

Uffculme Parish Council
Minutes of Meeting Held
Monday 10th February 2025 at Magelake

Meeting Open – 19:08

Present – Councillors Lane (Chair), Blackman, Kingdom, Edwards and Hallchurch

Apologies for absence – Councillor Phil Cornish

Minutes of meeting held on 9th December 2024

Approved as correct record.

Public Session – There were no members of the public present.

MDDC – Planning Decision Notices

1. **23/01839/FULL** – Conversion of barn to dwelling, erection of extension, associated amenity area and parking at Land and Buildings at NGR 306386 113514 Hill Head, Uffculme, Devon – **APPROVED**
2. **EH/DCC/4399/2024 and 24/00827/DCC** – Variation of conditions 2, 4, 6, 7, 12, 19, 22 and 25 of ROMP permission DCC/3655/2014 (Application under the Environment Act 1995: Review of Mineral Planning Conditions) to vary the phasing; landform; drainage; and restoration of the site at Hillhead Quarry, Uffculme, Cullompton, Devon, EX15 3EP (Grid Reference 306247 113769) – **APPROVED**
3. **24/01318/HOUSE** – Erection of single storey and porch extension to front elevation at The Coach House, Leigh Court, Blackborough, Cullompton – **APPROVED**
4. **24/01538/HOUSE** – Erection of first floor extension above existing garage at 12 Caumont Close, Uffculme, Cullompton – **APPROVED**
5. **24/01597/HOUSE** – Erection of single storey and first floor rear extensions at 3 Three Elms, Uffculme, Cullompton – **APPROVED**
6. **24/01630/HOUSE** – Conversion of garage to ancillary accommodation at Stagg Cottage, Bradfield, Willand, Cullompton – **APPROVED**
7. **24/01640/FULL** – Conversion of redundant outbuilding to a dwelling and associated works at 5 Fore Street, Uffculme, Cullompton – **REFUSED**
8. **25/00103/5DAY** – Five Day Notification to remove 1 Sycamore and 1 Chestnut tree within the Conservation Area at Land at NGR 306860 112584, Markers, Uffculme – **APPROVED**

Tree Preservation Orders

No applications

Planning Committee

None

Planning Appeals

None

Planning Applications

As attached

Meeting Close – 20:06

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- **25/00070/OUT** – Outline for the erection of 1 self-build dwelling and detached garage.

The parish council objects to this planning application. It was agreed unanimously that the outline plans demonstrated overdevelopment of the site, access concerns, highways visibility issues, as well as lack of consideration for heritage and neighbouring properties, as well as the site itself being unsuitable for intensification of use.

The outlined plans are contradictory to the Mid Devon Local Plan DM1 (a-e), in addition to DM1 (4.2) and DM25, with no consideration being made to the existing local character and heritage of the site and surrounding area, as well as reliance on existing services and access routes, which are believed not to be fit for purpose for the use of current neighbouring properties, let alone the outlined application site.

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- **25/00134/HOUSE** – Conversion of storage building to annex for main dwelling with associated works at 5 Fore Street, Uffculme

The parish council has no objection in respect of this planning application, in accordance with DM11 of the Mid Devon Local Plan, however, it does have concerns regarding the tortuous provision of parking, which leads the council to believe this not to be a sustainable parking provision in the long-term. If Officers are minded to approve this application, Uffculme Parish Council would like to request a condition be attached to restrict the building's use as ancillary personal use to main residence only, in perpetuity.