

Exeter City Council

24/04/2017

**All Planning Decisions Made and
Withdrawn Applications Between 9/3/2017 and 11/4/2017**

ALPHINGTON

Application Number: 16/0314/03 **Delegation Briefing:** 27/09/2016 0
Decision Type Permitted **Decision Date:** 10/03/2017 DEL
Location: Garages opposite, 38 Wellington Road, Exeter, EX2 9DU
Proposal: Demolition of garages to be replaced with a 3 bed detached dwelling.
(Amended Scheme - Flood Risk Assessment).

Application Number: 16/1676/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/03/2017 DEL
Location: Double Locks Hotel, Canal Banks, Exeter, EX2 6LT
Proposal: Replacement roof covering.

Application Number: 17/0117/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/03/2017 DEL
Location: Double Locks Hotel, Canal Banks, Exeter, EX2 6LT
Proposal: Provision of external bar and re-positioning of existing play area.

Application Number: 17/0118/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/03/2017 DEL
Location: Double Locks Hotel, Canal Banks, Exeter, EX2 6LT
Proposal: Provision of external bar and re-positioning of existing play area.

Application Number: 16/1610/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/03/2017 DEL
Location: The Cowick Barton Public House, 121 Cowick Lane, Exeter, EX2 9HF
Proposal: Extension and alteration to Listed Building

Application Number:	17/0403/18	Delegation Briefing:	
Decision Type	Was lawful use	Decision Date:	21/03/2017 DEL
Location:	70 Cowick Hill, Exeter, EX2 9NJ		
Proposal:	Single storey rear extension.		
Application Number:	17/0271/04	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	23/03/2017 DEL
Location:	Stone Lane Retail Park, Marsh Barton Road, Marsh Barton Trading Estate, Exeter, EX2 8LH		
Proposal:	Various tree works (T1 - T66) including felling and replacement planting - please refer to work schedule for full description of proposed works.		
Application Number:	16/0872/03	Delegation Briefing:	21/03/2017 0
Decision Type	Permitted	Decision Date:	24/03/2017 COM
Location:	Former B & Q Retail, Alphington Road, Exeter, EX2 8HG		
Proposal:	Extension to retail warehouse of 1,363 sq m (GIA) to be used primarily for the sale of garden centre goods, poultry and pet products, and decorative items including housewares and gardenware (Use Class A1), with ancillary internal cafe (190 sq m), following demolition of wall/fence (re-revised description).		
Application Number:	16/0993/03	Delegation Briefing:	21/03/2017 0
Decision Type	Permitted	Decision Date:	24/03/2017 COM
Location:	Former B & Q Store, Alphington Road, Exeter, EX2		
Proposal:	Change of use of part of retail warehouse service yard to external garden centre (ancillary A1 use), insertion of glazed doors on Northeast elevation of warehouse and erection of 3M fence.		
Application Number:	17/0312/07	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	24/03/2017 DEL
Location:	Osborne House, Alphington Road, Alphington, Exeter, EX2 8SA		
Proposal:	Internal alterations including removal of damaged oak post and insertion of rolled steel joists (RSJs) in front room ceiling and dividing wall between kitchen and front room		
Application Number:	17/0434/06	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	24/03/2017 DEL
Location:	Ewhurst, Little Johns Cross Hill, Exeter, EX2 9PL		
Proposal:	T1 - Copper Beech - Reduce by 25% T2, 3 and 4 - Poplar - Reduce height by 50%		

Application Number: 16/1195/03 **Delegation Briefing:** 08/11/2016 0
Decision Type Permitted **Decision Date:** 05/04/2017 DEL
Location: Zone C, Matford Green Business Park, Yeoford Way, Marsh Barton Trading Estate, Exeter, EX
Proposal: Motor dealership with showroom, workshop, MOT and valeting facilities and associated parking and landscaping.

