Uffculme Parish Council
Minutes of Meeting Held
Monday 14th September at Magelake

Meeting Open – 19:04

Present
Councillors Hallchurch (Chair), Kingdom, Strawbridge and Phil Cornish

Apologies for absence
Councillor Edwards

Minutes of meeting held on 10th August 2026
Approved as a correct record.

Public Session
There were no members of the public present.

NPPF August 2026
Councillor Hallchurch provided a verbal report detailing the main changes that will impact Uffculme Parish between the previously adopted NPPF and the newly adopted NPPF.

Planning Applications
As attached

Tree Preservation Orders
26/00006/TPO – Land to the West of Clay Lane, Uffculme – Made 8th September 2026

Planning Committee
None

Planning Appeals
None

MDDC – Planning Decision Notices
26/00671/FULL – Siting of a temporary rural workers dwelling at Southill Paddocks, Kentisbeare – **APPROVED**
26/00716/LBC – Listed Building Consent for replacement of storm damaged slate roof to outbuilding including rain water goods at Ayshford House, Ayshford, Uffculme - **APPROVED**
26/00884/CAT – Notification of intention to crown reduce overall height of Magnolia Tree (T1) by 3mtrs, with pruning cuts not exceeding 75mm diameter, crown reduction of lateral spread by up to 1.5mtrs with pruning cuts not exceeding 50mm diameter; selective pruning around the overhead cables to provide up to 1m clearance through the tree crown; remove two Willow Trees and reduce one Willow Tree by 2-3mtrs on the South West aspect within the conservation area at 12 Grantlands, Commercial Road, Uffculme – **NO OBJECTION**
26/00921/HOUSE – Installation of a Tesla Powerwall 3, Expansion Pack and Backup Gateway (27kW) at Old Apple Mill, Uffculme – **APPROVED**
26/00939/CLP – Proposed of formation of vehicular access into the garden from existing private driveway and provision of parking area as shown on drawing Proposed Block Plan Ref A104-AT-06825 REV 1 received 13/07/2026 at Umbrook Farm, Ashill, Cullompton – **CERTIFIED**
26/00942/HOUSE – Erection of porch and log store to east facing elevation at The Stables, Smithincott, Cullompton **APPROVED**

Meeting Close – 20:10

25/01601/FULL – Erection of self build dwelling and garage at 6 Ashley Road, Uffculme

Uffculme Parish Council continues to object to this application. Members agreed unanimously that the proposal represents overdevelopment, introduces unsafe access arrangements, harms local character and heritage, and fails to meet identified housing needs. The site is unsuitable for the proposed intensification of use.
The proposal does not respond appropriately to the character, history or features of the site or its setting. The scale, massing and arrangement of buildings conflict with the established settlement pattern and do not integrate with neighbouring properties or heritage assets. This results in clear harm to local character and amenity, contrary to MDDC Local Plan - DM1 and DM25 and NPPF 2026 – DP3.
Under DP3, development should enhance (or at least respond to) its surroundings, reflect local identity, incorporate high-quality green infrastructure, support healthy communities and demonstrate coherent built form. The proposal fails to meet these principles: it lacks contextual design, does not prioritise sustainable or climate-responsive layout, provides no meaningful public space and does not create a distinctive or well-designed place.
The proposed access forms the main pedestrian route to Uffculme Primary School, used heavily by children and families at peak times. Intensifying vehicle movements at this location would materially increase conflict between pedestrians and traffic.
This is contrary to DM1, which requires safe access for all users, and TR4(c)(i) and TR4(c)(ii) of the NPPF 2026, which requires refusal of development that creates or worsens unacceptable impacts on pedestrian safety, particularly on routes serving schools (meeting the needs of children and vulnerable users). The proposal does not safeguard vulnerable users, does not prioritise walking or wheeling and does not mitigate foreseeable risks.
Under NPPF 2026 Policy S4, development within settlements should only be approved where benefits are not substantially outweighed by adverse effects. In this case, the adverse effects are significant and directly relevant to S4: harm to residential curtilages, unsafe movement patterns and negative impacts on heritage setting. These harms clearly outweigh any claimed benefits.
The proposal relies heavily on existing services and access routes that are already inadequate for neighbouring properties. It does not demonstrate sustainable design principles, does not contribute to climate mitigation or adaptation, and does not incorporate high-quality green infrastructure. This conflicts with the NPPF's sustainable development requirements and the wider principles of DP3 relating to climate, nature, movement and liveability.
The recent Housing Needs Survey undertaken by Devon Communities Together confirms that there is no local appetite for larger dwellings unless affordable in nature. The proposal does not meet this evidenced need and therefore conflicts with national policy requiring development to respond to local housing requirements. It does not deliver affordable homes, does not address identified demand and is unsustainable in terms of size, massing and design quality.
The Parish Council considers the proposal to be inappropriate, unsustainable and contrary to key national and local planning policies, as detailed above. For these reasons, Uffculme Parish Council requests that the application be refused.

