

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 8 August 2019 at Magelake

Present – Cllrs Wells (Chairman), P Best, P Cornish, E Hagelstein, R Kingdom, M Pollard and J Gardner

Apologies for absence – P Blackman P Mackian

Minutes of Meeting held on 16 July 2019

- **Approved** as a correct record

Declarations of Interest

- See individual responses below

MDDC - Planning Decision Notices

- **19/00931/HOUSE** – Erection of an extension at 7 Bridge Street, Uffculme
APPROVED
- **19/01085/CAT** – Notification of intention to fell a group of 5 Monterey Cypress trees within the Conservation Area at 6 Ashley Road, Uffculme
APPROVED

Planning Appeals

- **17/02053/FULL** - Removal of Conditions 3 and 4 of planning appeal
APP/Y1138/A/14/2216218 under 13/00777/FULL to allow for permanent permission at The Paddock Willand Cullompton Devon EX15 2RB

Planning Applications

- As attached

Date of Next Meeting – 8 August 2019

Verity Aldridge
Clerk to the Council

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- **19/01327/CAT** – Notification of intention to sectional fell 1 Oak tree to ground level within the Conservation Area at The Beeches Chapel Hill Uffculme

The Council has no objection, subject to review by the arborologist.

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19/00928/MFUL – Erection of buildings incorporating employment (B1/B2/B8) with associated infrastructure, including estate roads, drainage, public open space and incidental landscaping at Hitchcocks Business Park, Uffculme

Uffculme Parish Council is opposed to this development.

Introduction and Background

Hitchcocks Business Park started as a single planning application for change of use of a chicken shed on a redundant farm in Halberton Parish, which is more closely located near to the villages of Uffculme and Willand. After this change was approved, a further series of small changes were submitted which resulted in the Business Park that exists today; these applications were allowed by the Planning Authority despite the fact that no overall plan for the site was made public (if one existed).

The developer has now submitted an application that will blight the villages of Uffculme, Willand and Halberton. This has all happened outside of the existing and emerging Local Plans, and without any consideration for the impact of such a development on the quality of life and safety of residents, some of whom would live within a few tens of metres of the Park. The Parish Council urges the Planning Authority to ensure that this development does not progress any further.

Specific Comments

The Parish Council is grateful to Dr Linnea Mills for sharing the independent research carried out by her regarding the impacts of this proposed development. Dr Mills' submission to the Planning Authority submitted to MDDC on 26 June 2019 has been endorsed by the Parish Council.

1. **Non-compliance with policies and guidelines**
 - a. This proposed development would be contrary to the Local Plan Review 2013-2033 (modified Jan 2017), particularly in view of COR17 (development outside of settlement) and possibly COR18b (farm diversification)
 - b. This proposed development is not included in the emerging plan which is about to go to the inspector. The inclusion of such a large new development at this stage of the emerging plan would require a significant change and additional consultation, and would hold up approval of the plan
 - c. The Local Plan Review 2013-2033 (modified Jan 2017) identifies a total of 29,000 square metres for commercial floor space up to 2033 at Bampton and Willand; if the current proposal for development at Hitchcocks is allowed then this site alone would swallow up 35,663 square metres, more than the whole allocation for Mid Devon. This surely cannot be justified
 - d. Allowing this development in open countryside would have an impact on Local Plan policies on greenfield land, zero emissions economy and employment policy
2. **Permanent and unacceptable change to the appearance and character of the local area**
 - a. The impact of the new development in close proximity to affected villages, especially Uffculme, will be significant. If this development were to be fully implemented then it would cover a larger acreage than that of Uffculme village

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- b. The proposed development would cause adverse visual and environmental impact on the countryside and the identity of local communities, including the possibility of loss of dark skies at night
 - c. A development of this size will further erode the important green space that maintains the separate identities of the villages of Uffculme and Willand
3. Adverse impacts on road safety, health and wellbeing
- a. The proposed development would result in a large amount of additional heavy traffic on the B3181 road. This road has two busy junctions that feed the village of Uffculme; Turnpike feeds Uffculme School and suffers from severe congestion in peak periods caused by multiple coach and car movements; and Bridwell Avenue, which is single lane width at places and is on bus routes
 - b. Both Uffculme and Willand villages are currently expanding with hundreds of new houses being built, and this will encourage even more traffic on the B3181
 - c. The proposed development will result in higher pollution, higher greenhouse emissions and reduced air quality. The applicant has told us that the site will run 24/7, so this means that nearby residents will have to endure noise and overnight lighting 24 hours a day