

**Uffculme Parish Council**  
**Minutes of Meeting Held**  
**Monday 19<sup>th</sup> May 2025 at Magelake**

**Meeting Open – 19:02**

**Appointment of Chair** - Councillor Hallchurch was nominated to take the position of Chair for the meeting. Proposed by Councillor Edwards, Seconded by Councillor Cornish, majority in agreement (1 x abstention)

**Present** – Councillors Hallchurch (Chair), Blackman, Kingdom, Horne, Cornish and Edwards

**Apologies for absence** – none

**Minutes of meeting held on 14<sup>th</sup> April 2025**

**Approved** as correct record.

**Public Session** – There were no members of the public present.

**MDDC – Planning Decision Notices**

1. **25/00516/PNAG** – Prior notification for proposed excavation to form an agricultural slurry lagoon at Land at NGR 311967 110082 East of Hayne Farm, Blackborough – **NOT REQUIRED**
2. **25/00406/CAT** – Notification of intention to crown reduce and lift Yew tree by 2-2.25mtrs within the conservation area at 3 Ashley Road, Uffculme – **APPROVED**

**Tree Preservation Orders**

No applications

**Planning Committee**

None

**Planning Appeals**

None

**Planning Applications**

As attached

**Meeting Close – 19:15**

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- **25/00398/FULL** – Variation of Condition 2 of planning permission 19/00914/FULL (Erection of 5 dwellings) to allow substitute plans relating to layout, redesign and appearance at Land at NGR 306840 113071 (South of Allotment Gardens), Clay Lane, Uffculme

*The parish council has no further comment to make, based on the revised drawings x 2. Whilst there is no ambiguity that the two sites are being considered as separate applications, we are aware of the sites working together as a whole (combined drainage strategy etc.), regardless of whether there is a red line detailing the specific application site for each, or not. The objections previously raised, as detailed below, in respect of the planning application continue to be the concerns raised by the Parish Council:*

*As the elevation to the east details the creation of additional openings to the roofline, it is noted that this would have a negative impact on the neighbouring properties, due to the level of overlooking to existing properties, causing a reduction in privacy. This would be contrary to DM1 (e) of the Mid Devon Local Plan (2013-2033).*

*DM1 is also not met, with the resizing of the building and reconfiguration of the floorplan results in a loss of safe and accessible places for sustainable modes of travel (d) and (h) loss of adequate storage (loss of plant/boot room).*

*In addition to the above points, as the overall site is due to deliver a total of 10 houses, DM1(i) should also be applied – the revised designs appear to have the addition of stepped decking to the front and rear entrances, which does not provide 20% of the dwellings built to Level 2 of Building Regulations Part M ‘access to and use of dwellings’.*

*If the Planning Officer were so minded to approve this application, Uffculme Parish Council would request that consideration be made to apply a condition to fix and obscure the first floor windows to the east, in perpetuity, and to ensure that an adequate level of accessible plots be provided as part of this development.*

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- **25/00599/FULL** – Erection of a roof over an existing feed yard at Ruggs Moor, Blackborough, Cullompton

*The parish council has no objections in respect of this planning application.*