

Uffculme Parish Council
Minutes of meeting held
Monday 13th April 2026 at Magelake

Meeting Open – 19:03

26.04.01 Apologies for absence

<u>Chairman:</u>	R Kingdom		
<u>Present:</u>	P Hallchurch	T Edwards	P Blackman
	Peter Cornish	K Poynton	M Bodger (19:07)
<u>Apologies</u>	G Strawbridge	Phil Cornish	

As Vice Chair, Councillor Kingdom took the seat as Chair for the meeting. This was proposed by Councillor Edwards, Seconded by Councillor Hallchurch, all in agreement.

26.04.02 To approve of the Minutes of Meeting held on 2nd March 2026

The minutes were agreed as an official council record .

(Councillor Bodger arrived after this item)

Public Session

There were no members of the public present.

26.04.03 County Councillor's Report

Councillor Clist did not provide a written report ahead of time and was in attendance, advising the following:

- 1) The 2026-2027 budget has been agreed with the following key items:
 - a. Frontline services protected
 - b. SEND highlighted as a top priority, covering 80% of statutory obligations
 - c. £18m is required back into reserves – as advised by the External Auditor
 - d. Libraries consultation saw over 20k responses, resulting in no closures, but with some reduced hours. Volunteers and hubs encouraged.
- 2) Locality budgets maintained and increased. Open for applications from 11/05/2026
- 3) NHO discussions have recently taken place, with group meetings highlighting issues
- 4) LGR has now been confirmed as non-government funded
- 5) £10m/annum to be added each year to highways, with £4m specifically for ditches and drains
- 6) Fostering services enhanced

26.04.04 District Councillors' Reports

The Lower Culm Ward Councillors provide a written report ahead of time (appended) and were not in attendance.

Councillors Bradshaw and Clist did not provide a written report ahead of time and Councillor Clist was in attendance, advising the following:

- 1) Government has promised £53m to rural oil users. This funding has not been received by Devon County Council yet but it is expected to help 1.7m users.

26.04.05 Parish Council Vacancies

The Clerk advised that there are currently 2 live vacancies and encouraged all to spread the word.

Uffculme Parish Council
Minutes of meeting held
Monday 13th April 2026 at Magelake

26.04.06 Finance

26.04.06.01 To approve March Financial Statement

The March financial statement was approved as official council minutes.

26.04.06.02 DALC Renewal

The DALC renewal was received (appended). Continue into 2026-2027 Proposed by Councillor Blackman, Seconded by Councillor Bodger, all in agreement.

26.04.06.03 SLCC Renewal

The SLCC renewal was received (appended). Continue into 2026-2027 at 50% of the invoice total (to be split equally with Broadclyst Parish Council) Proposed by Councillor Bodger, Seconded by Councillor Hallchurch, all in agreement.

26.04.06.04 s106 Application for Play Equipment

To assist with funding of the Highland Terrace play upgrades, £4,126.11 to be requested from s106 funding Proposed by Councillor Edwards, Seconded by Councillor Bodger, all in agreement.

26.04.06.05 Playpark Equipment Quotations – Part B

Quotations were not received from all suppliers in order to discuss this item. Consultation targeting Pathfields addresses to take place, to ensure that the equipment is in line with the needs of local residential.

26.04.06.06 Grant Request – Uffculme Trust

A grant request was received (appended). Funding allocation of £1,902 Proposed by Councillor Hallchurch, Seconded by Councillor Kingdom, all in agreement.

26.04.07 Business Arising

26.04.07.01 Hillhead/Broadpath

A meeting took place on 23/03 with feedback as follows:

- 1) A new Secretary and Chair are in place.
- 2) The planning application was mentioned during the meeting.
- 3) Asphalt plant move is still contentious with local residents.
- 4) Bridleway still on radar for repair.
- 5) The bagging plant is now back on site.

26.04.07.02 Mole Valley Feed Mill

No updates were provided. Mole Valley have been advised via email to raise the lack of white lines, which impact the large vehicle movements, directly to Devon County Council, to assist with raising the issues for repair.

26.04.07.03 Uffculme Men's Club

No updates were provided. The Green Team raised directly the issue of cigarette butts being discarded irresponsibly and they are working together to clean and remedy the issue. Councillor Edwards to also raise for a collaborative approach.

