

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 10 October 2019 at Magelake

Present – Cllrs Wells (Chairman), P Blackman, R Kingdom, M Pollard, P Mackian, P Cornish, E Haglestein and P Best

Apologies for absence -

Minutes of Meeting held on 12 September 2019

- Carried Forward

Declarations of Interest

- See individual responses below

MDDC - Planning Decision Notices

Planning Appeals

- **17/00070/RURAL – Appeal by Mr Tony Connor - Appeal Ref No: APP/Y1138/W/3222285** at The Paddocks Old Village Road Willand Cullompton Devon EX15 2RDI

Planning Applications

- As attached

Date of Next Meeting – 14 November 2019

Verity Aldridge
Clerk to the Council

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- **19/01224/FULL** – Erection of 1 dwelling; use of Coshes Cottage for residential and holiday let and improvements to access on Land at NGR 311410 109435 (South Farm) Blackborough Devon

The application has been withdrawn by the applicant.

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- **19/01559/FULL** – Change of use of agricultural land for the erection of a workshop, garage and office building, formation of hard standing and construction of new track on land at NGR 308148 112647 (East of 3 Ivy Cottages) Uffculme

The Parish Council Opposes the application. The main concerns are that the property is very close to the road, in addition to concerns about the overall height of the structure. The Council does not consider that the general appearance of the proposed structure is in keeping with the local vernacular – the cottages are stone, and this is of no resemblance at all. We think it will have a significant negative impact visually.

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- **17/02053/FULL** – Town & Country Planning Act 1990 – Removal of Conditions 3 & 4 APP/Y1138/A/14/2216218 under 13/00777/FULL to allow for permanent permission at The Paddock Willand Cullompton

No further comments were added to the appeal.

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- **19/01556/HOUSE** – Conversion of an outbuilding to annexe and erection of carport at the Cider Press Cottage Ashill Cullompton

The Council considers that the application is in essence a new dwelling which is set away from the current property.; There is no design and access statement prepared by the applicant to give sufficient detail to make an informed opinion as to the purpose or need of the application.

The Parish Council opposes the application.

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- **19/01607/TPO** – Application to crown lift and 1-1.5 metres reduction over footpath of 1 Oak tree protected by Tree Preservation Order 02/00011/TPO on land at 2 The Acorns Uffculme Cullompton

We recommend the arborologist reviews this application.

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- **19/01606/CAT** – Notification of intention to fell 1 Cedar and 1 Holly and prune 1 Jacquemontil and 1 Golden Cypress in a Conservation Area at Curwoods House Kents Close Uffculme

We recommend the arborologist reviews this application.

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- **19/01661/CAT** – Notification of intention to reduce the height of 1 Magnolia tree by approximately 3m and reduce the width by 1-2m within the Conservation Area at 12 Grantlands Commercial Road Uffculme

The Council has no objection to this application.

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- **19/01667/CLU** – Certificate of lawfulness for the existing use of land for the purposes of siting a caravan for human habitation, associated garden area, vehicular access and shed for a period in excess of 10 years at NGR 3055920 110427 (Butsons Farm) Stenhill Uffculme

The Council has concerns as to whether the occupancy for the past 10 years has been lawful. It is suggested that the original intention for the caravan was as an agricultural workers dwelling and therefore consideration should be made as to whether the need is still valid and whether conditions should be applied as to the occupants income.

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- **19/01679/MFUL** – Construction of ground mounted solare PV panels to generate up to 49.9MW (Site Area 60.78ha) and battery storage facility together with all associated works, equipment and necessary infrastructure on Land at NGR 303437 103555, East of Langford Mill & Tye Farm Langford

The Parish Council has no objection due to the location and potential impact that the application is likely to have upon the Parish of Uffculme, However we do consider the scale of the application site to be extremely large and there are a number of areas that will be adversely affected by this installation, should permission be granted.

Particular consideration should be taken from any representations from CPRE and BDH AONB.