

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 16 July 2019 at Magelake

Present – Cllrs Wells (Chairman), P Blackman, S Kidd, R Kingdom, M Pollard, P Mackian and J Gardner

Apologies for absence – E Haglestein P Best P Cornish T Pointing

Minutes of Meeting held on 20 June 2019

- **Approved** as a correct record

Declarations of Interest

- See individual responses below

MDDC - Planning Decision Notices

- **18/01974/FULL** – Change of use of agricultural land to a mixed use of agricultural and natural burial ground at Land at NGR 310172 112097 Road from Harringay Cross to Hackpen Cross Culmstock Devon.
Approved
- **18/01779/FULL** – Change of use of C2 (Residential Care) to C3 (Dwelling) at The Old Dairy Mill Street, Uffculme
Approved
- **19/00978/CAT** - Notification of intention to fell 2 Leylandi trees and 1 Elder tree within the Conservation Area at 2 Old Bridge House, Bridge Street, Uffculme
Approved

Planning Appeals

- **APP/Y1138/W/19/3221010 Land and Building at NGR 307104 113338 (East of Ashley Close, Denners Way, Uffculme.** Appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under part 3, Class Q of Schedule 2 of the Town & Country Planning.
Appeal Successful

Planning Applications

- As attached

Date of Next Meeting – 12 September 2019

Verity Aldridge
Clerk to the Council

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- **19/00794/FULL – Erection of a dwelling and double garage; formation of vehicular access and associated renewable energy systems and landscaping
Craddock Lodge, Craddock**

R Kingdom Declared an interest

The Parish Council opposes this development for the following reasons.

The proposed new dwelling is in the hamlet of Craddock but just outside the Craddock

Conservation Area, and is bounded by dwellings on each side. An examination of the plans

and of local comments raises the following concerns:

1. Although the District Council is currently in a transitional state while the new Local Plan

is agreed, and notwithstanding the current 'land grab' in Mid Devon District, it would seem that this proposal would not meet current or future requirements for building in open countryside. The dwelling does not have a link to local agriculture.

2. The design of the proposed dwelling is modern and comprises several separate buildings joined together over an extended site. The main building is of three storeys, although one of those is partially subterranean. An attempt has been made by the architect to use materials found in existing local buildings although this is not regarded by some local residents as being entirely successful, though it should be noted that this area just outside the Conservation Area includes buildings from several periods, including some from the 1960s. The Parish Council would not object in principal to modern designs but they need to complement rather than clash with existing buildings.

3. The site for the proposed dwelling is closely adjacent to existing dwellings and has led to concerns about privacy for local residents (some of which have already been reported to the Planning authority). These issues must be resolved satisfactorily before the Planning Authority considers granting any Planning Consent for this application.

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- **19/00928/MFUL** – Erection of buildings incorporating employment (B1/B2/B8) with associated infrastructure, including estate roads, drainage, public open space and incidental landscaping Hitchcocks Business Park, Uffculme

Uffculme Parish Council opposes this application and a full response will be prepared following the August meeting.

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- **19/01055/HOUSE** – Installation of air source heat pump to south elevation
Nut Tree Barn, Uffculme

No Objection

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- **19/01085/CAT** – Notification of intention to fell a group of 5 Monterey Cypress Trees within a Conservation Area
6 Ashley Road, Uffculme

Dave Wells declared an interest.

NO Objection