

**UFFCULME PARISH COUNCIL**  
**Minutes of Planning Committee Meeting held on**  
**9 February 2017 at Magelake Parish Pavilion**

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

**Apologies for absence** – Cllrs Blackman and Hagelstein

**Minutes of Meeting held on 5 January 2017**

- **Approved** as a correct record

**Declarations of Interest**

**Planning Applications**

- **16/01635/FULL** – Erection of a storage building – Land and Buildings at Downs Farm, Burlescombe

The meeting agreed that the Clerk would write to the Head of Planning at MDDC setting out concerns about this application – a copy of that letter is attached as official minutes.

- **16/01994/LBC** – Listed building consent for replacement windows and minor internal alterations – 24 Southill Cottage, Kentisbeare

The Council has no objections to this application, although refers it to the Conservation Officer to ensure that works are appropriate.

- **17/00004/FULL** – Conversion of Unit 3 to 1 bedroom flat (50.85sqm) and office (50.85sqm) to create live/work unit in association with Unit 2 (197sqm) – Units 2 & 3 Sandparks Business Centre, Denners Way

The Parish Council initially supported application **12/01386/FULL** for the conversion to industrial units, however opposes this application to create living accommodation within the units. The Parish Council feels that alternative accommodation is available within the village and to allow accommodation would set a precedent for other development.

- **16/01970/FULL** – Change of use of land to allow the siting of 3 static caravans for holiday let accommodation – Land & Buildings at NGR 305623 110380 (Bradfield Park) Bradfield

The Parish Council has no objection to the application. However, does have concerns about the capacity and suitability of the septic tank provisions and would welcome MDDC making provision for this as a condition if permission is granted.

- **17/00006/LBC** – Listed Building Consent for the installation of a replacement rear door – 4 Ayshford House, Ayshford, Uffculme

The Parish Council has no objection to these works.

- **16/01889/FULL** – Erection of extension to teaching block to provide additional classroom and staff office – Uffculme School, Chapel Hill, Uffculme

**The Parish Council opposes this application due to concerns regarding the close proximity to Highland Terrace and Highland Park. The building is likely to be detrimental to the privacy of the properties, as well as provide noise and light pollution. The Council feels that there are more suitable sites within the school grounds for building works**

- 1700106/MOUT – Erection of 16 dwellings with access and associated works – land at NGR 306965 113252 (North of Belle Vue) Ashley Road, Uffculme

**The Parish Council has requested that this application is called in.**

**The Parish Council opposes this application as it is outside the accepted settlement limits of the village. The Parish Council cannot support this application as it is not a parcel of land that is allocated for housing development in the local plan. The site also presents issues in terms of the access onto Ashley Road, an already very busy road. The cumulative effect of the additional travel on insufficient infrastructure within the village will cause problems**

**We understand there is local opposition.**

- **17/00135/FULL** – Variation of conditions (2) and (13) of planning permission 14/01310/MFUL to allow substitute plans, change foul drainage disposal to private treatment plants instead of mains drainage and to revise internal road and footpath layout – Hitchcocks Farm, Uffculme

**The Parish Council opposes this application, it is felt that small, private treatment plants are difficult to monitor. In addition this commercial site is of an industrial nature and therefore the waste that is likely to be deposited would not be appropriate for private treatment, this includes the waste from the MDDC recycling facility on the site.**

**The Parish Council has concerns regarding the affect that the discharge would have on the aquifer of the Budleigh Salterton Pebble Beds.**

- **17/00118/HOUSE** – Installation of replacement timber framed single glazed windows with timber framed double glazed windows – 1, 2, 4 & 7 Ayshford House, Ayshford, Uffculme

**The Parish Council has no objection to these works.**

- **17/00119/LBC** – Listed Building Consent for installation of replacement timber framed single glazed windows with timber framed double glazed windows – 1, 2, 4 & 7 Ayshford House, Ayshford, Uffculme

**The Parish Council has no objection to these works.**

## **Planning Appeals**

**MDDC - Planning Decision Notices**

- **16/01991/CAT – Nettlebed, Craddock, Uffculme** – Notification of intention to fell 2 Beech trees in a Conservation Area - **APPROVED**
- **16/01947/CAT – Craddock Lodge, Craddock, Uffculme** - Notification of intention to fell 2 Beech trees in a Conservation Area - **APPROVED**

**Date of Next Meeting** – 9 March 2017

**Verity Aldridge**

**Clerk to the Council..... 10.02.2017**