

Uffculme Parish Council
Minutes of Meeting Held
Monday 9th September 2024 at Magelake

Meeting Open – 19:02

Present – Councillors Lane (Chairman), Cornish, Edwards, Kingdom, Hallchurch and Blackman

Apologies for absence – Councillor Pointing (Sabbatical)

Minutes of meeting held on 5th August 2024

Approved as correct record.

Public Session – There were 5 members of the public present. Concerns were raised in regards to application 24/01281/FULL, mainly in regards to damage to property, damage to established hedgerows and to the bullying nature of the demand for land use of neighbouring properties.

MDDC – Planning Decision Notices

1. **21/01616/FULL** – Erection of 2 dwellings for use as holiday lets with alterations to existing access at Land at NGR 311298 109373 (South Farm, Blackborough, Devon – **APPROVED**
2. **24/00466/FULL** – Change of use of former church to residential dwelling and formation of driveway at United Reformed Church, Commercial Road, Uffculme, Devon – **APPROVED**
3. **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 – **APPROVED**
4. **24/00470/LBC** – Listed Building Consent for the repair of north internal and eternal wall, replace north part of roof, replacement windows and modification to internal staircase at Craddock Lodge, Craddock, Cullompton – **APPROVED**
5. **24/00486/LBC** – Listed Building Consent to resurface yard area with self binding gravel hoggin at Coldharbour Mill, Coldharbour, Uffculme – **APPROVED**
6. **24/01017/TPO** – Application to remove 1 limb from the side and back of 1 Oak tree, reduce 1 Oak tree level with boundary, reduce top overhang of a multi-stemmed Oak by 2.4m and reduce the side of 1 Oak tree by 3-4m protected by Tree Preservation Order 96/00006/TPO at Land at NGR 305840 112142 (R/O 31 Bridwell Crescent), Uffculme – **APPROVED**
7. **24/00910/LBC** – Listed Building Consent for installation of replacement windows and front door at 3 Grantlands, Commercial Road, Uffculme – **APPROVED**
8. **24/01051/TPO** - Application to pollard 1 Oak tree, reduce 2 Oak trees by approximately 2.5m and reduce an over extended limb of 1 Oak tree to boundary line protected by Tree Preservation Order 96/00006/TPO at Land at NGR 305851 112118 (R/O 24 Bridwell Crescent), Uffculme, Devon – **APPROVED**
9. **24/01239/NMA** – Non Material Amendment for 24/00188/FULL to allow for the Re-orientation of dwelling at Land at NGR 305554 109826, Home Farm, Bradfield – **APPROVED**

Tree Preservation Orders

No applications

Planning Committee

None

Planning Appeals

None

Planning Applications

As attached

Meeting Close – 20:19

Uffculme Parish Council
Minutes of Meeting Held
Monday 9th September 2024 at Magelake

- **24/01149/LBC** – Listed Building Consent to replace cementitious render to the rear elevation with lime render and painted white at 4 Coldharbour, Uffculme, Cullompton¹

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

¹ Councillor Hallchurch declared Disclosable Pecuniary Interest in respect of this planning application and therefore did not take part in any discussions or voting.

Uffculme Parish Council
Minutes of Meeting Held
Monday 9th September 2024 at Magelake

- **24/01195/CAT** – Notification of intention to fell 2 Cypress trees within the Conservation Area at The Vicarage, Bridge Street, Uffculme

The Parish Council objects to this planning application. There is insufficient information provided as to the reason the works are necessary, in addition to the Tree Report detailing T06 and T07 as “Good Vitality and fair structural condition”.

Uffculme Parish Council
Minutes of Meeting Held
Monday 9th September 2024 at Magelake

- **24/01205/HOUSE** – Erection of single storey rear extension; installation of new bi-fold doors and construction of front porch at 16 Ayshford, Uffculme, Cullompton

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

Uffculme Parish Council
Minutes of Meeting Held
Monday 9th September 2024 at Magelake

- **24/01229/FULL** – External alterations to an industrial building to include the installation of windows and doors at Workshop at NGR 307282 113560 (Hill Park Farmhouse), Uffculme

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

Uffculme Parish Council
Minutes of Meeting Held
Monday 9th September 2024 at Magelake

- **24/01281/FULL** – Variation of Condition 3 of Planning Permission 22/00432/FULL – Erection of 5 dwellings – to allow amended drawings in relation to drainage at Land at NGR 306758 113093, Clay Lane, Uffculme

The Parish Council objects to this planning application. The proposed variation would cause a nuisance to neighbouring properties, as well as distress to the residents within them, and also a loss of hedgerows to an area neighbouring a conservation area.

There have been insufficient trial pits in respect of the original plans, and a lack of investigatory work, in order to successfully determine the soil infiltration rate for the site. The revised single geocellular storage option proposed (9.0 (w) x 21.0 (L) x 1.5 (D)) is excessive for this site, posing a greater risk of flooding and pollution should it fail – with a lack of emergency plan also being in place, for the case of overflow (in the case of poor maintenance). The Parish Council would urge the Planning Officer to request further technical tests be carried out, fully, before considering the variation from the previously approved individual geocellular storage options.

Uffculme Parish Council would like to request this application be called in for a full review by the Mid Devon Planning Committee on the following grounds:

1. Insufficient Information.

This planning application appears to replace a previously approved Drainage Strategy (0944.100) and there is insufficient information to explain why there are changes made to the existing routes for the foul and surface water. Instead of routing across the development to Clay Lane, the variation details a route over Eastfields, the Spinney and neighbouring properties, causing massive negative impact on the properties and existing services.

2. Insufficient information on flooding and sewer capacity.

This latest iteration is showing foul and surface water pipes being now routed across private properties in Eastfields and the Spinney to meet the main sewer on Ashley Road. There is a history of the mains sewer on Ashley Road not being able to cope with the existing flows, which leads Uffculme Parish Council to have concerns in regards to the management of the additional flows from this new development.

In consideration of the above points, Uffculme Parish Council anticipates this application be called in to ensure it is fully reviewed by the Planning Committee.