

**Uffculme Parish Council**  
**Minutes of Meeting Held**  
**Monday 19<sup>th</sup> January 2026 at Magelake**

**Meeting Open – 19:06**

**Present** – Councillors Hallchurch (Chair), Kingdom, Horne, Phil Cornish and Edwards

**Apologies for absence** – Councillor Blackman

**Minutes of meeting held on 9<sup>th</sup> December 2025**

**Approved** as correct record.

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

**MDDC – Planning Decision Notices**

1. **25/01268/LBC** – Listed Building Consent for alterations at first floor level, including removal of partition walls to create a bedroom and shower room, with associated extract vent through the south elevation roof at 4 Coldharbour, Uffculme – **APPROVED**
2. **25/01349/HOUSE** – Erection of a single storey extension at Umbrook Farm, Ashill, Cullompton – **APPROVED**
3. **25/01350/LBC** – Listed Building Consent for the creation of staircase for access to first floor; erection of a single storey extension; replacement of single glazed softwood windows and internal alterations at Umbrook Farm, Ashill – **APPROVED**
4. **25/01575/PNAG** – Prior Approval for the construction of a farm track and parking and turning area at Land at NGR 308464 111322 Green Lane Farm, Ashill – **NO OBJECTION**
5. **25/01600/HOUSE** – Erection of a single storey extension at Bear Cottage, Culmstock, Cullompton – **APPROVED**
6. **25/01746/PNSOL** – Prior Approval for the installation of 168 Solar Photovoltaics (PV) panels with a capacity of 75.kWp (solar) at Land and Buildings at NGR 308501 110760 Haydons Farm, Ashill – **ACCEPTANCE**
7. **25/01761/PNAG** – Prior Approval for the erection of an agricultural storage building at Land at NGR 305856 110690 Quicks Farm, Smithincott – **NO OBJECTION**

**Tree Preservation Orders**

None

**Planning Committee**

None

**Planning Appeals**

None

**Planning Applications**

As attached

**Meeting Close – 19:42**

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**25/01746/PNSOL** – Prior Approval for the installation of 168 Solar Photovoltaics (PV) Panels with a capacity of 75.6kWp (solar) at Land and Buildings at NGR 308501 110760 Haydons Farm, Ashill (for information only)

***The parish council noted this prior approval for information***

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**25/01750/FULL** – Erection of roof over existing silage clamp (1) at land at NGR 308538  
110846 Haydons Farm, Ashill

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

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**25/01751/FULL** – Erection of roof over existing silage clamp (2) at Land at NGR 308525  
110825 Haydons Farm, Ashill

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

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**25/01761/PNAG** - Prior Approval for the erection of an agricultural storage building at Land at NGR 305856 110690 Quicks Farm, Smithincott (for information only)

***The parish council noted this prior approval for information***

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**25/01795/ADVERT** – Advertisement Consent to display 1 illuminated freestanding advertising board at Keywise Commercials, Unit 9 Forge Road

***The parish council objects to this planning application.***

***There are significant concerns regarding the impact of the existing illuminated sign on highway safety. Despite the applicant's report asserting otherwise, the current illumination is already causing distraction to drivers on the B3181. This stretch of road has recorded incidents on the Crash Map in 2023, even without the additional distraction of intensified lighting. Any increase in illumination at this location is therefore considered inappropriate and potentially hazardous.***

***The proposed signage fails to maintain the rural appearance of the area, contrary to DM18 of the MDDC Local Plan. Its size, scale and level of illumination are excessive and out of keeping with the character of the surrounding countryside. The introduction of a more prominent illuminated feature would erode the rural setting and create an urbanising effect that is contrary to local planning policies which seek to protect landscape character.***

***The wider Hitchcocks site already generates notable light pollution to main areas of the estate. The proposed signage would add further unnecessary illumination, exacerbating the cumulative impact on the local environment. The existing roadside signage for the Hitchcocks site is subtle and appropriately designed, using soft integrated lighting and rural-coloured materials at the park entrance. The proposed development represents a clear departure from this established, sympathetic approach.***

***In consideration of the above points, the Parish Council would strongly recommend the refusal of this planning application.***

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**25/01806/CAT** – Notification of intention to raise the crown of 1 Beech tree from 1.5m to 3m above ground level and a lateral canopy reduction on the Northern and North Eastern aspect, reducing the crown spread from 5-6m to 5m within the Conservation Area at Poynings, Chapel Hill, Uffculme.

***The Parish Council has no objections to this planning application. However, it is requested that the full canopy and crown spread of the tree be assessed, with particular attention to any sections that currently overhang the adjacent highway, to maintain the safe and unobstructed passage of all highway users.***

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**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

***The Parish Council objects to this planning application.***

***The introduction of a car sales site has materially altered the rural character of this business park. The open display of vehicles, fully visible from the B3181, is intrusive and inconsistent with the landscape qualities that Policy S9 seeks to protect. All other businesses within the park are discreetly contained and not excessively visible from the highway; this proposal represents a clear and harmful departure from that established pattern.***

***Policy S1 requires developments to protect the character and appearance of the countryside, support sustainable economic development and ensure safe movement and access. The current proposal conflicts with these aims. The site also does not enable and encourage the maximum use of sustainable modes of transport, contrary to Policy DM5.***

***The site is prominently visible from the B3181, a 50mph stretch of road. Its current presentation is distracting to road users and introduces unnecessary visual clutter at a location where driver concentration is essential. The Parish Council considers that the nature and layout of the car sales operation increases the risk to highway safety and is inappropriate for this rural roadside location.***

***The land was previously approved for the provision of starter units, with an anticipated 120 job opportunities. The current application provides only 8 employee parking spaces, demonstrating a substantial reduction in employment provision compared with the approved scheme. This represents a material detraction from the economic benefits originally secured through the planning process. The Parish Council is concerned that the need for the previously approved units may still arise, potentially leading to pressure for further expansion elsewhere within this already oversized industrial estate. This would compound the cumulative impact on the surrounding rural area.***

***Should the Planning Officer be minded to approve the application, Uffculme Parish Council requests that substantial screening be required. This should include a bund and/or natural planting to ensure the site is not visible from the highway. Such screening would bring the site into alignment with the rest of the business park, where operations are contained within the site and not openly displayed to passing traffic. Given the harm to rural character and the increased visual and traffic impact, Uffculme Parish Council would also request that the applicant be required to contribute to a community mitigation pot. This contribution should support the provision or improvement of safe pedestrian walkways in the vicinity, measures that enhance safety and accessibility for local residents and employees and off-site improvements that offset the development's impact on the rural environment and highway safety. This would align with the Local Plan's emphasis on Sustainable movement (S1), Environmental protection (S9) and Safe transport infrastructure (DM5).***

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**26/00040/PNAG** - Prior Approval for the erection of an agricultural storage building at Land at NGR 305879 110656 Quicks Farm, Smithincott (for information only)

***The parish council noted this prior agricultural approval request as information***