

Uffculme Parish Council
Minutes of Meeting Held
Monday 11th September 2023 at Magelake

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

Apologies for absence – Councillor Cornish (unavailable)

Minutes of meeting held on 7th August 2023

Approved as correct record.

Public Session – 2 members of the public. One was in attendance in order to observe the meeting as a potential Councillor candidate and the second District Councillor Connor.

MDDC – Planning Decision Notices

1. **23/00611/FULL** – Erection of 5 dwellings, ancillary residential building and extension to ancillary residential building, change of use of land to residential and associated works following demolition of barns at Land and Buildings at NGR 306179 111561, Smithincott Farm, Smithincott, Devon – **APPROVED**
2. **23/00891/HOUSE** – Erection of carport/shed at Hale House, 25 Ashley Road, Uffculme, Cullompton – **APPROVED**
3. **23/00958/FULL** – Erection of a general purpose agricultural building at Land and Buildings at NGR 307329 112108, Silverlands Farm, Uffculme, Devon - **APPROVED**
4. **23/01099/HOUSE** – Erection of single storey rear extension and glazed lean-to following removal of conservatory at 4 Mill Street, Uffculme, Cullompton, Devon – **APPROVED**
5. **23/01237/LBC** – Listed Building Consent for extension of soil pipe and internal works to provide level access shower at 24 Southill Cottages, Kentisbeare, Cullompton, Devon - **APPROVED**

Tree Preservation Orders

No applications

Planning Committee

No applications

Planning Appeals

None

Planning Applications

As attached

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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 Lower Town, Halberton, Devon

The Parish Council continues to object to this planning application, with all previous comments being relevant. It is still the Parish Council's opinion that the additional Transport Statement, which details existing movements, remains to be insufficiently evidenced and not independently reported upon. Further concerns are had in regards to the "potential" flaring of gases not being suitable due to the proximity to the village. If MDDC is mindful to approve this application, Uffculme Parish Council would ask for this application to be "called in", in order to enable representation from the Parish Councils and local residents.

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- **23/00295/FULL** - Change of use of agricultural land to equestrian use and construction of horse riding arena at Land at NGR 311436 109912 (Orchard House), Road from Hayne Leigh to Hayne Farm Cross, Blackborough

The Parish Council has no objection in respect of this planning application, however, would like to see a condition in place to allow for ancillary use to main dwelling only.

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- **23/00795/HOUSE** – Erection of first floor extension at 3 Three Elms, Uffculme, Cullompton, Devon

The Parish Council has previously objected to this planning application and it is felt that the revised documents are insufficient to change the current views of the Council. It is still felt that the scale and design of the application are disproportionate to other properties and the impact of the extension, if permitted, would have a significant loss of light to neighbouring properties and that the design, based on the additional drawings, is not in keeping with the existing character of the building. The Parish Council therefore still feels that this application would be contrary to policy DM11 (and DM1) of the Local Plan 2013-2033.

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- **23/01088/FULL** - Enlargement of existing slurry lagoon at Haggett's Three Acre Plantation, Kentisbeare, Devon

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

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- **23/01219/HOUSE** – Erection of two storey rear and side extensions and detached double garage at Witmoor Dairy Cottage, Ashill, Cullompton

****Councillor Blackman declared an interest****

The Parish Council objects in respect of this planning application. It is felt that the proximity of the proposed building to the boundary edge is overbearing in nature and that the proposed design size and scale of the extensions will overcrowd the site, causing a negative visual impact to the landscape.

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- **23/01251/MFUL** - Variation of conditions 3, 16, 22 and 23 and removal of condition 18 of planning permission 19/01679/MFUL (Construction of ground-mounted solar 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) to allow amendments to internal roads, access to southern parcel, battery stations, layout of solar PV arrays and fence lines, redesign of sub station area, removal of proposed gantry and replacement with point of contact mast and addition of 4 (temporary) construction compounds at Land at NGR 303437 103555 East of Langford Mill & Tye Farm, Langford

The Parish Council continues to object to this planning application, with all previous comments being relevant, and supporting the comments and objections of neighbouring Parish Councils (namely Willand Parish Council). It is the view of the Parish Council that the original conditions were imposed for specific reasons and should therefore remain.

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- **23/01295/CAT** – Notification of intention to fell 1 Laylandii tree, 2 Willow trees and reduce the crown of 1 Magnolia tree by approximately 2m within the conservation area at Toul-an-ouch, Chapel Hill, Uffculme

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

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- **23/01331/FULL** – Erection of a building for equestrian use, construction of a riding arena and associated works at Land at NGR 308185 110744 (Whitmoor House), Ashill, Devon

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

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Part B Planning Application

- **23/01212/PE – Restricted Information**

The Parish Council has no objection in respect of this pre-planning application, if the purpose is to upgrade and support the current infrastructure.