

Uffculme Parish Council
Minutes of Meeting Held
Monday 20th April 2026 at Magelake

Meeting Open – 19:04

Present – Councillors Hallchurch (Chair), Edwards, Kingdom, Phil Cornish, Blackman and Horne (19:05)¹

Apologies for absence – none

Minutes of meeting held on 9th March 2026

Approved as a correct record (1 x abstention).

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

MDDC – Planning Decision Notices

1. **26/00071/FULL** – Erection of single storey rear extension at 14 Culm Valley Way, Uffculme – **APPROVED**
2. **26/00096/TPO** – Application to fell a group of trees, consisting of 1 Oak tree and 5-6 Alder trees protected by Tree Preservation Order 96/00006/TPO at Land at NGR 305855 112143, Uffculme – **REFUSED**
3. **26/00144/CAT** – Notification of intention to crown raise by 0.75m and crown reduce by 0.75-1.0m 1 alder tree within the Conservation Area at 10 Mill Street, Uffculme – **NO OBJECTION**
4. **26/00152/HOUSE** – Installation of EV charger to outbuilding at Beech House, 19 Commercial Road, Uffculme – **APPROVED**
5. **26/00156/CAT** – Notification of intention to remove two fir trees within a Conservation Area at 21 Commercial Road, Uffculme – **NO OBJECTION**
6. **26/00163/LBC** – Listed Building Consent for replacement of the first-floor gable end bathroom window at 4 Coldharbour, Uffculme – **APPROVED**
7. **26/00200/LBC** – Listed Building Consent for replacement windows, front door, glazing to rear door and addition of two cellar air vents at 12 Grantlands, Commercial Road, Uffculme – **APPROVED**
8. **26/00217/LBC** – Listed Building Consent for replacement of entrance door, side panel and curtain walling glazing above within entrance foyer; replacement of other entrance doors and refurbish and redecorate existing windows at Ayshford House, Ayshford, Uffculme – **APPROVED**
9. **26/00246/FULL** – Replacement of entrance door, side panel and curtain walling glazing above within entrance foyer; replacement of 9 other entrance doors and refurbishment of existing windows at Flats 1 – 15 Ayshford House, Ayshford, Uffculme – **APPROVED**
10. **26/00269/HOUSE** – Erection of extension following demolition of existing sunroom, conversion of existing garage to accommodation and erection of new lean-to porch at Goodleigh Farmhouse, Blackborough – **APPROVED**

Tree Preservation Orders

None

Planning Committee

25/00304/MOUT – Outline application with all matters reserved, other than the point of access for the erection of up to 35 dwellings including two self-build plots at Land at NGR 303698 114476 Mountain Oak Farm, Lower Town, Sampford Peverell - **APPROVED**

Planning Appeals

None

Planning Applications

As attached

Meeting Close – 19:41

¹ Attendance noted as of agenda item “planning applications – determination of council responses” onwards.

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26/00187/LBC – Listed Building Consent for the installation of solar PV panels at Gaddon House, Uffculme, Cullompton

The parish council objects to this planning application. The consultee comments of the Conservation Officer are fully supported, in addition to it being noted that the proposed alterations would be visible from the much used public footpath (11), which does not appear to have been considered as part of the Heritage Impact Statement and Design Statement.

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

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26/00531/FULL – Creation of new vehicular access and parking area at Umbrook Farm, Ashill

The parish council objects to this planning application. The application does not demonstrate that the required visibility splays can be achieved to the standards expected by the Local Highway Authority. No scaled drawings or speed-based visibility calculations have been provided, nor is it clear that the splays lie wholly within the applicant's control or the public highway. The proposals do not appear to provide safe and suitable access for all users nor avoid unacceptable impacts on highway safety. The Parish Council requests that the Planning Officer obtains formal confirmation from the Highway Authority that compliant splays are achievable before determination.

The proposal introduces a second vehicular access and additional driveway, resulting in an overly domestic and urbanised frontage that is out of keeping with the rural character of the area. The cumulative effect of double driveways and increased visual hard surfacing erodes the rural setting. This conflicts with MDDC Policy DM1, requiring development to respect local character, landscape features and rural distinctiveness, MDDC Policy S1 (Sustainable Development Priorities) – requiring protection of the character and appearance of Mid Devon and NPPF Chapter 12 (Achieving well-designed places) – requiring development to be sympathetic to local character and maintain a strong sense of place.

The proposed works would interrupt an established ditch and drainage channel. Alterations to levels, surfacing or the bank risk disrupting surface-water flows and increasing downstream flood risk. The proposal also involves the loss of a section of Devon Bank and associated hedgerow, which is a characteristic landscape feature and a biodiversity asset. This is contrary to MDDC Policy S9 (Environment) – requiring protection of biodiversity, landscape features and natural drainage systems, MDDC Policy DM1 – requiring retention of locally distinctive features such as Devon Banks and NPPF paragraph 193 – requiring planning decisions to protect and enhance valued landscapes and ecological networks.

The Parish Council notes that recent tree removal has taken place without the necessary permissions. Any trees lost should be replaced on at least a like-for-like basis, using British native species, and secured by condition to ensure no net loss of biodiversity. This aligns with MDDC Policy S9 – requiring enhancement of biodiversity.

If the Local Planning Authority is minded to approve this application, the Parish Council requests that the conditions attached to the original consent—specifically conditions (c), (d), (e) and (f)—are re-imposed in full to ensure consistency, safety, enforceability and continued protection of the rural character and local environment.