

Uffculme Parish Council
Minutes of Meeting Held
Monday 9th March 2026 at Magelake

Meeting Open – 19:02

Present – Councillors Edwards (Chair), Kingdom, Horne and Blackman

Apologies for absence – Councillors Hallchurch and Phil Cornish

Minutes of meeting held on 9th February 2026

Approved as correct record.

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

MDDC – Planning Decision Notices

1. **26/00040/PNAG** – Prior Approval for the erection of an agricultural storage building at Land at NGR 305879 110656 Quicks Farm, Smithincott, Devon – **REFUSED**

Tree Preservation Orders

None

Planning Committee

None

Planning Appeals

None

Planning Applications

As attached

Meeting Close – 20:19

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26/00152/HOUSE – Installation of EV charger to outbuliding at Beech House, 19 Commercial Road, Uffculme

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

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26/00186/PNAG – Prior approval for the erection of an agricultural storage building and access track at Land at NGR 305021 112600 Bridwell Avenue, Halberton

This prior approval was determined prior to the meeting taking place. 26/00186/PNAG was therefore considered as for information only. Concerns were raised, however, due to the suitability of the location and concerns were raised in respect of the planned use of the structure.

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26/00163/LBC – Listed Building Consent for replacement of the first-floor gable end bathroom window at 4 Coldharbour, Uffculme

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

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26/00200/LBC – Listed Building Consent for replacement windows, front door, glazing to rear door and addition of two cellar air vents at 12 Grantlands, Commercial Road, Uffculme

The parish council has no objection in respect of this planning application. Members requested that air vents used as part of the upgrades, should the Planning Officer be minded to approve this application, be sympathetic to the period of the property.

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26/00246/FULL – Replacement of entrance door, side panel and curtain walling glazing above within entrance foyer; replacement of 9 other entrance doors and refurbishment of existing windows at Flats 1-15 Ayshford House, Ayshford

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

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26/00269/HOUSE – Erection of extension following demolition of existing sunroom, conversion of existing garage to accommodation, erection of new lean-to porch and erection of new carport/office at Goodleigh Farmhouse, Blackborough

The Parish Council has no objection to this planning application. However, should the Planning Officer be minded to approve the proposal, the Council requests that a condition be applied to restrict the use of the detached carport/office to purposes ancillary to the main dwelling only, and to prevent its use as an independent dwelling, business premises, or holiday accommodation.

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26/00071/FULL – Erection of single storey rear extension at 14 Culm Valley Way, Uffculme (revised drawings)

The Parish Council has no objection in respect of this planning application and is pleased to see the revised drawings. It was again noted that, should the Planning Officer be minded to approve the scheme, Members would wish to see a condition applied requiring the use of obscured glazing in order to safeguard residential privacy.

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26/00217/LBC – Listed Building Consent for replacement of entrance door, side panel and curtain walling glazing above within entrance foyer; replacement of other entrance doors and refurbish and redecorate existing windows at Ayshford House, Ayshford, Uffculme

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

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26/00303/HOUSE – Erection of a side extension over garage at 1 Prospect Crescent, Uffculme
The parish council has no objection in respect of this planning application

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26/00257/HOUSE – Replacement of existing cement base external render with a traditional lime based render system at 6 Ashley Road, Uffculme

The Parish Council wishes to object to this application on the following grounds:

1. Absence of a Traffic and Works Management Plan

The property sits directly on Ashley Road, where the highway is narrow and heavily used by both vehicles and pedestrians. The proposed works will require scaffolding and contractor vehicles occupying the roadside. No Traffic Management Plan or method statement has been provided to demonstrate how the works will be safely managed, how pedestrian access will be maintained, or how disruption to the highway will be minimised. In the absence of this information, the Council considers the application incomplete and cannot be satisfied that highway safety will be protected during the construction period.

2. Incomplete Plans and Resulting Inconsistent Appearance

The submitted drawings omit the side elevation of the property, despite this being a prominent and publicly visible part of the building. It is noted that the applicant does not propose to replace the render on the side elevation. As a result, the works would create a clear mismatch between the newly rendered front elevation and the existing side elevation.

This inconsistency would be visually harmful and fails to demonstrate that the proposal will result in a coherent and sympathetic appearance within the street scene. Without the missing elevation and a clear explanation of how the differing finishes will be addressed, the application is incomplete and cannot be properly assessed.