Application Number: 17/0177/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/03/2017 DEL
Location: 1 Cowick Court, EXETER, EX2 9FE
Proposal: Side extension to dwelling

Application Number: 17/0256/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 15/03/2017 DEL
Location: 129 Cowick Lane, Exeter, EX2 9HF
Proposal: New vehicular access

DURYARD & ST JAME

Application Number: 17/0173/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/03/2017 DEL
Location: 13 Highcross Road, Exeter, EX4 4NP
Proposal: Loft conversion and rear dormer extension

Application Number: 17/0303/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/04/2017 DEL
Location: St James Park, Stadium Way, Exeter, EX4 6PX
Proposal: Non material amendment to football stadium to include minor changes to siting of new grandstand by 1.5 metres and the away stand by 0.75 metres; relocation and refurbishment of existing turnstile facility to Well Street; repositioning of two storey control centre/first aid room alongside new away stand; repositioning of new toilet blocks behind away stand; improvements to players and refereeing accommodation and new ticket office under existing main stand and repositioning of turnstiles and emergency gates to serve Big Bank Stand as part of planning application 15/1283/03 granted consent on 13 May 2016.

Application Number: 17/0532/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 04/04/2017 DEL
Location: 71 West Garth Road, Exeter, EX4 5AN
Proposal: Minor changes to position and layout of fenestration and doors

Application Number: 17/0514/07 **Delegation Briefing:**
Decision Type Permission Required **Decision Date:** 28/03/2017 DEL
Location: 12 Howell Road, Exeter, EX4 4LG
Proposal: Remove porch lobby castellations and cap parapet wall, replace porch roof canopy, install new timber side gate, enlarge rear flat roof and install vertical replacement glazing.

Application Number: 17/0397/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/03/2017 DEL
Location: 99 Pennsylvania Road, Exeter, EX4 6DT
Proposal: T1 - Cypress - Fell
T2 - Lime - Fell
T3 - Cypress - Reduce height by approximately 4m.

Application Number: 17/0282/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/03/2017 DEL
Location: 37 Danes Road, Exeter, EX4 4LS
Proposal: Demolition of existing lean-to extension (conservatory) and formation of replacement extension

Application Number: 16/1560/03 **Delegation Briefing:** 24/01/2017 0
Decision Type Permitted **Decision Date:** 21/03/2017 COM
Location: 16 Mowbray Avenue, Exeter, EX4 4HB
Proposal: Change of use to Sui Generis (7 Bed HMO) and replacement of rear conservatory and store

Application Number: 17/0095/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/03/2017 DEL
Location: 33 Sidwell Street, Exeter, EX4 6NS
Proposal: Installation of awning on shopfront

Application Number: 17/0096/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/03/2017 DEL
Location: 33 Sidwell Street, Exeter, EX4 6NS
Proposal: Installation of 1X fascia sign; 1 X awning sign; 1X projecting sign and vinyl signs to display window

Application Number: 17/0239/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/03/2017 DEL
Location: 58 Cowley Bridge Road, Exeter, EX4 5AF
Proposal: Construction of a double size car port.

EXWICK

Application Number: 17/0326/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/03/2017 DEL
Location: 17 Isleworth Road, Exeter, EX4 1QU
Proposal: Flat roof first floor extension above existing single storey rear extension and new attic dormer (permitted development).

Application Number: 17/0284/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/03/2017 DEL
Location: 73 Burrator Drive, Exeter, EX4 2EW
Proposal: Construction of first floor rear extension and rear conservatory

HEAVITREE

Application Number: 17/0270/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/03/2017 DEL
Location: 41 East Avenue, Exeter, EX1 2DX
Proposal: Rear dormer

Application Number: 17/0241/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/03/2017 DEL
Location: 33 Normandy Road, Exeter, EX1 2SR
Proposal: Construction rear of dormer window to give a second floor bedroom and ensuite

Application Number: 17/0248/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/03/2017 DEL
Location: 25 South Lawn Terrace, Exeter, EX1 2SW
Proposal: Loft conversion with rear pitched roof dormer.

