

Uffculme Parish Council
Minutes of Meeting Held
Monday 13th June 2022 at Magelake

Present – Cllrs Pointing (Chairman), Kingdom, Kidd, Pollard, Cornish, Edwards

Apologies for absence – Councillor Blackman (illness)

Minutes of meeting held on 16th May 2022

Approved as correct record.

Public Session – attended by C Howard, S Howard, M Cuthbertson and P Disney. Objections raised in relation to **22/00432/FULL**

MDDC – Planning Decision Notices

1. **22/00325/HOUSE** – Erection of single storey side extension and replacement detached garage at Leigh Hill Farm Bungalow, Blackborough, Cullompton - **APPROVED**
2. **22/00694/LBC** – Listed Building Consent for alterations to existing lounge, kitchen and pantry at Poynings, Chapel Hill, Uffculme, Cullompton – **APPROVED**

Tree Preservation Orders

- No applications

Planning Committee

- No applications

Planning Appeals

1. **19/01679/MFUL** – Construction of ground-mounted solar PV panels to generate up to 49.9MW (Site Area 60.78ha) and battery storage facility together with all associated works, equipment and necessary infrastructure at Land at NGR 303437 103555 East of Langford Mill & Tye Farm Langford, Devon

Planning Applications

- As attached

Date of next meeting Monday 11th July 2022

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- **22/00432/FULL** – Erection of 5 dwellings at Land at NGR 306758 113093, Clay Lane, Uffculme

The above planning application came before the Uffculme Parish Council Planning Committee on 13th June 2022 for consideration and a number of residents, that will be affected by this development, attended to voice their anger and concerns about the planned sewage and surface water pipe routes. These are over private properties and have been drawn up without prior consultation or permission of the residents affected by the proposed works.

The residents affected by this have asked the Council to consider their comments when responding to this planning application.

Uffculme Parish Council would like to request this application be called in for a full review by the Mid Devon Planning Committee on the following grounds:

1. Insufficient Information.

This planning application appears to replace a previously approved application 21/01858 and there is no information to explain why there are changes made to the existing routes for the foul and surface water. Instead of routing across the development to Clay Lane, the proposed routing is over Eastfields and the Spinney, causing massive negative impact on the neighbouring properties and existing services.

2. Avoidance of Section 106 charges.

This is one application of three, for a single development (of approximately 45 new homes), which appears to have been split in order to potentially avoid associated s106 charges. Uffculme Parish Council would also appreciate further investigatory works into this concern as a separate piece of work.

3. The Planning Officer is minded to approve this application.

Without proper scrutiny this revised application is likely to be approved by the planning officer, on the basis of approval of the previous iteration / version - 21/01858.

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4. Highways.

There is no detailed consideration by Highways of the impact of the increase in traffic joining a small and narrow country lane, known as Clay Lane. Alternative, more suitable, arrangements should be sought for a collective development of this size - there is very limited visibility at the planned access point onto Clay Lane, which should be considered to be a blind bend when approaching from the South.

5. Insufficient information on flooding and sewer capacity.

This latest iteration is showing foul and surface water pipes being now routed across private properties in Eastfields and the Spinney to meet the main sewer on Ashley Road. There is a history of the mains sewer on Ashley Road not being able to cope with the existing flows, which leads Uffculme Parish Council to have concerns in regards to the management of the additional flows from this new development.

In consideration of the above points, Uffculme Parish Council anticipates this application be called in to ensure it is properly reviewed by the full Planning Committee.

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- **22/00678/HOUSE** – Erection of single storey extension, porch and oil tank enclosure to include removal of garage and outbuilding and conversion of coach house to bedroom at Craddock Lodge, Craddock Cullompton

The Parish Council has no objection in respect of this planning application.

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- **22/00680/LBC** – Listed Building Consent for erection of single storey extension, porch and oil tank enclosure to include removal of garage and outbuilding, conversion of coach house to bedroom, removal of garden wall and alterations to the fenestration of all elevations at Craddock Lodge, Craddock, Cullompton

The Parish Council has no objection in respect of this planning application.

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- **22/00888/FULL** – Erection of 3 dwellings with associated garages and works following demolition of garage buildings at 14-16 Commercial Road, Uffculme, Cullompton

The Parish Council has no objection in respect of this planning application, however, would like special consideration to be made for concerns relating to highways, namely the increase in traffic and the parking provision - there is insufficient off-road parking for the two semi-detached houses and provision should be made for parking on the shared drive, in addition to the garages.

The provision of a suitable off-road location should also be provided for contractors and construction related vehicles, should the application be approved, due to the location of this site.

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- **22/01008/TPO** – Application to reduce lateral branches of crown to North by 1.5m and reduce extended lateral limb to North/East by 3m of Oak protected by Tree Preservation Order 02/00011/TPO at 1 The Acorns, Uffculme, Cullompton

The Parish Council has no objection in respect of this planning application.

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- **22/01014/HOUSE** – Erection of garden cabin at The Old Farmhouse, Blackborough, Cullompton

The Parish Council has no objection in respect of this planning application.