

**UFFCULME PARISH COUNCIL**  
**Minutes of Planning Committee Meeting held on**  
**Monday 11 January 2021 via Google Meet**

**Present** – Cllrs Wells (Chairman), Councillor Kingdom, Blackman, Verona, Kidd, Pollard, Hagelstein, Pointing, Cornish and Mackian

**Apologies for absence** – John Gardner

**Minutes of Meeting held on 10 December 2020**

- **Approved** as a correct record, although it was agreed the layout of the minutes would be updated to correct page breaks

**MDDC - Planning Decision Notices**

- **20/01406/HOUSE** – Erection front porch and construction of new driveway/parking area and retaining wall – Russett Close, Uffculme, Cullompton, Devon - **APPROVED**
- **20/01546/LBC** – Listed Building Consent for removal of internal wall – Craddock Lodge, Craddock, Cullompton, Devon - **APPROVED**
- **20/01751/FULL** – Erection of an agricultural Barn – Agricultural Buildings at NGR 308084 112771 Ratsash Lane, Uffculme, Devon - **APPROVED**
- **20/01796/FULL** – Change of use and conversion of workshop into ancillary accommodation – Workshop, Down Farm, Burlescombe, Devon - **APPROVED**
- **20/01900/HOUSE** – Erection of single storey garden room extension – 2 Bullmore Cottages, Uffculme, Cullompton, Devon - **APPROVED**

**DCC Planning Applications:**

**Planning Committee:**

**Planning Appeals**

**Planning Applications**

- As attached

**Date of Next Meeting** – Monday 8 March 2021 – via Google Meet

**Verity Aldridge**  
**Clerk to the Council**

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- **20/02128/FULL** – Change of use of land for the provision of 6 permanent pitches for the use of gypsy and traveller family, formation of new vehicular access, hardstanding and associated works – Pleasant Streams, Uffculme, Cullompton, Devon, EX15 3DA.

**Uffculme Parish Council Opposes this application and recommends the Officer Refuse permission.**

**The Council is aware of the history of the site and the previous permission granted. We understand that permission given under a previous application for the residence of one particular family on the site would be revoked to return the land to agricultural land when the site was vacated by the previous owner. Therefore, we understand that this site should, in its entirety, be returned to agricultural land.**

**The Council has strong concerns that the current owner shows no respect for proper planning process and or conditions as they have carried out extensive works on the side without the correct permissions – we appreciate the new owner may not have been in receipt of all of the details regarding the site and previous permissions, however, now that they are aware all development should have been halted.**

**In the recently approved Local Plan there has been a designated site for the gypsy and traveller community and we would expect the local planning authority to continue with the allocated sites within the new plan, rather than create new sites.**

**The council has concerns over the very poor access to the site, especially given the very large vehicles that have been noted on site.**

**Finally, this application was first brought to the attention of Uffculme Parish Council by concerned residents. The local planning authority did not initially consult Uffculme on this application.**

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- **20/01878/OUT** – Outline for the erection of 7 dwellings and construction of new vehicular access – Land at NGR 306844 113004 (R/O Highbanks, Clay Lane.)

*Councillors Pollard and Cornish declared interests in this item by virtue of owning neighbouring property/land.*

The Parish Council opposes this application and recommends the Officer Refuse permission.

The site is adjoining another site which has permission for 5 houses (19/00914/FULL) and a further adjoining site (18/00842/OUT and 20/01066/ARM) with permission for a further 5 houses.

A further site was proposed in May 2020 (20/00808/FULL) for a further 5 houses. All of these sites share the same access onto a single track road with no pavement. In its response to application (20/00808/FUL) the Parish Council raised concerns over the size of the properties and the lack of affordable housing. The village suffers high property values due to the schools and it appears that these sites are proposed for people to ‘buy into the village’, rather than supporting local’s who are often faced to move out of the village due to high property prices – a provision for social housing would assist local people. No sites have given any contribution towards social housing and application 19/00914 was not required to make any provision to schooling, which given the sizes of the houses it is almost certain they will put additional pressure on the oversubscribed primary and secondary schools.

The Council feels that the Application for 7 houses on this small site is too dense, especially given the proximity in the indicative layout plan to neighbouring properties. This will have an impact on noise and light for all neighbouring properties.

The access to the site is poor and given the proposed design the Parish Council feels that access for emergency vehicles would be poor in the event of an emergency. The Parish Council is aware of flooding issues along Ashley Road where the Victorian sewerage drain is not coping with the houses at present. It is anticipate that this development would look to divert additional sewerage through the drains in Ashley Road. No drainage plans have been submitted. If the route is through Ashley Road a special consideration should be placed to the current issues and the impact that this has on safe access to and from the primary School – there is no footpath and the flooding in the road forces the children into the middle of the road – this is also a route for a double decker bus.

The Council would like to see an Environmental Survey as the Council has been made aware that there are bats in the area, along with a selection of other wildlife. If bats are roosting in the barn within the field the development would be detrimental and should be refuse.

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- **20/01936/FULL** – Erection of fence, retention of timber sheds and installation of a communal satellite dish – Ayshford House, Ayshford, Uffculme.

**Uffculme Parish Council has no Objection to this application.**

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- **20/01937/FULL** – Listed Building Consent for removal of existing satellite dishes, installation of a communal satellite dish and replacement entrance door to Apartment 4 – Ayshford House, Ayshford, Uffculme.

**Uffculme Parish Council has no Objection to this application.**

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- **20/01998/HOUSE** – Erection of first floor rear balcony – 8 Prospect Crescent, Uffculme, Cullompton.

**Uffculme Parish Council has considered the application and feel that there is insufficient information to determine a formal response.**

**Within the Council some concerns were raised over the potential impact of the privacy of neighbouring properties and any such representations should be held in high regard when considering the decision for this application.**

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- **20/02069/HOUSE** – Erection of a rear extension – 3 Three Elms Uffculme, Cullompton.

**Uffculme Parish Council Opposes this application.**

**The Council has been contacted by concerned residents over the application regarding the scale and design of the application. The council has significant concerns over the Cob party wall and the impact such an extension may have. The Council feels that the scale and design of the application and disproportionate to other properties and the impact of the extension, if permitted, would have a significant loss of light to neighbouring properties.**

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- **20/02106/HOUSE** – Erection of two storey side extension – 14 Clarke Close, Uffculme, Cullompton.

**Uffculme Parish Council has no Objection to this application.**