policy FM18. Settlement boundary

The settlement boundary as carried forward into the 2016 Local Plan is amended to more accurately define the existing and proposed built-up area, as shown on Map 11.

Map 11: Settlement Boundary Changes



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