Application Number: 17/0338/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 05/04/2017 DEL
Location: Ladysmith Junior School, Pretoria Road, Exeter, EX1 2PT
Proposal: Non-material amendment of application 15/0950/03 (dwg. nos. 1089-PL02 Rev F, 1089-PL12 Rev A and 1089-PL05 Rev C) with regard to minor changes of the landscaping scheme and following changes:

1. Relocation of existing cycle shelter
2. Erection of a gabion wall north of the new school building
3. Amendment of car parking layout
4. Retaining an existing pond
5. Kitchen roof cowl removed, change design hall roof vents, kitchen and hall adjusted from 8 to 6 degrees
6. Relocation of photovoltaic panels
7. Additional timber fencing

Application Number: 17/0184/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/03/2017 DEL
Location: 17 South Avenue, Exeter, EX1 2DZ
Proposal: Alteration and enlargement of existing side extension; construction of single storey rear extension; landscaping/engineering works to front and rear gardens.

MINCINGLAKE & WHII

Application Number: 17/0090/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/04/2017 DEL
Location: 71 Iolanthe Drive, Exeter, EX4 9DZ
Proposal: Construction of additional parking space in front garden, parallel to the road.

Application Number: 17/0265/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 24/03/2017 DEL
Location: 23 Hill Barton Lane, Exeter, EX1 3PT
Proposal: Demolition of existing single storey extension and construction of 2 storey extension to south side of the existing dwelling

NEWTOWN

Application Number: 16/1616/02 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 04/04/2017 COM

Location: Exeter Bus & Coach Station Redevelopment Area, Paris Street, Exeter, EX1

Proposal: Application for approval of the details of the layout, scale and appearance of the buildings, the means of access thereto and the landscaping for: Paris Street (Parcel P) and commercial developments (Parcel C).

NEWTOWN & ST LEOI

Application Number: 17/0130/03 **Delegation Briefing:** 04/04/2017 0

Decision Type Permitted **Decision Date:** 04/04/2017 DEL

Location: 28 College Road, Exeter, EX1 1TG

Proposal: Two storey side extension

Application Number: 17/0225/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 03/04/2017 DEL

Location: 27 St. Leonards Road, Exeter, EX2 4LA

Proposal: Proposed single storey extension to East elevation

Application Number: 17/0150/03 **Delegation Briefing:** 21/03/2017 0

Decision Type Permitted **Decision Date:** 24/03/2017 DEL

Location: 4 Archibald Road, Exeter, EX1 1SA

Proposal: Retrospective consent for light well and grating to existing basement on front of property

Application Number: 17/0040/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 28/03/2017 DEL

Location: 19 Matford Avenue, Exeter, EX2 4PL

Proposal: Single storey rear extension, basement and raised patio.

Application Number: 17/0309/07 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 28/03/2017 DEL

Location: 1-16 Magdalen Cottages, Magdalen Road, Exeter, EX2 4SX

Proposal: Glazed doors, false ceilings and new letterboxes to Porches

Application Number:	17/0331/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	28/03/2017 DEL
Location:	7 Gras Lawn, Exeter, EX2 4RZ		
Proposal:	Change kitchen window and utility room door to folding sliding patio doors and first floor living room window to a Juliet balcony.		

Application Number:	17/0416/06	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	27/03/2017 DEL
Location:	32 Matford Avenue, Exeter, EX2 4PL		
Proposal:	Silver Birch - Trim overhanging branches		

Application Number:	17/0033/03	Delegation Briefing:	21/03/2017 0
Decision Type	Permitted	Decision Date:	27/03/2017 DEL
Location:	81 Heavitree Road, Exeter, EX1 2LX		
Proposal:	Construction of balcony over existing entrance porch to front elevation.		

