

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 10 September 2020 via Google Meet

Present – Cllrs Wells (Chairman), J Gardner, P Blackman, E Haglestein, M Pollard, R Kingdom, S Kidd, T Pointing, and P Cornish

Apologies for absence – P Mackian – Family, T Verona - Family

Minutes of Meeting held on 8 August 2020

- **Approved** as a correct record

Election of Planning Chairman

- Councillor Gardner proposed Councillor Well to stand for Chairman, this was seconded by Councillor Hagaelstein, there were no other proposals and all attendees voted in favour.

MDDC - Planning Decision Notices

- **20/01030/HOUSE** – Erection of a single storey side extension following the demolition of existing extension – Little Penslade, Burlescombe – **APPROVED**
- **20/01005/FULL** – Associated operational development in connection with prior approval 19/02091/PNCOYU and change of use of agricultural land for ancillary car parking and grounds in connection with hotel use – Foxhill Farm, Blackborough– **APPROVED**
- **20/00808/FULL** – Erection of 5 dwellings – Allotment Gradens, Clay Lane, Uffculme - **REFUSED**

DCC Planning Applications:

- Notice received of future planning application regarding the Asphalt plant proposed relocation to Broadpath Composting site from Burlescombe

Planning Committee:

Planning Appeals

Planning Applications

- As attached

Date of Next Meeting – 8 October 2020

Verity Aldridge
Clerk to the Council

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1. **20/00945/LBC** – Listed Building Consent to repaint front elevation – 3 and 5 High Street, Uffculme

Councillor Hagelstein declared an interest as owner of the property and did not take part in discussions.

The Parish Council has no objections to the application

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2. **20/01143/FULL** – Conversion of storage barn to granny annex – 3 Prospect Place, Chapel Hill, Uffculme

The Parish Council has no objections to the application.

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3. **20/01234/TPO** – Application to raise the crown of 1 Old English Oak tree by 3pm, protected by Tree Preservation Order 79/00002/TPO – Land adj 7 Eastfield Orchard, Clay lane, Uffculme

The Parish Council has no objections to the application.

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4. **20/01274/FULL** – Erection of a dwelling – Land and Buildings at NGR 307104 113338 – Ashley Road, Uffculme

The Parish Council has concerns that the design of the dwelling is not in keeping with other properties in the area of the village. It is felt that the design is conflicting with other neighbouring properties.

The council opposes the application.

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5. **20/01278/HOUSE** – Installation of French Drain – Hackpen Barton, Ashill, Cullompton

Councillor Pointing declared an interest as the owner of a neighbouring land.

The Parish Council has no objections to the application.

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6. **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 6 windows – Hackpen Barton, Ashill, Cullompton

Councillor Pointing declared an interest as the owner of a neighbouring land.

The Parish Council has no objections to the application.

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DCC/4189/2020 – Asphalt plant at Broadpath

Uffculme Parish Council Opposes this application and makes the following comments for consideration by the lead planning officer for the application.

Design and Access Statement

- Para 5.21 – Should a wheel wash be installed at commencement rather than rely on just road sweep
- Para 5.23 – daily environment checks – who will carry these out - will the results be published?
- Para 5.25 – States the site benefits from ‘excellent transport links’ – no mention of widening of Clay Lane. The Council considers that this must be a pre-condition of any works to carry out activities and or move in equipment to start the processing plant.
- Para 5.26 – states site will generate 108 HGV movements, 54 each way, per day. Elsewhere in report states expect capacity of site to be 180,000t per year, although could increase to 200,000t if demanded – assume 11% increase in traffic – 120 HGV movements per day. This needs to be factored into the permissions granted by DCC.
- Para 5.30 states that a further planning application would be required – why is this not being considered at the same time, rather than piecemeal? The Council would like to see DCC request that the other application is made at the same time and considered alongside this application.

- Consideration needs to be made for the use of energy efficient lighting, suggest condition if planning granted.
- The Transport Statement doesn’t make reference to the widening of Clay Lane – an important factor when considering the application and lorry movements.
- Does the Traffic Statement consider the number of lorry movements when material is brought in from other quarries for processing at Hill Head – what will overall lorry movements on Clay lane be per 24 hours typically? This information should be provided by the applicant.
- The Highways data runs to the end of 2018 – is it considered acceptable to use data from almost 2 years ago?
- The Noise assessment does not take account of the new properties on Clay Lane – they have used Ashley Close – although permission now granted for 10 dwellings potentially closer – consider impact to dwellings and renew assessment?
- The Noise assessment at Para 6.4 states the noise level will be at the maximum accepted level with mitigating measures – so we need to request additional works to reduce noise impact further. Suggest soundproof fencing
- Biodiversity & Nature conservation report states Dormice and Bats – the Dormice surveys are from 2016 -= considered out of date as both landfill and composting operational when surveys undertaken – should a new survey be completed and considered for new habitats in the area. Bat survey carried out in 2019 – with results finding Bat habitat in tree very close to building to be used – consider the impact of noise and lights to Bats as will be 24/7 activity and bats will be affected.
- There is no consideration made for the village – both in traffic in the local area, admittedly not through the village, noise impact and light pollution given its elevated position over the village.