



Clerk David Green
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Fontmell Magna Parish Council Extraordinary Meeting

Minutes of meeting held on Tuesday 14th April 2026 Fontmell Magna Village Hall 6.30pm

In attendance: Cllr Hannah Lister (Chair), Cllr Steven Drew, Cllr Jeremy Long, Cllr Sara Powell, Cllr Christine Scott, Clerk David Green and approximately 30 members of the public

1. Apologies for absence

Cllr Cooper.

2. Declaration of interests

Cllr Drew declared a personal interest in the planning application P/OUT/2026/01593.

3. 20 mph speed limit application

The Chair welcomed all to the meeting and provided an update in relation to the 20-mph scheme application. Dorset Council have advised that this is will be delayed for a year in order to conduct speed surveys to further assess the suitability of a scheme for the village.

This is a positive development in that they have not refused the supplication although it means that there is still some uncertainty as to whether the scheme will be approved. It should be noted that Council Leader Nick Ireland is supportive of the scheme.

The issue of additional signage along Mill Street to prevent verge damage caused by large vehicles using this route, whilst the C13 diversion is in place, has been raised with Dorset Council and is under discussion.

Peter Mole is compiling feedback in relation to the impact of the temporary reduction to a 20-mph speed limit for submission to Dorset Council. A survey will be sent to the PC's email group. Responses will be encouraged.

4. Planning application - P/OUT/2026/01593

**Land At E 386450 N 116625 Old Crown Road Fontmell Magna
Erection of up to 23 dwellings and associated infrastructure ((outline application to determine access only)**

Cllr Steve Drew outlined the application and the evaluation of this in relation to the Fontmell Magna Neighbourhood Plan.

it was noted that the application was very similar to an earlier application, P/OUT/2023/06625, which had been refused. The main difference being that this application includes a bottom area which includes a play facility and pond.



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The mixture of housing types is similar with 14 dwellings for owner occupancy, 6 dwellings for social rent, 3 for affordable ownership and 46 parking spaces.

The application has been evaluated in relation to the Fontmell Magna Neighbourhood Plan, and has been assessed as meeting only 3 provisions of the made plan and is non-compliant in 16 aspects.

The settled view of the Parish Council is that an objection will be raised.

Residents are encouraged to read the detail of the application in the review document on the PC website.

The application has been evaluated in relation to the 4 principal reasons why it had been previously refused permission:

1 Greenfield site

The application has been made in anticipation of Dorset Councils new Local Plan will may change the boundaries of settlements, including the introduction of 'flexible' boundaries.

However, the new Local Plan has not been 'made' at this stage and this is purely a speculative application. The developers appear to be relying on the present low housing land supply figure of only 2.5 years.

2 Erosion of the Conservation area

The application describes the land to be used as 'agriculturally redundant'. The application is actually proposing a more dense housing number than that for Spring Meadows – 661 m² rather than 770m². The inclusion of the amenities at the lower end of the site actually distorts the number.

3 Ground water flooding

Cllr Drew noted that it is still the case that the area at the north of the site is prone to flooding between December and March – there is plenty of photographic evidence of this - this would potentially affect 50% of the proposed dwellings. The application appears to be relying on 'design' features to divert water from the site.

4 Settlement buffer

The ecology buffer is being moved to the west in the application and the previously defined buffer is effectively being disregarded.

There are other issues of concern, including:

- Wessex Water small treatment plant - lack of capacity.



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- The traffic impact of 23 new dwellings in addition to the 9 unbuilt on the A350 at this point.
- Developer financial gain. There is a potentially a gain to the Parish in terms of CIL but this cannot be determined at this stage.
- Loss of agricultural land and habitats.

The meeting was opened to the public forum, questions were asked in relation to:

- The ecology buffer – it does seem as though the existing buffer will be disregarded.
- House design – it was noted that this is an outline application without design detail and if approved would require full plans. It was suggested that the developer may include features not complementary to the conservation area. It was noted by Cllr Drew that the that Neighbourhood Plan does include evaluation of the 'form, function and look' of proposed dwellings.
- Road safety - there was a concern that traffic flows would increase significantly It was note that the non-adoption of the road into Spring Meadows would probably not be a blocker to development.
- Ransom strip - There was some discussion regarding access at the northern end of the site. The assumption is that an agreement will be sought between landowners.

Cllr Drew noted that the deadline for public response to the application is 25th April 2026 and residents are encouraged to submit their comments as soon as possible.

The Chair thanked Cllr Drew for his excellent presentation.

5. Next meeting date

This will be held on Tuesday 12th May 2026 at 6:30 pm in the Village Hall, and will include the Annual Parish Meeting, The Annual Meeting of the Parish Council and a PC meeting. There being no further business the meeting closed at 7.25

David Green

Clerk