

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 12 November 2020 via Google Meet

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

Apologies for absence – None

Minutes of Meeting held on 08 October 2020

- **Approved** as a correct record

MDDC - Planning Decision Notices

- **20/01143/FULL** – Conversion of storage barn to granny annex – 3 Prospect Place, Chapel Hill, Uffculme, Cullompton –**APPROVED**
- **20/01234/TPO** – Application to raise the crown of 1 Old English Oak tree by 3m, protected by Tree Preservation Order 79/00002/TPO – Land at NGR 306900 113115 (Adj. 7 Eastfield Orchard) Clay Lane, Uffculme, Devon – **APPROVED**
- **20/01278/HOUSE** – Installation of French drain – Hackpen Barton, Ashill, Cullompton, Devon - **APPROVED**
- **20/01279/LBC** – Listed Building Consent for creation of ensuite in master bedroom, conversion of loft to bedroom with ensuite, insertion of French doors in lounge, new window in east elevation, French drain, roof repairs and replacement of windows – Hackpen Barton, Ashill, Cullompton, Devon – **APPROVED**
- **20/015415/CAT** – Notification of intention to remove 1 Poplar tree within the Conservation Area – The Old Bank, 21 The Square, Uffculme, Cullompton - **APPROVED**

DCC Planning Applications:

Planning Committee:

Planning Appeals

Planning Applications

- As attached

Date of Next Meeting – Thursday 10 December 2020 – via Google Meet

Verity Aldridge
Clerk to the Council

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20/01406/HOUSE – Erection front porch and construction of new driveway/parking area and retaining wall – 19 Russett Close, Uffculme

The Parish Council has no objections to the application

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- **20/01544/CAT** – Notification of intention to dismantle 1 multi stemmed walnut tree within the Conservation Area – Culmcott, Mill Street, Uffculme

The Council refers the application to the arborologist

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- **20/01631/FULL** – Erection of dwelling and construction of new vehicular access – land East of Butsons Farm, Stenhill, Uffculme

The Council opposes the application.

The application site is in open countryside and would see good agricultural land lost for housing. The design of the house is very imposing in a prominent position and is not in keeping with other neighbouring properties or the general vernacular of the hamlet.

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- **20/01751/FULL** – Election of an agricultural storage barn – Ratsash Lane, Uffculme

The Council opposes the application.

The Council has been made aware that the garage noted in the application on the other side of the road has recently been demolished and is in the process of being rebuilt. The Council has concerns over the access for farmers and their machinery to use the road to gain access to fields further down and that there is a possibility of the road being narrowed by the proposal.

The boundary of ownership is clearly not identified by a perimeter hedge or fence and the Council therefore believes that there is a potential for the development to 'creep' onto the verges of the road.

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- **20/01767/FULL** – Erection of 1 dwelling following demolition of industrial building – Rosemoor Engineering Services, Ashill

The Parish Council opposes this application.

The property is situated within a development of industrial buildings that have a lengthy planning history. The site has been used for industrial matters for a number of years, however there is no consideration for dealing with contaminated land that is often associated with engineering activities.

The proposed location is outside of the 30 MPH speed limit for the village and has no street lighting, on particularly narrow roads.

The Parish Council is concerned that if development outside of the considered boundary of the village is permitted it could lead to a number of other applications for development. The associated traffic from the engineering activities will in essence be replaced, rather than reduced. The property is designed as a large property and will undoubtedly be out of the price range of many locals who are already priced out of the village.

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- **20/01796/FULL** – Change of use and conversion of workshop to ancillary accommodation – Workshop, Downs Farm, Burlescombe

The Parish Council has no objections to the application

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- **20/01825/TPO** – Application to fell 1 Ash and 2 Oaks and remove deadwood/limbs from 2 Ash and 2 Oak Trees protected by Tree Preservation Order 96/00006/TPO – Woodland East of Harvesters, Uffculme

The Council refers the application to the arborologist.

The works described are seemingly as a result of unsympathetic pruning of the trees on this site and the Parish Council wonders if this was the intention of the developer so that removing the trees was possible. The information provided is very vague and in the opinion of the Parish Council intentionally incomplete.

Given the previous issues with this site the Parish Council recommends that the District Council arborologist carries out their own survey of the trees.

The Council also recommends that if the trees are removed then suitable replacement trees are planted, preferably of a semi-mature nature, rather than saplings.

The parcel of land had extensive tree surveys carried out and details published under application 18/01739/MARM and therefore the Parish Council queries why these considerations were not made at the time.