Application Number:	17/0361/06	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	16/03/2017 DEL
Location:	23 St. Leonards Road, Exeter, EX2 4LA		
Proposal:	Reduce Silver Birch height by 1.5m and overall prune		

Application Number:	16/1562/03	Delegation Briefing:	
Decision Type	Refuse Planning Permission	Decision Date:	22/03/2017 COM
Location:	Builders Yard, Lower Albert Street, EXETER		
Proposal:	Demolition of existing buildings and redevelopment with student residential accommodation and associated landscape works (Revised Plans reducing from 3 storeys to 2 storeys).		

PENNSYLVANIA

Application Number:	17/0272/03	Delegation Briefing:	21/03/2017 0
Decision Type	Permitted	Decision Date:	22/03/2017 DEL
Location:	61 Rosebank Crescent, Exeter, EX4 6EH		
Proposal:	Replace existing hipped roof with front facing gable roof		

Application Number: 17/0119/03 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 27/03/2017
Location: 54 Monks Road, Exeter, EX4 7BB
Proposal: Ground floor rear extension

Application Number: 17/0199/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 17/03/2017 DEL
Location: 1 Abbey Road, Exeter, EX4 7BG
Proposal: Single storey side extension, detached garage and raised boundary wall.

Application Number: 17/0056/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/03/2017 DEL
Location: 1 Stoke Meadow Close, Exeter, EX4 5EG
Proposal: 2 storey rear extension.

Application Number: 17/0252/17 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 05/04/2017 DEL
Location: 15 Sylvan Avenue, Exeter, EX4 6ES
Proposal: Certificate of lawfulness for existing single storey rear extension

Application Number: 17/0244/03 **Delegation Briefing:**
Decision Type Refuse Planning Permission **Decision Date:** 10/04/2017 DEL
Location: 20 Hill Close, Exeter, EX4 6HG
Proposal: Demolition of rear conservatory and rear half of roof: Construction of new rear extension to include additional room in the roof.

PINHOE

Application Number: 15/0829/01 **Delegation Briefing:** 09/02/2016 0
Decision Type Permitted **Decision Date:** 04/04/2017 COM
Location: Land to the north of, Belmoor Lodge, Pilton Lane, Exeter, EX1
Proposal: Outline application for up to eight dwellings with a combined floor space not exceeding 1000m² served from Pilton Lane (all detailed matters i.e. access, appearance, landscaping, layout and scale reserved for future consideration).

Application Number: 17/0470/17 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 05/04/2017 DEL
Location: Peterhayes, Park Lane, Exeter, EX4 9HQ
Proposal: Certificate of lawfulness for existing use of "Peterhayes" as 3 independent residential units

Application Number: 17/0249/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 05/04/2017 DEL
Location: Land to north west and south east of The Paddocks, Harts Lane, Exeter, EX1
Proposal: Non material amendment to change from brick to timber cladding on side elevation to carport on plots 114, 144 and 157 to planning application 14/1375/03 approved 25 February 2015

Application Number: 16/0990/03 **Delegation Briefing:** 10/01/2017 0
Decision Type Permitted **Decision Date:** 31/03/2017 DEL
Location: Land to north west and south east of The Paddocks, Harts Lane, Exeter, EX1
Proposal: Revised layout of the northern parcel of the site for the development of 174 residential dwellings along with green infrastructure, public open space, flood alleviation vehicle access points and internal roads, pedestrian/cycle links and associated works. Variation of Condition 2 of 14/1375/03 and variation of Conditions in application 15/0726/03.