Uffculme Parish Council
Minutes of meeting held
Monday 13th April 2026 at Magelake

26.04.07.04 Uffculme Bowling Club

The club have had a glitch with their email systems, resulting in miscommunication. Repairs on fencing currently taking place and social events are planned going forwards.

26.04.07.05 Green Team

- Litter Pick on 26/03 had a good attendance
- Pond and Commercial Road have been worked on recently
- Wildflower verges are still planned, however, for a date later in the future

26.04.07.06 Allotments

No updates were provided. The Clerk advised that discussions had been taking place with Kentisbeare Parish Council regarding the subsidising of a resident who holds a plot in Uffculme, as this has previously erroneously been covered by UPC. Invoice for subsidy request for residents still awaited and it is to be raised that incorrect inclusions have occurred in previous years.

26.04.07.07 Parish Maintenance Update

- Relocation of the diary to be considered going forwards, subject to No11 reopening fully. Councillor Poynton to ask No11 for permission to relocate if appropriate.
- Maintenance of the weir may be necessary, with erosion being high. It is known as an area that is used recreationally within the parish, although it is not believed to be the responsibility of UPC. Investigation to take place as to who owns this area.

26.04.07.08 Traffic and Speeding Issues/Community Speed Watch

Councillor Edwards to investigate setting up of a new Speed Watch Group, to take this item forward, due to lack of progression with the existing named group. Further updates to follow once this has been investigated further.

26.04.07.09 Schools Update

No updates were provided.

26.04.07.10 Uffculme Village Hall

A meeting took place on 18/03, where improvements that will be required were discussed. Items for repair currently include flat roof repairs, and windows (estimated £2.5k) and relining of curtains – a funding request will be submitted in due course. There is £16k in the accounts currently.

26.04.07.11 Magelake Committee / Repairs

No updates were provided

26.04.07.12 Youth Working Group

No updates were provided.

26.04.07.13 Community Crisis (previously Ukrainian Crisis)

It was advised that the issues surrounding the Post Office were raised with Rachel Gilmore (MP). A response is awaited.

26.04.07.14 Play Areas

A meeting is due to take place on 23/04 for a pre-installation inspection. Installation is planned from 05/05.

Uffculme Parish Council
Minutes of meeting held
Monday 13th April 2026 at Magelake

26.04.07.15 Community Road Warden Scheme

Half of the new order of tarmac has already been used on repairs within the parish. Uffculme Village to be the next area that is focused on, with ditch work also taking place across all areas.

26.04.07.16 Planning Application – 26/00359/FULL

The above application was discussed, with a number of concerns being raised, which formed the consultation response submitted (appended).

26.04.08 Police Report

No updates were provided.

26.04.09 Clerk's Report

The Clerk's report was delivered verbally, covering the below points:

- Community Storage Container
 - Green Team tasked with investigating what will be required in regards to planning and cost. Magelake able to site if adequate space is available to the left of the building/pavilion.
- Scribe Accounting Software
 - New system in place and will be used from 01/04 for the next financial year.
- Footpath Lighting
 - The NHO has agreed that although this is not something that can be funded by DCC, they can approve schemes funded elsewhere. Clerk to investigate further.
- Bowling Club Lease Renewal
 - This is with the solicitors and Bowling Club for further review. It is hoped that this will be finalised in the near future.
- Annual Parish Meeting
 - To take place on 20th May at 7pm. Set up from 6pm. Both cake and savoury food to be provided – all in agreement.

There was no update provided from Devon County Council in respect of the Highways tracker.

Meeting Close: 20:44

The next meeting of the Council will be held on Monday 11th May 2026, subject to confirmation by the Clerk.

MDDC Report for April 2026

For regular updated news please follow

<https://www.middevon.gov.uk/news-items/>

Could local council please email or call with any work they would like us to uptake.

The new Crisis & Resilience Fund, and heating oil support

From April 2026, Mid Devon District Council will administer the Crisis & Resilience Fund (CRF). This is a new Government-funded programme that replaces the Household Support Fund (HSF) and Discretionary Housing Payments (DHP).

The CRF is designed to help residents who are on a low income and experience a ‘financial shock’, and to strengthen support that helps people avoid repeat crisis in the future.

