

Uffculme Parish Council
Minutes of Meeting Held
Monday 10th March 2025 at Magelake

Meeting Open – 19:02

Present – Councillors Lane (Chair), Blackman, Kingdom, Edwards and Hallchurch

Apologies for absence – Councillor Phil Cornish

Minutes of meeting held on 10th February 2025

Approved as correct record.

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

MDDC – Planning Decision Notices

1. **APP/Y1138/W/24/3349585** – appeal against the refusal to grant planning permission for the proposed change of use of public house to 3 dwellings at Redwoods Inn, Upplowman, Tiverton, Devon, EX16 7DP – **APPEAL DISMISSED**

Tree Preservation Orders

No applications

Planning Committee

- **24/01618/FULL** – Variation of Condition 3 of Planning Permission 24/00432/FULL - Erection of 5 dwellings - for revised plans in relation to drainage at Land at NGR 306758 113093 Clay Lane Uffculme
 - All were in agreement that Cllr Simon Lane would represent the council in respect of the above, with Cllr Hallchurch drafting a speech, including items such as:
 - SWW less contentions options not explored
 - DCC Highways drainage option not explored
 - Infiltration not fully explored
 - Easements of drains in question appear to be private, not lateral (SWW owned)
 - Approved plans referred to on other site not approved, just conditions discharged

Planning Appeals

None

Planning Applications

As attached

Meeting Close – 19:52

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- **24/01847/MFUL** – Continued operation of existing anaerobic digester plant without previous limitations on power output, feedstocks and tonnages at Land at NGR 299621 112764 (Red Linhay) Crown Hill Halberton Devon

The parish council objects to this planning application. The conditions applied, in accordance with the approval of planning, were put in place for valid reasons, none of which will have materially changed since the original approval. The Parish Council would urge the Planning Enforcement Team to investigate non-compliance, without undue delay, and to seek to resolve all breaches as appropriate, as opposed to granting permission for seemingly deliberate non-compliance.

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- **25/00070/OUT** – Outline for the erection of 1 self-build dwelling and detached garage, including access, appearance, layout, scale and associated works at 6 Ashley Road, Uffculme, Cullompton - for information, change of description

The parish council objects to this planning application. It was agreed unanimously that the outline plans demonstrated overdevelopment of the site, access concerns, highways visibility issues, as well as lack of consideration for heritage and neighbouring properties, as well as the site itself being unsuitable for intensification of use.

The outlined plans are contradictory to the Mid Devon Local Plan DM1 (a-e), in addition to DM1 (4.2) and DM25, with no consideration being made to the existing local character and heritage of the site and surrounding area, as well as reliance on existing services and access routes, which are believed not to be fit for purpose for the use of current neighbouring properties, let alone the outlined application site.

The Parish Council did not alter the original decision, in consideration of the “change of description”.

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- **25/00232/FULL** - Erection of a general purpose agricultural building 628sqm at Land at NGR 312623 110960 Trickys Farm Hemyock

The parish council has no objections to this planning application.