

**Uffculme Parish Council**  
**Minutes of Meeting Held**  
**Monday 15<sup>th</sup> April 2024 at Magelake**

**Meeting Open** – 19:02

**Present** – Councillors Pointing (Chairman), Hallchurch, Blackman, Edwards, Lane and Kingdom.

**Apologies for absence** – Councillor Cornish

**Minutes of meeting held on 11<sup>th</sup> March 2024**

**Approved** as correct record.

**Public Session** – There was one member of the public in attendance –applicant of 24/00425/HOUSE and in attendance to observe only.

**MDDC – Planning Decision Notices**

1. **21/01428/DPO** – Application under The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 to seek to discharge the terms of a section 106 agreement pursuant to planning permission 11/02015/OUT at Brook Rise, Uffculme, Cullompton, Devon – **APPROVED**
2. **23/00510/FULL** – Erection of 2 dwellings with associated vehicular and pedestrian access, parking, landscaping and associated works at Land at NGR 306315 112571, College Green, Uffculme, Devon – **APPROVED<sup>1</sup>**
3. **24/00114/NMA** – Non Material Amendment to 22/00220/FULL to reduce the width of the replacement Footbridge B from 1.95m to 1.65m at Coldharbour Mill, Coldharbour, Uffculme – **APPROVED**
4. **24/00115/LBC** – Listed Building Consent to reduce the width of replacement Footbridge B approved under 22/00221/LBC from 1.95m to 1.65m at Coldharbour Mill, Coldharbour, Uffculme – **APPROVED**
5. **24/00188/FULL** – Variation of condition 2 of planning permission 23/00706/FULL (Erection of an agricultural works dwelling) to allow substitution of plans at Land at NGR 305554 109826, Home Farm, Bradfield, Willand – **APPROVED**
6. **24/00190/HOUSE** – Erection of single storey extension at Swallows Barn, Blackborough, Cullompton, Devon – **APPROVED**
7. **24/00198/FULL** – Replacement of existing external timber staircase with steel staircase at Coldharbour Mill, Coldharbour, Uffculme – **APPROVED**
8. **24/00199/LBC** – Listed Building Consent for replacement of existing external timber staircase with steel staircase at Coldharbour Mill, Coldharbour, Uffculme – **APPROVED**
9. **24/00249/CAT** – Notification of intention to crown reduce 1 Acacia tree (T1) by 1-2m and crown lift 1 Walnut tree (T2) to 4m and crown reduce by 1m within a Conservation Area at The Old Bakery, Ashill, Cullompton – **APPROVED**

**Tree Preservation Orders**

No applications

**Planning Committee**

23/01351/MFUL – Construction, operation and maintenance of a Battery Energy Storage system (BESS) facility with associated infrastructure and works including highways access, landscaping and biodiversity enhancements at Land at NGR 304444 114510 North of A361, Junction 27, Westleigh, Devon (April 10th 2024) – **No further comment**

**Planning Appeals**

None

**Planning Applications**

As attached

**Meeting Close** – 20:26

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<sup>1</sup> Clerk to consult with Planning Officer to investigate why full consultation did not take place.

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- **22/02102/MFUL** – Construction of on-farm anaerobic digestion plant with associated equipment and works at Land at Grid Reference 300503 112348 (Bycott Farm), Lower Town, Halberton

***The Parish Council continues to object to this planning application, supporting also the consultee comments of neighbouring Parishes.***

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- **24/00031/FULL** – Change of use of holiday accommodation to childcare provision at Land and Buildings at NGR 305623 110380, Bradfield Park, Willand, Devon

*The Parish Council continues to object to this planning application. Whilst the Parish Council appreciates the additional information provided, the original concerns have not been satisfied. The Parish Council would like to see a detailed Design and Access Statement being provided, along with further consideration of the additional highways implications of the increase of traffic (which would be apparent with the staff and children numbers provided). The Parish Council would like to see Highways consulted and a traffic plan drafted. The additional response also references The Early Years Department and a Mr Copland and their reports – these are not appended to the application and the Parish Council would therefore like to have sight of these also before making any further comment or decision in respect of this planning application.*

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- **24/00334/FULL** – Erection of an agricultural storage/workshop barn at Land at NGR 308375 112592, (North of Poppy Cottage), Craddock, Devon

*The Parish Council continues to object to this planning application and once again objects to the planned location of the unit. In order to minimise the noise nuisance impact of this development to neighbouring properties and to mitigate loss of privacy also to neighbouring properties, the Parish Council continues to request the agricultural storage/workshop barn be located to the North West of the site (left of the existing entrance). This would also reduce the adverse visual impact of the development on the landscape. It was further noted that there does not appear to be a Waste Management Plan for onsite toilet and waste / grey water facilities which would be required on a site such as this, in accordance with MDDC LP - DM20.*

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- **24/00390/FULL** – Change of use of land, buildings and manège to Equestrian Business Use at Southill Paddocks, Kentisbeare, Cullompton

***The Parish Council has no objection in respect of this planning application, however, would like to see the first part of the original condition remain to restrict any separate sale or letting of the site and to also restrict any further development.***

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- **24/00425/HOUSE** – Erection of replacement garden annex at The Wooden House, Ashill, Cullompton

***The Parish Council has no objection in respect of this planning application, however, would request a restriction be applied to allow for ancillary personal use to main residence only.***

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- **24/00469/HOUSE** – Repair north internal and external wall, replace north part of roof, replacement windows and modification to internal staircase at Craddock Lodge, Craddock, Cullompton

***The Parish Council has no objection in respect of this planning application.***

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- **24/00470/LBC** – Listed Building Consent for the repair of north internal and external wall, replace north part of roof, replacement windows and modification to internal staircase at Craddock Lodge, Craddock, Cullompton

***The Parish Council has no objection in respect of this planning application.***



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- **24/00486/LBC** – Listed Building Consent to resurface yard area with self-binding gravel hoggin at Coldharbour Mill, Coldharbour, Uffculme

***The Parish Council has no objection in respect of this planning application.***

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- **24/00527/HOUSE** – Variation of condition 2 of planning permission 23/01219/HOUSE (Erection of two storey rear and side extensions and detached double garage) to allow substitution of plans relating to external materials at Whitmoor Dairy Cottage, Ashill, Cullompton

***The Parish Council has no objection in respect of this planning application.***