The CRF provides:

- fast, flexible help when a low-income household is facing immediate financial hardship
- support to help prevent future crises by improving financial resilience
- connections to services that can help with income, debt, housing and wellbeing
- a more joined-up approach with partners across Devon so you can get the right help through a ‘no wrong door’ approach.

The CRF isn’t:

- a guaranteed payment for everyone
- a replacement for benefits, such as Universal Credit
- a long-term income support scheme
- a scheme that can clear all debts
- an emergency service for life-threatening situations (call 999 in an emergency).

Support is targeted at people who need it most, based on circumstances at the time.

Our focus

The CRF is about more than short-term help. It also aims to support people to:

- build financial stability
- develop budgeting and money management skills
- increase household income where possible
- reduce repeat crisis situations
- strengthen confidence and independence.

This means that when you apply for crisis support, we may also help connect you to services that can provide longer-term support.

How to get help

We will publish full information on:

- how to apply
- what you may need to provide
- the types of support available
- how decisions are made
- how quickly support can be provided.

As soon as the scheme is fully approved, information will be available on MDDC website.

Help if you need support to apply

We will provide accessible ways to apply and get support, including:

- support for people who are not confident online
- help for people with disabilities or language needs
- options to apply with support from a professional or organisation.

Mid Devon Creative Communities Grant Scheme

Get up to £5,000 from Mid Devon District Council to help bring tourism, arts, cultural and heritage into your town centre or village. The Mid Devon Creative Communities Grant Scheme aims to support local organisations and community groups in developing and implementing tourism, arts, cultural and heritage projects that enrich the community, promote creativity, and enhance cultural heritage in Mid Devon and reaching new residents or visitors. Mid Devon Creative Communities initiative is dedicated to empowering creative communities to bring their innovative ideas to life. We invite local businesses, organisations and town councils to submit projects that will invigorate our towns and villages and foster a vibrant community atmosphere. This funding aims to support endeavours that not only breathe new life into our district but also celebrate local culture and strengthen community connections.

Who can apply?

- **Business Groups or Individual Businesses** Business groups who are collaborating to make a difference. This might be something physical, or just a great idea which creates a stronger community.
- **Event Organisers** Organisers with an idea to bring a new event that will increase interest and footfall within Mid Devon.
- **Town and Parish Councils** With a project that will support the ethos of developing a great place.
- **Charities** Charities can work with any of the above to provide a programme of events to promote an area for residents and visitors to explore. Organisations wanting to apply must have a constitution and bank account as a minimum to pass due diligence checks.

Deadline for submission 24/04/2026

[Creative Communities Grant Scheme - ROUND 1 - NOW OPEN - MIDDEVON.GOV.UK](#)

Cullompton Relief Road Update

Cullompton has needed a relief road for many years and for a number of reasons.

The town experiences poor air quality and high levels of congestion which will be addressed by a relief road, and it will also unlock land to support the future growth and vitality of the town.

Planning permission for the road, which will run from Station Road in the north to Duke Street in the South, was secured in January 2021 and a funding package with Homes England was signed in February 2025.

Main Cullompton Town Centre Relief Road construction work has now started with the road completed in March 2028.

Caravan Site Draft Policy Consultation

MDDC are currently consulting on a draft policy for caravan sites & mobile homes. Have your say and help shape the new Mid Devon District Council Caravan Site & Mobile Homes Policy - consultation open until **Wednesday 8 April 2026**.

[Caravan Site Draft Policy | Let's Talk Mid Devon](#)

2026/27 Pubs & Live Music Venues Business Rates Relief

The Government announced on 27 January 2026 a new Business Rates relief scheme to support eligible pubs and live music venues in England for the 2026–27 financial year. Mid Devon District Council held an information event at Phoenix House in March and there s summary of information below.

What the Relief Provides

- **15% Business Rates Relief** for eligible pubs and live music venues in **2026–27**, applied on top of any other reliefs the business already receives.

Who Qualifies?

Eligible pubs must:

- Be **open to the general public**
- Allow **free entry** except when occasional entertainment is provided
- Allow customers to **drink without requiring food**
- Permit drinks to be **purchased at a bar**

Not included (not considered pubs for this relief):

Restaurants, cafés, nightclubs, snack bars, hotels, guesthouses, boarding houses, sporting venues, festival sites, theatres, cinemas, museums, exhibition halls, and casinos.

