

Uffculme Parish Council
Minutes of Meeting Held
Monday 10th June 2024 at Magelake

Meeting Open – 19:03

Present – Councillors Lane (Chairman), Kingdom, Hallchurch, Blackman, Edwards

Apologies for absence – Councillors Cornish and Pointing (Sabbatical)

Minutes of meeting held on 20th May 2024

Approved as correct record.

Public Session – no members of the public were in attendance

MDDC – Planning Decision Notices

1. **24/00390/FULL** – Change of use of land, buildings and manège to Equestrian Business Use at Southill Paddocks, Kentisbeare, Cullompton, Devon – **APPROVED**
2. **24/00425/HOUSE** – Erection of replacement garden annex at The Wooden House, Ashill, Cullompton – **APPROVED**
3. **24/00527/HOUSE** – Variation of condition 2 of planning permission 23/01219/HOUSE (Erection of two storey rear and side extensions and detached double garage) to allow substitution of plans relating to external materials at Whitmoor Dairy Cottage, Ashill, Cullompton – **APPROVED**
4. **24/00581/CLP** – Proposed construction of a single storey extension to the rear of the property and the installation of a new window and door at 8 Eastfield Orchard, Uffculme – **LAWFUL**
5. **24/00597/CAT** – Notification of intention to carry out works to 10 trees (G1, G10, T2, 3, 4, 5, 6, 7, 8, 9) in a Conservation Area at Curwood House, Kents Close, Uffculme – **APPROVED**
6. **24/00632/CLU** – The existing use of the gateway at Land at NGR 308240 110778 (Whitmoor House), Ashill, Devon has occurred for in excess of 4 years – **LAWFUL**
7. **24/00671/CAT** – Notification of intention to carry out to 1 Gean Cherry (T1) – crown reduction, 1 Goat Willow (T3) – re-pollard and 1 Norway Maple (T4) – target prune/crown reduction in a Conservation Area at Trafalgar Court, Clay Lane, Uffculme – **APPROVED**

Tree Preservation Orders

No applications

Planning Committee

None

Planning Appeals

None

Planning Applications

As attached

Meeting Close – 20:24

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- **24/00031/FULL** – Change of use of holiday accommodation to childcare provision at Land and Buildings at NGR 305623 110380 Bradfield Park, Willand, Devon

The Parish Council continues to object to this planning application. Whilst the Parish Council appreciates the additional information provided, the original concerns have not been satisfied.

The Parish Council would like to see a detailed Design and Access Statement being provided, along with further consideration of the additional highways implications of the increase of traffic (which would be apparent with the staff and children numbers provided). The Parish Council would like to see independently evidenced worse case trip generation assessment for the proposed land use.

The earlier response also references The Early Years Department and a Mr Copland and their reports – these are not appended nor referred to in greater detail/context to the application and the Parish Council would therefore like to have sight of these or an independent report also appended before making any further comment or decision in respect of this planning application.

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- **24/00466/FULL** – Change of use of former church to residential dwelling and formation of driveway at United Reformed Church, Commercial Road, Uffculme

The Parish Council has no objection in respect of this planning application, however, would like to see a bat survey carried out, with the planned creation of additional Velux opening to the newly created bathroom, as this would utilise the existing roof space. As the curtilage of the property is within the Conservation Area, the Parish Council would also like confirmation as to whether the removal of existing Yew Trees is planned and further detail as to the planned (re)location of the existing headstones. The views from the Historic Environment Team are also echoed in respect of the information of finished ground levels and impact on burials also being required prior to determination.

The Parish Council have also taken consideration of the comments raised by a neighbouring property and would also request the edition of obscured glazing to the large window to the East elevation.

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- **24/00739/HOUSE** – Creation of gated access and erection of fencing at Myrtle Cottage, 3D Old Bridwell, Uffculme

The Parish Council objects to this planning application. Although Highways have been consulted, the Parish Council does not believe full consideration has been given to the proposed entrance location. The plans show the creation of an entranceway directly onto Bridwell Avenue, which is not an unclassified road, has poor visibility and is subject to National Speed limit. The Parish Council has safety concerns and notes the lack of traffic plan or consideration for visibility when exiting the site as detailed in the high level plans.

The Parish Council has also referenced the previously granted permission (21/02523/FULL) and has concerns that the addition of both the suggested fencing and gateway would continue to be contrary to DM1 and DM25, due to being immediately adjacent to the registered park and garden, Bridwell Park and would have impact on the setting of the historic designed landscape, affecting the character of the area.

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- **EH/DCC/4399/2024** - Variation of conditions 2, 4, 6, 7, 12, 19, 2 and 25 of ROMP permission DCC/3655/2014 (Application under the Environment Act 1995: Review of Mineral Planning Conditions) to vary the phasing; landform; drainage; and restoration of the site at Hillhead Quarry, Uffculme, Cullompton

The Parish Council has no objection in respect of this planning application, however, would like to see further consideration given to the risk of fluvial flooding to the neighbouring New Houndaller Farm.