All in favour of this decision

26/00722/FULL – Regularisation and retention of dwelling approved under planning permission 22/01144/FULL at Riverside Barn, Uffculme

The parish council has no objection in respect of this planning application

All in favour of this decision

26/00961/FULL – Erection of a game processing building and dry goods and machinery store; formation of an operational yard and access track, and the siting of a temporary rural workers caravan at Land at NGR 309594 111858 East of Langlands Farm, Ashill

The parish council objects to this planning application. The proposal introduces significant built form and industrial-type activity onto an undeveloped greenfield parcel. This represents unjustified industrialisation of open countryside, contrary to the spatial strategy of the MDDC Local Plan 2013-2033, namely S1(d) & S14 which restricts development to uses which demonstrate a clear agricultural or rural justification with well-designed, appropriately scaled, new buildings in suitable locations which promote and provide safe environments. It also conflicts with NPPF 2026 L2 and L3, which applies weight to developments which are sensitively located and make efficient use of land, and also of NPPF 2026 N4 relating to protected landscapes.

The applicant has not demonstrated that this isolated greenfield parcel is the most suitable or least harmful location. A more appropriate location exists within the established farmstead at Langlands Farm, where built form already exists, landscape impact is reduced and operational activity can be contained within an existing yard. There is also no justification provided as part of the application to demonstrate that there is an unmet need and a market indication of undersupply for this product (NPPF E2). Contrary also to NPPF E4(2)(b) – the siting and design of the development should be appropriate having regard to the character of its surroundings.

The application indicates a substantial expansion of operations, resulting on intensification of traffic, including a tripling in the size of the business, yet the Transport Statement does not assess:

- ***operational vehicle movements***
- ***machinery and trailer traffic***
- ***deliveries and collections***
- ***cumulative impacts***
- ***peak-time activity***
- ***staff transport requirements***

This omission renders the Transport Statement materially insufficient. Contrary to NPPF E3 which requires good access to transport networks. The Transport Statement focuses almost exclusively on the residential element and does not detail or assess the proposed amended access route, despite this being central to the operation of the expanded business, in addition to a lack of swept-path analysis, visibility assessment or safety evaluation being provided.

The proposed access track is currently utilised as a public footpath, forming the connecting route between Public Footpaths 20 and 26, which are legally protected public rights of way. The Transport Statement does not assess:

- ***pedestrian safety***
- ***amenity impact***
- ***conflict between vehicles and walkers***
- ***whether diversion or protection measures are required***

The amended access route runs adjacent to the burial ground to the north-east, yet the application and Transport Statement make no reference to this sensitive land use.

The burial ground requires protection from noise, disturbance, visual intrusion, dust and intensified vehicle movements. No buffer, screening or mitigation has been proposed.

The Parish Council considers the Transport Statement not fit for purpose and incapable of supporting a safe or policy-compliant decision.

The application does not provide a robust functional or financial justification for a rural worker dwelling. The Parish Council understands that the current business does not operate at a scale requiring a full-time on-site presence, and no evidence has been provided that existing accommodation in the locality cannot meet any genuine need in accordance with MDDC Local Plan DM8.

- ***Summary Position***

  The Parish Council considers the proposal:
  - ***unjustified industrialisation of a greenfield site***
  - ***located in an unsuitable and avoidable position***
  - ***harmful to Public Footpaths 20 and 26***
  - ***incompatible with the burial ground to the north-east***
  - ***supported by an inadequate Transport Statement***
  - ***unsupported by evidence for a rural worker dwelling***

  A more appropriate location exists within the established farmstead, which would reduce landscape harm, consolidate activity and better comply with both the Mid Devon Local Plan and the NPPF 2026.

All in favour of this decision

26/01126/CAT – Notification of intention to prune to lateral canopy by 1m to give 2m clearance from property one Cherry tree (T1); prune to lateral canopy by 1m to give 2m clearance from property one Laylandii tree (T3); prune to lateral canopy by 1m to give 2m clearance from property one Norway Maple tree (T4) within the Conservation Area at Trafalgar Court, Clay Lane, Uffculme

The parish council has no objection in respect of this planning application in principle, however, does note that the application does not match the requirements as detailed in the tree report, which accompanied the application. T4 is detailed in the report as requiring no works (aside from some Ivy removal), however, this application details the pruning of lateral canopy. The Parish Council requests that the application and proposed works align with the works listed in the professional tree report.

All in favour of this decision

26/01170/HOUSE – Retention of garden outbuilding and proposed external alterations at The Coach House, Leigh Court, Blackborough

The parish council has no objection in respect of this planning application

All in favour of this decision