Live Music Venues Criteria

A property qualifies if it is:

- **Wholly or mainly used for live music performances** to entertain an audience
- Other activities must be **ancillary or incidental**, such as selling food or drink, or occasional non-music uses that do not change the primary purpose of the venue

Cllr Cathy Connor

Lower Culm

02/04/2026

Uffculme Parish Council
March 2026 Income and Expenditure Summary

Current Account

Balance at 28 February 2026

3,767.35

Income Received

13/03/2026	Devon County Council	Road Warden Scheme	114.18
18/03/2026	Pring and Son	Burial Fees - Holt (Z28)	250.00
24/03/2026	H Tredwin and Son	Burial Fees - Hine (18N)	500.00

864.18

Expenses Incurred

02/03/2026	REuMS	Maintenance - Denners Way	300.00
02/03/2026	REuMS	Maintenance - Magelake	255.00
02/03/2026	Bubbles Exterior	Public Toilets - Cleaning - February	180.00
02/03/2026	Lloyds Bank	Service Charges	4.25
03/03/2026	Devon County Council	Pension Contribution - February	336.65
09/03/2026	Gemma Cole	March Wages	1,000.00
10/03/2026	No11 Community Café	Community Grant	500.00
10/03/2026	Jess Lucas	Bins and Extras - February	240.00
10/03/2026	South West Water	Cemetery Water - 04/25-07/25	57.03
10/03/2026	South West Water	Cemetery Water - 07/25-10/25	51.80
10/03/2026	South West Water	Cemetery Water - 10/25-01/26	67.69
10/03/2026	Countrywide Ground	Magelake - Maintenance - 02/25	393.12
10/03/2026	SLCC	Training Fees - CiLCA (50%)	247.50
10/03/2026	Pickerings	Community Fridge - February	105.84
10/03/2026	Bradfords	Maintenance - Denners Way	21.10
10/03/2026	Bradfords	Maintenance - Magelake	70.32
10/03/2026	NJT	Magelake - Boiler	958.26
18/03/2026	DALC	Training Fees - CiLCA (50%)	180.00
24/03/2026	Tamar Telecom	Clerk's Phone	14.42
24/03/2026	Gemma Cole	March Wages Top Up	76.97
26/03/2026	Jess Lucas	Grass Cutting Contract	1,712.50
27/03/2026	Devon County Council	Pension Contribution - March	336.65
30/03/2026	HMRC	Tax and NI (September - March)	823.16
30/03/2026	Lloyds Bank	Service Charges	4.25
30/03/2026	Uffculme PPC	Grant - 2025-2026 - Spotlight	1,500.00
31/03/2026	Uffculme PPC	Grant - 2025-2026 - Square Corner	500.00
31/03/2026	Mid Devon Mobility	Grant - 2025-2026 - Ring and Ride	400.00
31/03/2026	CVVCS	Grant - 2025-2026 - Culm Valley Comm Car	300.00
31/03/2026	Uffculme Memory Café	Grant - 2025-2026 - Forget Me Not Café	500.00
31/03/2026	TNMD Citizen's Advice	Grant - 2025-2026 - Citizen's Advice	500.00
31/03/2026	Tamar Security	Magelake - Intruder Alarm Annual	611.71
31/03/2026	Complete Connectrix	Magelake - CCTV Annual	240.00
31/03/2026	Tamar Security	Magelake - Fire Alarm Annual	191.45
31/03/2026	Cartridge Save	Clerk's Office - Printer Cartridges	299.14

12,978.81

Transfers to/from Reserve Account

11,000.00

Balance carried forward to 1 April 2026

2,652.72

Uffculme Parish Council
March 2026 Income and Expenditure Summary

Reserve Account

	Balance at 28 February 2026		111,076.04
Income Received			
09/03/2026 Lloyds Bank	Interest	51.82	
			51.82
Expenses Incurred			
		-	-
Transfers to/from Reserve Account			- 11,000.00
			-
			Balance carried forward to 1 April 2026
			100,127.86

[REDACTED]

From: [REDACTED]
Sent: 31 March 2026 09:21
To: [REDACTED]
Subject: DALC Membership Renewal 2026/27



30th March 2026

Dear Uffculme

MEMBERSHIP TO THE DEVON ASSOCIATION OF LOCAL COUNCILS 2026/27

Thank you for your membership of DALC over 2025/26, we have been delighted to have you on board and we very much hope you will continue your membership with us for 2026/27.

