

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 9 January 2020 at Magelake

Present – Cllrs Wells (Chairman), P Mackian, P Blackman, S Kidd, R Kingdom, J Gardner, and M Pollard,

Apologies for absence – E Haglestein

Minutes of Meeting held on 12 December 2019

- **Approved** as a correct record

MDDC - Planning Decision Notices

- **19/020091/PNCOU** – Change of Use – Prior notification for the change of a agricultural building under flexible use to a hotel/guest house under a flexible business use via Class R (240sq.m) on land at NGR 311010 111859 (Foxhill Farm) Blackborough Devon
APPROVED
- **19/02078/FULL** – Removal of condition 4 of planning permission 1901556/HOUSE to allow change of materials at Cider Press Cottage Ashill Cullompton
APPROVED

Planning Committee:

Planning Appeals

Planning Applications

- As attached

Date of Next Meeting – 13 February 2020

Verity Aldridge
Clerk to the Council

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 9 January 2020 at Magelake

- 1. 19/00928/MFUL – Erection of buildings incorporating employment (B1/B2/B8) with associated infrastructure, including estate roads, drainage, public open space and incidental landscaping at Hitchcocks Business Park, Uffculme**

Uffculme Parish Council is opposed to this development.

The revised submission by the applicant to the Planning Authority proposes a much-reduced extension to the Business Park (a reduction of 85% according to the applicant), and it seems that this has come about because of the size and intensity of public opposition to any further major extension of the Park. This reduction is welcomed by the Parish Council, but it is likely that further piecemeal developments on the site will continue, and for this reason the Council remains opposed to the revised submission.

The Parish Council's original submission regarding this application in August 2019 remains relevant to the revised submission and is attached.

Comments on the original submission August 2019

Introduction and Background

Hitchcocks Business Park started as a single planning application for change of use of a chicken shed on a redundant farm in Halberton Parish, which is more closely located near to the villages of Uffculme and Willand. After this change was approved, a further series of small changes were submitted which resulted in the Business Park that exists today; these applications were allowed by the Planning Authority despite the fact that no overall plan for the site was made public (if one existed).

The developer has now submitted an application that will blight the villages of Uffculme, Willand and Halberton. This has all happened outside of the existing and emerging Local Plans, and without any consideration for the impact of such a development on the quality of life and safety of residents, some of whom would live within a few tens of metres of the Park. The Parish Council urges the Planning Authority to ensure that this development does not progress any further.

Specific Comments

The Parish Council is grateful to Dr Linnea Mills for sharing the independent research carried out by her regarding the impacts of this proposed development. Dr Mills' submission to the Planning Authority submitted to MDDC on 26 June 2019 has been endorsed by the Parish Council.

1. **Non-compliance with policies and guidelines**
 - a. This proposed development would be contrary to the Local Plan Review 2013-2033 (modified Jan 2017), particularly in view of COR17 (development outside of settlement) and possibly COR18b (farm diversification)
 - b. This proposed development is not included in the emerging plan which is about to go to the inspector. The inclusion of such a large new development at this stage of the emerging plan would require a significant change and additional consultation, and would hold up approval of the plan
 - c. The Local Plan Review 2013-2033 (modified Jan 2017) identifies a total of 29,000 square metres for commercial floor space up to 2033 at Bampton and Willand; if the current proposal for development at Hitchcocks is allowed then this site alone would swallow up 35,663 square metres, more than the whole allocation for Mid Devon. This surely cannot be justified
 - d. Allowing this development in open countryside would have an impact on Local Plan policies on greenfield land, zero emissions economy and employment policy

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 9 January 2020 at Magelake

2. Permanent and unacceptable change to the appearance and character of the local area
 - a. The impact of the new development in close proximity to affected villages, especially Uffculme, will be significant. If this development were to be fully implemented then it would cover a larger acreage than that of Uffculme village
 - b. The proposed development would cause adverse visual and environmental impact on the countryside and the identity of local communities, including the possibility of loss of dark skies at night
 - c. A development of this size will further erode the important green space that maintains the separate identities of the villages of Uffculme and Willand

3. Adverse impacts on road safety, health and wellbeing
 - a. The proposed development would result in a large amount of additional heavy traffic on the B3181 road. This road has two busy junctions that feed the village of Uffculme; Turnpike feeds Uffculme School and suffers from severe congestion in peak periods caused by multiple coach and car movements; and Bridwell Avenue, which is single lane width at places and is on bus routes
 - b. Both Uffculme and Willand villages are currently expanding with hundreds of new houses being built, and this will encourage even more traffic on the B3181
 - c. The proposed development will result in higher pollution, higher greenhouse emissions and reduced air quality. The applicant has told us that the site will run 24/7, so this means that nearby residents will have to endure noise and overnight lighting 24 hours a day

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 9 January 2020 at Magelake

- **2. 19/02078/FULL** – Removal of condition 4 of planning permission 19/01556/HOUSE to allow change of materials – Cider Press Cottage, Ashill

No Objection

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 9 January 2020 at Magelake

- **3. 19/02128/CLU** – Certificate of lawfulness for the existing use of building as Class Use B1 – Light Industrial – land and Buildings at NGR 308716 111131, Rosemoor Engineering, Ashill

The Parish Council has concerns over the traffic impact that the change of use of the building will have on the village. We understand the applicant has been carrying on his business for a number of years although formal change of use would no doubt see expansion and further traffic movements, especially of large and heavy vehicles.

The Council opposes the application.

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 9 January 2020 at Magelake

- **4. 19/02133/HOUSE** – Re-positioning of boundary wall, construction of decking to rear, removal of porch – 2 Ashley Road, Uffculme
No Objection