The Parish Council is not opposed to improvements that are sympathetic to the character of the property and the wider street scene. However, Members consider that all relevant matters must be fully addressed, including the management of roadside works and the need for consistent and complete plans, before the application can be properly supported.

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SP/DCC/4424/2025 – Proposed extension of Hillhead quarry for the winning and working of sand and gravel with restoration using imported inert fill, inclusive of a new internal haul road and the retention of the existing mineral processing facilities at Land at south west of Penslade Cross, Hillhead Quarry Complex, Uffculme, Devon, EX16 7LE (revised Environmental Statement).

Uffculme Parish Council (UPC) has reviewed the Regulation 25 submission and wishes to make the following formal comments.

1. Bridleway 50 – Revised Crossing Design and Required Mitigation

UPC welcomes the revised plans, particularly the introduction of the 4-way gate system for Bridleway 50. Members consider this a clear improvement from the original proposal and a positive step toward ensuring safer interaction between quarry vehicles and vulnerable users, including horse riders.

However, despite this improvement, the Council continues to request that the applicant provides both aggregate and secured Section 106 contributions towards the repair and ongoing maintenance of Bridleway 50. This is necessary to address:

- the deterioration already experienced, and*
- the future impacts arising from quarry operations,*
- along the entire length of the Bridleway where it runs adjacent to the site, not solely at the haul road crossing point.*

This request is fully supported by:

- Devon Minerals Plan Policy M22, which requires mineral development to maintain or, where appropriate, enhance the Public Rights of Way network, and*
- NPPF paragraph 105, which requires planning decisions to protect and enhance safe, attractive routes for walkers, cyclists and horse riders.*

2. Sewing Chair Path – Heritage, Cultural Value and Buffer Requirements

UPC acknowledges the additional reporting relating to the Sewing Chair path. However, Members remain concerned that the historical and cultural value of this route continues to be undervalued within the proposals.

The Council considers that a wider buffer should be further explored, regardless of whether this would result in a financial impact through the sterilisation of mineral. The current approach does not sufficiently protect:

- the historic character of the path,*
- the associated cultural features, including the Sewing Guild seating, and*
- the woodland edge and tree root systems that contribute to its setting.*

The Footpath Stability Assessment relies predominantly on bedrock geology and does not adequately consider the impact of excavation on tree root systems, aside from the limited illustrative material contained within the supplemental “3007-4-1-2-DR-0010-S4-P1 Cross Sections”.

This remains inconsistent with:

- Devon Minerals Plan Policy M18, requiring protection of landscape features and local character,*
- NPPF paragraph 187, requiring recognition of the intrinsic character and beauty of the countryside, and*

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- *NPPF paragraphs 202-205, requiring identification and conservation of heritage assets, including non-designated heritage features of local importance.*
- *NPPF paragraphs 207-208, requiring minimising of any conflict between heritage assets' conservation and any aspect of the proposal.*

3. Footpath 3 – Root Protection, Stability and Buffer Zone

UPC remains concerned that the minimum 12.5m standoff is insufficient to protect:

- *mature trees and their root systems,*
- *the long-term stability of the footpath, and*
- *the woodland character of the southern boundary.*

The Council maintains that a wider buffer is necessary to ensure compliance with:

- *Devon Minerals Plan Policy M18(1)(a-b), and*
- *BS5837 (2012) (Trees in relation to design, demolition and construction).*

4. Request for a Community Fund (Planning Obligation)

In addition to the above, the Parish Council formally requests the establishment of a Community Fund, secured through a planning obligation, to provide direct mitigation for the wider impacts on local residents and to support community-led projects that address the long-term effects of the quarry extension on the parish.

This request is supported by:

- *NPPF paragraph 56, which confirms that planning obligations may be used to make development acceptable where it would otherwise have unmitigated impacts, and*
- *Devon Minerals Plan Policy M23, which requires mineral development to safeguard the amenity and quality of life of local communities.*

5. Summary Position

Uffculme Parish Council welcomes the improvements made to the Bridleway 50 crossing design. However, the Regulation 25 submission does not resolve the Council's principal concerns relating to:

- *the protection and maintenance of Bridleway 50,*
- *the cultural and historic value of the Sewing Chair path, and*
- *the adequacy of buffers and root protection along Footpath 3*

UPC therefore requests that all matters are addressed through planning conditions and Section 106 obligations before any planning permission is granted.