At DALC, our mission is to empower and support local councils in Devon to serve their communities effectively. We champion good governance, strong community engagement, and effective partnership working to help strengthen the capacity of local councils through a comprehensive range of services including:

- **Expert advice and guidance**

Access timely, accurate support by email or phone from our experienced team, along with specialist advice on finance, HR, health and safety, and general legal matters through our trusted partners. You can also have a look in our website's [Knowledge Bank](#) for assistance!

- **Regular updates and information**

Stay informed with weekly e-bulletins ([catch up on recent issues here!](#)), [website updates](#), and a wealth of resources including legal briefings, publications, and toolkits covering a wide range of local government topics. Over the last year, we have been working hard to keep our members up to date with the process of local government reorganisation, sharing resources and providing opportunities for members to discuss the issue.

We particularly love hearing about your achievements, and sharing those to highlight the amazing work happening across Devon, so please do tell us what your council has been working on by emailing

[REDACTED]

- **Training and professional development**

We [provide extensive training for councillors and officers](#). Over the past year, we've introduced nine new courses on subjects such as biodiversity, TUPE, and project management – alongside our core programmes on Being a Good Councillor, Code of Conduct, the planning system, Chairing Local Council Meetings, Clerks Essentials, and more.

Our Training Officer can arrange [bespoke in-house training sessions](#) tailored to your council's needs, covering topics including conflict management, communication skills, and being a good employer.

If you're short on time, have a look at our [e-learning opportunities!](#)

Members can also join us at our annual conference; this year that will be held on

[REDACTED]

- **Networking and sector influence**

Connect with DALC and other councils through our free events and meetings - we delivered 10 free Connect Events in the last year ([catch up with them here!](#)).

We work closely with partners across Devon and nationally to ensure that the voice of parish and town councils is heard. Through these partnerships, we collaborate with local authorities and others on key issues including local government reorganisation, highways, rural deprivation, storm recovery, health and wellbeing, community resilience, and more.

You can help us focus our energies on the issues that matter most to you by sharing your views with us, joining our meetings for members, and taking part in consultations, surveys, and polls to ensure that the voice of Devon's towns and parishes is heard.

- **Membership of the National Association of Local Councils (NALC)**

DALC membership automatically includes NALC membership, giving your council access to a national organisation and opportunities to influence national conversations around the sector. [Read more about what NALC does here.](#)

To get involved with NALC, you can [register for their website](#), join national [committees](#) or take part in one of their [national networks](#) to contribute to the broader national conversation. Or why not shine a spotlight on your council by signing up to NALC's [Local Council Award Scheme](#), or entering the [Star Council Awards](#)?

Full details of the services we offer can be found in our [Member Service Level Agreement](#). This year, we have also added a [Civility and Respect Policy](#) to reaffirm our commitment to fostering positive, professional working environments across the sector.

How to renew your membership for 2026/2027

Your membership fee for 2026/27 will be £983.98 (inc. VAT), based on an electorate figure of 2,546.

You will receive a separate invoice via Quickbooks later this week – please wait for this invoice before making payment. If you haven't received an invoice by mid April, please do contact us on [REDACTED]

Councils in Mid Devon: *if you have requested to pay your membership fee through the district council, you will be sent an invoice for your records but **do not need to make payment**. The invoice will be marked as paid when we receive payment from Mid Devon District Council.*

To confirm your membership for the coming year, please complete our [short membership renewal form](#) by Saturday 31st May 2026.

Please note that if payment is not received by 31st July 2026, your membership will automatically lapse, and access to all DALC services will be withdrawn.

If you have any queries about the contents of this letter, please call [REDACTED]
[REDACTED]

Kind regards,

[REDACTED]

Rebecca Walker, Chief Executive Officer



For Local Council Professionals

Membership

Home > My Account > Membership

Your membership is due for renewal

Renew now to keep your access!

