

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
8 March 2018 at Magelake

Present – Cllrs Wells (Chairman), Best, Hagelstein and Pollard

Apologies for absence – Cllrs: Cornish – Family Gardner – Unwell Blackman – Family

Jo Talling addressed the meeting re Blackborough House

Richard Persey addressed the meeting re Hitchcocks Business Park

Minutes of Meeting held on 12 February 2018

- **Approved** as a correct record

Declarations of Interest

- None

Planning Applications

As attached

MDDC - Planning Decision Notices

- **17/01970/ADVERT** – Consent for the display of advertisements at Co-op Retail Services Ltd, 2 The Square, Uffculme, Cullompton.

Consent Granted

- **17/01427/FULL** – Change of use of agricultural land to domestic garden and retention of play/exercise equipment at The Shippens, Blackborough.

Refused

Date of Next Meeting – 12 April 2018

Verity Aldridge
Clerk to the Council

- **17/02037/FULL** – Erection of 9 dwellings, formation of access road, and associated works (revised Scheme) – Belle Vue, Ashley Road, Uffculme

The Council feels the revised plans deal with the overlooking of Eastfield Orchard & Ashley Close as far as practical.

Concerns about the layout, especially parking, the Council feels residents will find the 'stacked' parking as inconvenient and will result in on street parking. The Council feels that at least one property should be offered to the market as affordable.

The Council feels a better layout may be achieved by looking at the plot behind in conjunction with this application.

- **17/01904/MFULL** – Change of use and refurbishment of house to hotel and spa with 24 letting rooms piazza garden 36 letting rooms in pavilion (60 letting rooms in total) with botanical gardens, restoration of walled garden with new orchard and amphitheatre, erection of 7 detached dwellings, all associated car parking and erection of bat house – Blackborough House, Blackborough

The Council feels that the information provided by the applicant is not sufficient to consider the application fully.

The main concerns the Council has are in regards traffic, both in the construction phase and once the site was operational. The roads surrounding the site are largely single track, country lanes where farm traffic frequents, so the traffic associated with such a site will cause issues.

The site is likely to generate significant light and noise pollution, this is particularly notable given the site is located in an AONB.

The Council is encouraged to see this largely neglected local landmark restored, although considers the current proposal to be out of character to the area and a redevelopment proposal to provide modest accommodation for local people, something not in abundance in the area.

- **18/0029/LBC** – Listed Building Consent for erection to include installation of a flue – 4 Coldharbour, Uffculme

The Council has no objection

- **18/00028/HOUSE** – Erection of an extension to include installation of a flue – 4 Coldharbour, Uffculme

The Council has no objection

- **18/00118/FULL** – Variation of Condition (9) of planning permission **16/01117/FULL** to allow alteration to design of garden area – Ingleton Farm Ashill, Cullompton

The Council has no objection

- **18/00293/CAT** – Notification of intention to remove 33 Ash trees, 51 Hazel trees, 20 Oak trees, 14 Pine trees and 22 other trees within the Conservation Area – Coldharbour Mill, Uffculme

The Council supports the work of Coldharbour Mill in restoring the Mill Pond

- **18/00192/CAT** – Notification of intention to fell 1 Willow tree within the Conservation Area – 3 Ayshford House, Ayshford, Uffculme

The Council supports the removal of the tree