

UFFCULME PARISH COUNCIL
Minutes of Planning Committee Meeting held on
5 January 2017 at Magelake Parish Pavilion

Present – Cllrs Wells (Chairman), Blackman, Cornish, Emms, Evans, Gardner and Pollard

Apologies for absence – Cllr Hagelstein

Minutes of Meeting held on 1 December 2016

- **Approved** as a correct record

Declarations of Interest

- See below in specific applications

Planning Applications

- **16/01859/FULL** – Installation of telecommunication equipment comprising 4 antennas located behind replica louvres, internal cabinets within the church tower, external meter pillar painted to match church stone, and ancillary development – St Mary’s Church, Bridge Street, Uffculme

Declarations of Interest – Cllr Wells is a bell ringer and an employee of Vodafone, he abstained from the decision making on this application.

The Council has no objections to this application, subject to a condition of the application to conduct a detailed protected species survey and making the results publicly available. We feel that before works are undertaken a full assessment of the working at height regulations and risk assessments and method statements are prepared and made available.

- **16/01877/LBC** – Listed Building Consent for the removal of internal wall between kitchen and breakfast room – Craddock Lodge, Craddock

The Parish Council has no objections to these works providing that the building remains structurally sound and appropriate provisions are made for this.

- **16/01883/FULL** – Conversion of 2 redundant barns into 1 dwelling and creation of a vehicular access and parking area – Park Farm, Culmstock

The Parish Council has no objection to the development, although it should be considered what the cumulative effect will be on local services and the additional vehicles and the pressure this will put on the road network.

- **16/01947/CAT** – Notification of intention to fell 2 Beech trees in a conservation area – Craddock Lodge, Craddock

The Parish Council refers these works to the arborologist and considers that a replacement tree should be planted.

- **16/01965/FULL** – Replacement of fire escape staircase and adjacent door and window openings – Coldharbour Mill, Coldharbour, Uffculme

Declarations of Interest – Cllr Pollard is a Friend of Coldharbour Mill and abstained from the decision making on this application

The Parish Council supports the works as it is essential for Health and Safety of visitors to the Mill. The addition will ensure the preservation of a value village asset.

- **16/01966/LBC** – Replacement of fire escape staircase and adjacent door and window openings – Coldharbour Mill, Coldharbour, Uffculme

Declarations of Interest – Cllr Pollard is a Friend of Coldharbour Mill and abstained from the decision making on this application

The Parish Council supports the works as it is essential for Health and Safety of visitors to the Mill. The addition will ensure the preservation of a value village asset.

- **16/01991/CAT** – Notification of intentions to fell 2 Beech Trees in a conservation area – Nettlebed, Craddock
The Parish Council refers these works to the arborologist and considers that a replacement tree should be planted

MDDC - Planning Decision Notices

- **16/01531/LBC** – Listed Building Consent to rebuild collapsed wall to rear and insert full length window replace staircase and balustrading rebuild porch, construct support buttress and replace window in front elevation – Drews Farm, Ashill – **APPROVED**
- **16/01117/FULL** – Change of use of agricultural land and buildings to form camping site, to include provision for 2 shepherd hut pitches, 2 safari tent pitches, and 6 bell tent pitches; conversion of existing stables to shower/toilet, office, meeting room, sensory room for visitors, washing facilities, and storage; erection of 2 new blocks to serve campsite; and formation of equestrian area for grazing of miniature horses – Ingleton farm, Ashill - **APPROVED**
- **16/01564/FULL** – Erection of a stable block/hay store (371sqm) and constriction of riding arena (1125sqm) for personal use – Land at NGR 306757 110258 South of Southill Barton, Kentisbeare – **APPROVED**

Other Matters

- The Clerk advised the meeting that she had been contacted about two potential planning applications for housing development within the parish – land behind the Belle Vue Bungalow on Ashley Road – details were provided about a proposal that had been subject to pre application advice from MDDC and was likely to be submitted the following week. The second wasn't progressed to any form of design, it related to land above the railway line – a land agent had considered this for housing development with a Country park scheme.
The Planning Committee agreed unanimously not to support any further housing development that was not included in the Local Plan.

Date of Next Meeting – 9 February 2017 7.00pm at Magelake Parish Pavilion

Verity Aldridge
Clerk to the Council..... 10.01.2017