[Click here to renew](#)

Member name: Gemma Cole

Member Number: [REDACTED]

Your Renewal

Membership ID: [REDACTED]

Membership type: Full Membership

Membership status: Pending

[Click here to renew](#)



Start date: 01/05/2026

Cost: £316

Type: Annual

Resources:

[Membership Certificate](#)

Auto Renew

Turn this **on** to automatically renew your membership on your renewal date using your last confirmed salary. This won't take payment — it just generates an invoice with 60 days to pay.

Don't miss out!

We'd love to stay in touch with you to share important information about your profession which ensures you remain up to date and compliant.

[Click here to confirm your communication preferences.](#)

[My Account](#) >

[Discounts](#) >

[Bookshop](#) >

[CPD & Professional Development Plan](#) >

[Councils](#) >

[Branch](#) >

[Training & Events](#) >

[Membership](#) >

[Profile](#) >

[Qualifications](#) >

[Forum](#) >

[Communication Preferences](#) >

[Attainments](#) >

[Invoices](#) >

Yes

No

Update preferences

Membership details

Membership ID: [REDACTED] Membership type: Full Membership
[Apply to change membership](#)

Membership status: Current Renewal date: 30/04/2026

Start date: 01/05/2025 Cost: £300

Balance due: £0 Type: Annual

Resources:
[Membership Certificate](#)

Auto Renew

Turn this **on** to automatically renew your membership on your renewal date using your last confirmed salary. This won't take payment — it just generates an invoice with 60 days to pay.

You can switch auto-renewal on/off anytime, but changes must be made **at least 9 weeks before** your renewal date to apply.

Yes

No

Update preferences

Don't miss out!

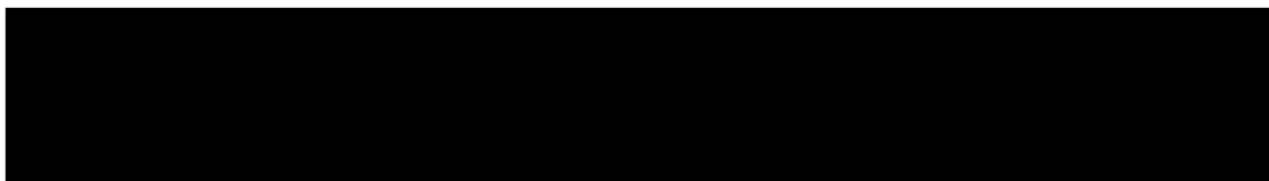
We'd love to stay in touch with you to share important information about your profession which ensures you remain up to date and compliant.

[Click here to confirm your communication preferences.](#)

If you have any queries regarding membership, please contact our membership team via the [Contact Us form](#).

New memberships

[Buy a new membership](#)



Don't miss out!

We'd love to stay in touch with you to share important information about your profession which ensures you remain up to date and compliant.

[Click here to confirm your communication preferences.](#)

PUBLIC OPEN SPACE FUNDING BY CATCHMENT AREA - to End of Q3 (Dec 2025)

PROJECT NAME AND NUMBER BY CATCHMENT AREA	INCOME	EXPENDITURE	BALANCE
UFFCULME	£90,790.86	£49,603.16	£41,187.70
00/00027/PROJEC			
General Fund Uffculme (Pre 2015)	£12,272.56	£8,146.45	£4,126.11
20/00153/PROJEC			
New multiplay, toddler and flat seat swings at Pathfields Play Area	£24,063.75	£17,181.71	£6,882.04
20/00155/PROJEC			
Improvement of play equipment at Pippins Field Play Area	£12,275.00	£12,275.00	£0.00
20/00157/PROJEC			
Improvement of the Multi-Use Games Area at Magelake	£30,179.55	£0.00	£30,179.55
22/02295/PROJEC			
Improvement of play equipment at the Culm Valley Way play area	£12,000.00	£12,000.00	£0.00
WILLAND	£163,193.23	£163,193.23	£0.00
00/00028/PROJEC			
General Fund Willand (Pre 2015)	£9,838.00	£9,838.00	£0.00
20/00159/PROJEC			
Refurbishment of Chestnut Drive Play Area	£5,216.00	£5,216.00	£0.00
20/00163/PROJEC			
Provision of skateboard/scooter/BMX facility at Jubilee Parish field	£145,723.23	£145,723.23	£0.00
20/00164/PROJEC			
Improvement of play equipment at Jubilee Play Area	£2,416.00	£2,416.00	£0.00
Grand Total	£2,256,547.70	£1,567,285.93	£689,261.77

