

**Uffculme Parish Council**  
**Minutes of Meeting Held**  
**Monday 18<sup>th</sup> May 2026 at Magelake**

**Meeting Open – 19:03**

**Present** – Councillors Hallchurch (Chair), Edwards, Phil Cornish, Strawbridge and Blackman

**Apologies for absence** – Councillor Horne<sup>1</sup>

**Minutes of meeting held on 20<sup>th</sup> April 2026**

Approved as a correct record (1 x abstention).

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

**MDDC – Planning Decision Notices**

1. **25/01795/ADVERT** – Advertisement Consent to display 1 illuminated freestanding advertising board at Keywise Commercials, Unit 9, Forge Road, Hitchcocks Business Park - **REFUSED**
2. **25/01812/FULL** – Retention of Change of Use from Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage/Distribution) to Classes E(g) (Commercial, Business and Service), B2 (General Industrial), B8 (Storage /Distribution) and Sui Generis (Display and Sale of Vehicles) at Keywise Cars, Units 9, 10 and Part of 11 Forge Road, Hitchcocks Business Park – **APPROVED**
3. **26/00257/HOUSE** – Replacement of existing cement base external render with a traditional lime based render system at 6 Ashley Road, Uffculme – **APPROVED**
4. **26/00298/HOUSE** – Erection of a garage extension at Craddock Farm, Craddock, Cullompton - **APPROVED<sup>2</sup>**
5. **26/00303/HOUSE** – Erection of a side extension over garage at 1 Prospect Crescent, Uffculme – **APPROVED**
6. **26/00362/LBC** – Listed Building Consent for infill of modern opening, reinstatement of original arched opening and installation of door leaf to existing door opening to kitchen at Craddock Lodge, Craddock – **APPROVED**

**Tree Preservation Orders**

None

**Planning Committee**

None

**Planning Appeals**

None

**Planning Applications**

As attached

**Meeting Close – 19:48**

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<sup>1</sup> Post meeting note – Councillor Kingdom also submitted apologies ahead of the meeting.

<sup>2</sup> Uffculme Parish Council were not consulted on this application during the consultation phase. Complaint has been raised with MDDC for investigation.

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**25/01638/MOUT** - Outline with all matters except access reserved for the erection of up to 170 dwellings, pedestrian and cycle facilities, associated open space and SUD's drainage at Land at NGR 303878 111905 West of The B3181 Uffculme Devon

***The parish council objects to this planning application. The consultee comments of CPRE are also fully supported, in addition to the comments provided as part of our initial response, as the concerns raised at the time remain valid.***

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**26/00572/DPO** - Application under The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 to seek to modify the terms of a section 106 agreement pursuant to planning permission 17/00106/MOUT at 9, 11, 14 & 16 Belle Vue Rise Uffculme Cullompton

***The parish council objects to this planning application. The proposed wording allowing the disposal of the affordable housing units free from all affordable-housing restrictions after only three months of attempted disposal would be contrary to MDDC LP S1(g), S3, S14(a), DM6 and NPPF 61-64 and would result in the justification for the original development to be undermined.***

***The proposed period is not realistic for the disposal of affordable units and risks creating a perverse incentive for lenders to move quickly to open-market disposal.***

***If the Local Planning Authority is minded to approve a mortgagee-in-possession clause, the Council request a minimum 18-month period during which the affordable housing units must be marketed exclusively to Registered Providers or the Council before any release of affordable-housing obligations is permitted. This is essential to safeguard the affordable housing provision secured through the original planning permission and to ensure compliance with local and national policy.***

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**26/00580/MFUL** - Variation of Condition 17 of planning permission 22/02374/MFUL (Construction and operation of a solar photovoltaic (PV) farm together with associated works, equipment and infrastructure) to allow the development to commence prior to the provision of off-site highway passing places, with the works to be completed within 12 months of the development first being operational at Land at NGR 301974 110937 Dean Hill Road Willand

***The parish council objects to this planning application. The passing places are a pre-commencement requirement for good reason: they are essential to ensuring safe access and protecting the rural highway network.***

***The Construction Management Plan does not replace or duplicate these measures. By definition, a CMP governs the construction phase only; it cannot provide the long-term operational safeguards that the passing places were designed to secure. Removing or delaying this requirement would therefore weaken the approved mitigation strategy. Allowing the development to become operational without the passing places in place would be contrary to the National Planning Policy Framework's requirement for both safe access and that development must provide safe and suitable access for all users (NPPF paragraphs 115–118). It would also undermine the effectiveness and enforceability of the original permission, which relied on these works being secured upfront.***

***The Parish Council therefore requests that the only acceptable amendment to Condition 17 is to confirm that the passing places must be delivered prior to the commencement of operation, rather than permitting the proposed 12-month delay.***

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**26/00498/MFUL** - Change of use of existing Class E use to outdoor educational facility (Use Class F1(a)), formation of ancillary structures and associated works at The Bear Trail Westcott Cullompton

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