

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
Thursday 11 June 2020 via Google Meet

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

Apologies for absence – J Gardner

Minutes of Meeting held on 9 January 2020

- **Approved** as a correct record

MDDC - Planning Decision Notices

- **20/00434/NMA** – Non material amendment for 15/01511/MFUL to allow changes to Field 2 to the routing of swales 1B and 2A, the change to indicative layout of solar array to facilitate changes to drainage and relocation of security and stock fencing – Viridor waste management Ltd, Broadpath, Burlescombe
- **19/02133/HOUSE** – Re-positioning of boundary wall and removal of porch – 2 Ashley Road, Uffculme - **APPROVED**
- **20/00479/CAT** – Notification of intention to remove 12 Leylandii trees within the Conservation Area – Ashill Court, Ashill – **APPROVED**
- **20/00425/FULL** – Erection of an agricultural workers dwelling – Hayne Farm, Blackborough – **APPROVED**
- **20/00554/FULL** – Erection of extension; change of use of agricultural land to garden; siting of a caravan for ancillary accommodation; alterations to bridge and retention or garden shed and storage container – Oak View, Uffculme – **APPROVED**
- **20/00576/HOUSE** – Erection of two storey side extension – 8 Clarke Close, Uffculme – **APPROVED**
- **20/00056/CAT** – Notification of intention to fell 1 Leylandii Cypress tree within a Conservation Area – The Mount, Chapel Hill, Uffculme
- **19/02030/FULL** – Erection of an equestrian workers dwelling – Haynefield Farm, Blackborough – **APPROVED**
- **19/01211/FULL** – Erection of garages with rooms above log store and stable block following demolition of log equipment shed – South Farm, Blackborough – **APPROVED**
- **19/00914/FULL** – Erection of 5 dwellings – Land at South of Allotment Gardens, Clay Lane, Uffculme – **APPROVED**
- **20/00074/TPO** – Application to crown reduce by 1-1.5m over buildings 1 Oak Tree protected by Tree Preservation Order 19/00005/TPO - **APPROVED**

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Planning Committee:

Planning Appeals

Planning Applications

- As attached

Date of Next Meeting – 9 July 2020

Verity Aldridge
Clerk to the Council

1. **20/00565/LBC** – Listed Building Consent to enclose existing porch at Home Farm, Bradfield, Willand

Uffculme Parish Council refers this application to the Conservation Officer for consideration.

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2. **20/00640/TPO** – Application to remove the lowest branch on south side of one Oak Tree protected by Tree Preservation Order No. 02/00011/TPO at 15 Caumont Close, Uffculme

Uffculme Parish Council refers the application to the arboriculturalist for consideration.

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3. **20/00661/FULL** - Change of use of land to equestrian use erection of stable block and associated hardstanding at The Paddocks, Hackpen Hill, Blackborough

Uffculme Parish Council has no objection to the application.

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4. **20/00740/CAT** Notification of intention to dismantle 3 Larch trees and 1 Spruce tree to ground level at Little Cleve, Craddock, Cullompton

Uffculme Parish Council refers the application to the arboriculturalist for consideration.

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5. **20/00808/FULL** Erection of 5 dwellings at Allotment Gardens, Clay Lane, Uffculme

Councillor Pollard Declared an interest in the application as the landowner of the neighbouring land.

Uffculme Parish Council has concerns over the proposed development on a number of grounds.

The site location plan refers to a road which would service the application dwellings, although the road which shows within the submitted plan differs to the road as set out in the plans – the Council find this misleading.

The application site considers the provision for 5 dwellings, although the two neighbouring sites have permission (one full, one outline) for 5 dwellings each, therefore the site as a whole would be for 15 dwellings – a full plan showing the context of the other dwellings would make consideration for the whole, and neighbouring, sites easier. The Council considers the piecemeal addition of homes, as small blocks of 5 increments to be an attempt to remove the context of the full layout and this approach by this and neighbouring applicants does not convey an openness about the application.

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There is no provision for social housing within the development. The village has a long history of a shortfall of affordable houses for young people to buy homes within the village – the dwellings as designed are all large 4 and 5 bedded homes, which look like will attract an above average selling price.

The Council has concerns over traffic movements on Clay lane – this is a narrow road, which is not wide enough for two cars in places – 5 additional homes would see a significant increase in traffic movements on a narrow road with no footpath for a large proportion of the road which is not considered a safe passage for children, especially of primary age to walk to school.

The land on which the application considers is raised above the general skyline of the village and it is considered that the roof heights will be visible from many aspects of the village – again, there is no drawing which shows the roof height and the view point from other aspects. The Council considers that if permitted the dwellings should have additional considerations over the materials used as they could potentially have a visual aspect from other areas in the village and therefore the design should be of a very high standard.

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- **3. 19/02128/CLU** – Certificate of lawfulness for the existing use of building as Class Use B1 – Light Industrial – land and Buildings at NGR 308716 111131, Rosemoor Engineering, Ashill

The Parish Council has concerns over the traffic impact that the change of use of the building will have on the village. We understand the applicant has been carrying on his business for a number of years although formal change of use would no doubt see expansion and further traffic movements, especially of large and heavy vehicles.

The Council opposes the application.

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- **4. 19/02133/HOUSE** – Re-positioning of boundary wall, construction of decking to rear, removal of porch – 2 Ashley Road, Uffculme
No Objection

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