

Uffculme Parish Council
Minutes of Meeting Held
Tuesday 9th December 2025 at Magelake

Meeting Open – 19:08

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

Apologies for absence – Councillors Blackman and Phil Cornish

Minutes of meeting held on 10th November 2025

Approved as correct record.

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

MDDC – Planning Decision Notices

1. **25/01175/HOUSE** – Erection of single storey rear extension at 6 Coldharbour, Uffculme, Cullompton – **APPROVED**
2. **25/01271/FULL** – Erection of roof over existing livestock yard at Land and Buildings at NGR 311580 19972 Hayne Farm, Blackborough, Devon – **APPROVED**
3. **25/01388/HOUSE** – Erection of single storey rear extension at 18 Bridwell Crescent, Uffculme, Cullompton – **APPROVED**
4. **25/01430/CAT** – Notification of intention to reduce the height of 1 Birch tree by approximately 4m and fell and remove 1 Laburnum tree within the Conservation Area at 6 Grantlands, Commercial Road, Uffculme – **NO OBJECTION**

Tree Preservation Orders

None

Planning Committee

None

Planning Appeals

None

Planning Applications

As attached

Meeting Close – 20:08

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

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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 (for information only)

The parish council noted this prior approval for information

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25/01600/HOUSE – Erection of single storey extension at Bear Cottage, Culmstock, Cullompton

The parish council has no objections in respect of this planning application, however, would like to request that a condition is applied, should the planning officer be minded to approve this application, that restricts use of the extension to ancillary, non-business use, only.

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25/01601/FULL – Erection of self build dwelling and garage at 6 Ashley Road, Uffculme

The Parish Council objects to this planning application. Members agreed unanimously that the detailed plans demonstrate overdevelopment of the site, with significant concerns regarding access arrangements, highways visibility and the lack of consideration for heritage assets and neighbouring properties. Overall, the site is unsuitable for the proposed intensification of use.

The application is contradictory to the Mid Devon Local Plan, specifically DM1 (a-e), DM1(4.2) and DM25. The proposal fails to respect local character, provide safe access and avoid adverse impacts on amenity. Sustainable design principles are not demonstrated and there is a disregard for the importance of heritage and the setting of the existing properties.

The application strongly relies on existing services and access routes which are already inadequate for current neighbouring properties, and would be further compromised by the additional structures. Furthermore, Uffculme Parish Council references the recent Housing Needs Survey undertaken by Devon Communities Together with MDDC funding. This survey confirms there is no local appetite for larger dwellings in Uffculme unless they are affordable in nature. The proposed development also does not meet this identified need and is therefore unsustainable in terms of size, massing and overall design quality. In summary, Uffculme Parish Council considers this application to be inappropriate and unsustainable, conflicting with adopted planning policy, failing to respect local character and heritage, and not meeting evidenced housing needs.

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25/01638/MOUT – Outline with all matters except access reserved for the erection of up to 170 dwellings, pedestrian and cycle facilities, associated open space and SUD's drainage at Land at NGR 303878 111905 West of The B3181, Uffculme

The Parish Council objects to this application. The proposed site adjoins, but lies outside, the defined settlement boundary and is therefore contrary to Section 14 of the Mid Devon Local Plan (2013–2033). The Local Plan's Spatial Strategy explicitly rejected the possibility of a new settlement at Willand, identifying Cullompton as the appropriate long-term focus for growth. Although Policy S13 allows for limited development at Willand, the scale of this proposal far exceeds that intention. The site was previously referenced in earlier Local Plans but was replaced in the adopted plan by land east of the M5, Willand.

Approval would set a precedent for ribbon development, undermining the settlement boundary and eroding rural character. The application also fails to demonstrate adequate infrastructure provision, with insufficient evidence of how transport, utilities, and community facilities would support the development. This is inconsistent with the Vision and Spatial Strategy and Policy S8 (Infrastructure), which require development to be supported by appropriate infrastructure and to minimise reliance on private vehicles.

Uffculme Parish Council does not consider the proposal to represent sustainable development. Residents would be reliant on cars to access limited local facilities, conflicting with the NPPF's requirement to promote sustainable transport (paragraphs 110–112, 115). In addition, there is inadequate assessment of the cumulative impact on the highway network and key junctions, contrary to Policy DM3 (Transport and Air Quality) and the NPPF (paragraph 116). The lack of robust transport assessment undermines confidence in the sustainability of the proposal. Finally, the proposal fails to comply with Policy DM1 (High Quality Design), as it does not respect local character, provide safe access, or protect the amenity of neighbouring properties.

In summary, this application is inappropriate and unsustainable. It conflicts with Policies DM1, DM3, S8, S13, S14, and S9 of the Mid Devon Local Plan, and fails to meet the requirements of the NPPF on sustainable development, transport and infrastructure. The proposal would harm rural character, encourage ribbon development, and place undue pressure on inadequate infrastructure and road networks.