* Please note any values shown in red are all, or in part, ring-fenced towards projects and may not be available to spend

[REDACTED]

From: [REDACTED]
Sent: 28 February 2026 17:50
To: Gemma Cole
Subject: Re: Railway Path

Hi Gemma

The Uffculme Trust has for many years (since 1976) patched the Railway Line Path but recently we have become aware that some pieces actually need more as they are slowly deteriorating and need to be replaced. We intend to approach this a little at a time, starting with a strip about 50m long at the pond end. The contractor would remove all old material and put in a completely new path which will last for many years. The path is well known as a lovely place to walk by all ages and mobility. Any contribution would be appreciated as over the years this path has cost us many thousands of pounds. I attach the quote from R.W. Gale (our preferred contractor known for sound work at a sensible price) was £3170 + VAT, total £3804, any help that the Council can give us would be very gratefully received. We hope to start about June time but no date is set yet. We are applying to other bodies in the hope that we can cover all the cost. Any surplus (ever optimistic) will go towards the next area that needs 'proper repair'.

Mike Pollard
Chair Uffculme Trust.

On 28 Feb 2026, at 12:01, Gemma Cole [REDACTED] wrote:

Hi Mike,

Please send me a description of what you would like the grant funding for, and the amount, and I shall put it to full council in April.

Gemma Cole
Clerk & RFO
[REDACTED]

On Fri, 27 Feb 2026, 21:05 [REDACTED] wrote:

Hi Gemma

The Uffculme Trust is planning on repairing a section of the Railway path and I would like to apply to UPC for assistance towards the cost. Are there forms that I need??

Mike

Chairman U.T.

26/00359/FULL - Change of use of agricultural land to B8 open storage yard and associated hardstanding, fencing and drainage works

The parish council has no objection in respect of this planning application, however, Members do have a number of concerns in respect of the proposed plans.

Firstly, the Parish Council concurs with the concerns raised by Willand Parish Council, particularly in relation to development not aligning with previously approved plans and the increasing reliance on retrospective applications. These issues raise questions of consistency and compliance with Mid Devon Local Plan Policies S1 (Sustainable Development) and DM1 (High Quality Design), both of which require clarity, certainty, and proper assessment of impacts before development proceeds.

The proposal involves the use of viable agricultural land as part of a further extension to the business park. This contributes to the ongoing loss and fragmentation of agricultural land, contrary to Policy S14 (Countryside), which seeks to protect the rural economy and agricultural function. There is also a risk that the proposed end-user may not come forward, leaving the parish with a permanent loss of green space without the intended economic justification. This is inconsistent with NPPF paragraphs 135, which require planning decisions to recognise the value of agricultural land and the importance of use of land over a longer term duration.

In respect of traffic, although the applicant quotes relatively small numbers of additional movements, the cumulative impact on the existing infrastructure is more significant. This is particularly relevant where an alternative occupier with different traffic characteristics could later occupy the site without further planning approval. This raises concerns under Local Plan Policy S8 (Infrastructure) and NPPF paragraph 109, which require development to demonstrate that safe and suitable access can be achieved for all users and that cumulative impacts on the transport network are acceptable during early stages of planning.

The Parish Council is also concerned about the increasing scale and lighting impact of the business park. The continued expansion is having a negative effect on the night skies of Uffculme, the Blackdown Hills AONB and surrounding rural areas. The application contains insufficient technical lighting information, with no detailed spill modelling or mitigation strategy. This is contrary to Local Plan Policies S9 (Environment) and DM1, and to NPPF paragraph 198 c), which require protection of dark skies, biodiversity and rural character.

Uffculme Parish Council is mindful that the site sits within a wider movement corridor where safe, off-road pedestrian access is currently lacking. Should the Planning Officer be minded to approve the scheme, and given the impact that further development will have on local infrastructure, the Council requests that a permissive pedestrian path be secured across the entirety of the blue-line boundary, running parallel with Uffculme Road. This should be funded and delivered as part of the development and secured via planning condition or Section 106 agreement. This request aligns with Local Plan Policy S1 (Sustainable Development) and NPPF paragraphs 117 and 105, which require developments to promote healthy, safe, and accessible movement networks.