

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

**Present** – Cllrs Wells (Chairman), Blackman, Cornish, Evans, Gardner and Hagelstein

**Apologies for absence** – Cllr Pollard

**Minutes of Meeting held on 9 March 2017**

- **Approved** as a correct record

**Land West of Harvesters – 60 Houses**

See attached notes

**Uffculme Parish Council Planning Policy**

Item deferred to next meeting

**Declarations of Interest**

**Planning Applications**

- **17/00463/FULL** – Erection of 2 dwellings and associated parking – DJ Cork, Kitwell Street, Uffculme

*Councillor Hagelstein declared an interest, she rents a garage on the site, she was not involved in discussions regarding the application*

**Although this application is not included within the local plan housing provision the Council has no objection to the application. The Council understands that permission was granted, some years ago and has been allowed to lapse. The Council wishes to draw Officers attention to the comments by local residents regarding the surface water run-off, especially given the expert knowledge by one contributor.**

- **17/00407/FULL** – Variation of conditions 5, 6, 13, 15, 23, 27, 28, 31, 32, 34 and 35 to allow certain works to be undertaken before additional details are submitted to the Local Planning Authority, to phase the Construction Management Plan/s and to enable works to be carried out before the tree and hedgerow protection fencing is erected; and removal of conditions 24 and 26 (duplication of the requirements of other conditions) of planning permission 13/00947/MOUT – Junction 27, Sampford Peverell

**The Council has concerns about the Applicant’s desire for the site to be developed to the ‘Eden Westward’ scheme that has been well publicised to which the Parish Council objects. The Applicant has only sought to vary these conditions following the inclusion of this piece of land in the Local Plan for development. The Applicant did not consider these variations when making application 16/01773/MARM. The Council feels that the applicant has provided very little detail as to the reasons behind the need for variation – this should be clarified.**

- **17/00381/FULL** - Variation of conditions 3 and 4 of appeal decision APP/Y1138/A/47/2216218 relating to planning application 13/00777/FULL to allow the existing caravan to be occupied by additional family members – The Paddock, Willand

**The Parish Council objects to this application. The information provided by DCC suggests that there is little need for the additional accommodation. The Officer's report also states that conditions set by the Inspector at the Appeal have not be actioned.**

- **17/00553/CAT** – Notification of intention to remove 15 Ash saplings within the Conservation Area – Lowmoor House, Craddock, Uffculme

**The Parish Council has no objection to the application but suggests that Arborist is involved in the consultation.**

- **17/00537/FULL** – Erection of a site office with 5 parking spaces – Hitchcocks Business Park, Uffculme

**The Parish Council feels that it cannot support any further development at the site until the land owner produces a detailed final plan of the site. It appears that bits are regularly being 'tagged on' and until a full design can be considered individual applications are difficult to consider on a balance basis.**

- **17/00494/HOUSE** – Erection of a ground floor extension – 16 Smithincott Cottages, Smithincott

**The Parish Council does not have any objections to this application.**

- **17/00420/HOUSE** – Erection of an extension – Little Owl Barn, Blackborough

**The Parish Council does not have any objections to this application.**

- **DCC/3945/2017** – Importation of up to 1.5 million tonnes of as raised sand and gravel from Straightgate Farm into Hillhead Quarry for processing, together with the widening of a 400 metre length of Clay lane at Hillhead Quarry, near Uffculme, EX15 3EP

**The Parish Council supports this application, providing that the widening of Clay lane is a pre-condition of the movement of sand and gravel for quarrying activities. The Council feels strongly that no material should arrive on site until after these works have been completed. DCC should consider the impact on the Parish of the noise of processing and it should be agreed where the processing plant is located to mitigate any additional noise pollution.**

#### **Items for MDDC Planning Committee – 19 April**

- 17/00106/MOUT – Erection of 16 dwellings with access and associated works – Belle Vue, Ashley Road, Uffculme

**The Council had no further comments to add**

- 17/00217/FULL – Erection of a polytunnel and field shed - The Shippens, Blackborough

**The Council had no further comments to add**

## Planning Appeals

None

## MDDC - Planning Decision Notices

- **17/00298/FULL – Three Keys, Ashill** - Erection of an agricultural storage an livestock building - **APPROVED**
- **17/00118/HOUSE – Ayshford House, Uffculme** – Installation of replacement timber framed single glazed windows with timber framed double glazed windows – **REFUSED**
- **17/0119/LBC - Ayshford House, Uffculme** – Listed building consent for installation of replacement timber framed single glazed windows with timber framed double glazed windows – **REFUSED**
- **16/01970/FULL – Bradfield Park, Brafield, Uffculme** – Change of use of land to allow siting of 3 static caravans for holiday let accommodation – **APPROVED**
- **16/01889/FULL – Uffculme School, Chapel Hill, Uffculme** – Erection of extension to teaching block to provide additional classroom and staff office – **APPROVED**
- **16/01994/LBC – 24 Southill Cottages, Kentisbeare** – Listed Building Consent for replacement windows and minor internal alterations – **APPROVED**

Date of Next Meeting – 11 May 2017

Verity Aldridge

Clerk to the Council..... 15.04.2017