Application Number: 16/1243/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/03/2017 DEL
Location: Heath Barton House, Beacon Heath, Exeter, EX4 8QW
Proposal: Raise roof of store to create annexe bedroom with two rooflight windows and concealed windows incorporating "over doors" in existing door openings; enclose covered yard with new wall and door/windows, and four rooflight windows in roof; replacement of window with French door on south elevation; enlarged bathroom window on west elevation; groundworks to create level footpath around building to west; and erection of fence along north boundary (retrospective). (Revised)

Application Number: 16/1244/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/03/2017 DEL
Location: Heath Barton House, Beacon Heath, Exeter, EX4 8QW
Proposal: Raise roof of store of Grade II listed building to create annexe bedroom with two rooflight windows together with other internal/external alterations and erection of fence along north boundary (retrospective). (Revised)

PRIORY

Application Number: 17/0121/01 **Delegation Briefing:**
Decision Type Refuse Planning Permission **Decision Date:** 28/03/2017 COM
Location: Land adjoining the West of England School, Topsham Road, Exeter, EX2
Proposal: Outline planning application for up to 123 houses and associated infrastructure, with all matters reserved except for access.

Application Number:	17/0166/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	17/03/2017	DEL
Location:	11 Southbrook Road, Exeter, EX2 6JA			
Proposal:	Single storey side and rear extension			

Application Number:	17/0068/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	29/03/2017	DEL
Location:	34 Alice Templar Close, Exeter, EX2 6AE			
Proposal:	2 storey side extension and regularisation of parking area.			

Application Number:	17/0401/37	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	10/04/2017	DEL
Location:	68 Bovemoors Lane, Exeter, EX2 5BP			
Proposal:	Amendment to approved consent comprising minor alterations to fenestration, material specifications and external layout (but not altering position or height of buildings). (Non-Material Minor Amendment to Planning Permission ref no 11/1349/38 granted 28th September 2011, which in itself was an extension of time to application 08/2309/03).			

Application Number:	17/0322/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	07/04/2017	DEL
Location:	Wyvern Barracks, Barrack Road, Exeter, EX2 6AR			
Proposal:	Replacement gatehouse at site entrance.			

Application Number:	17/0323/07	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	07/04/2017	DEL
Location:	Wyvern Barracks, Barrack Road, Exeter, EX2 6AR			
Proposal:	Replacement gatehouse at site entrance.			

Application Number:	17/0281/05	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	13/03/2017	DEL
Location:	The Barn Owl, Guardian Road, Exeter Business Park, Exeter, EX1 3PE			
Proposal:	Installation of 1 X fascia sign; 1 X wall-mounted sign; 3 X post mounted signs to display new pub name			

Application Number:	17/0064/39	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	10/03/2017 DEL
Location:	25 Shakespeare Road, Exeter, EX2 6BP		
Proposal:	Prior notification for larger rear extension, a conservatory measuring 3.4m in depth and 2.9m in height.		

ST DAVIDS

Application Number:	17/0001/03	Delegation Briefing:	21/02/2017 0
Decision Type	Permitted	Decision Date:	07/04/2017 DEL
Location:	Renslade House, Bonhay Road, Exeter, EX4 3BY		
Proposal:	Change of use from office to hotel of the east podium and construction of 2 additional floors to provide 103 hotel rooms, associated cafe, kitchen, staff facilities, revised car parking, new landscaping and associated facilities.		

Application Number:	17/0036/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	13/03/2017 DEL
Location:	Easton Buildings, Little Castle Street, Exeter, EX4 3PX		
Proposal:	Variation of condition 2 to approve revised drawings for reduction in number of flats to 6 and revised internal layout. Removal of condition 4b for the provision of sprinklers. (Ref No. 00/0285/03)		

Application Number:	17/0132/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	13/03/2017 DEL
Location:	38 Commercial Road, Exeter, EX2 4AE		
Proposal:	Retrospective planning consent for dormer window inserted within roof valley.		

Application Number:	17/0133/07	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	13/03/2017 DEL
Location:	38 Commercial Road, Exeter, EX2 4AE		
Proposal:	Retrospective listed building consent for dormer window inserted within roof valley.		

Application Number:	17/0201/07	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	13/03/2017 DEL
Location:	Easton Buildings, Little Castle Street, Exeter, EX4 3PX		
Proposal:	Alterations to form six self-contained flats and associated works		

Application Number: 17/0283/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 13/03/2017 DEL
Location: Southernhay Gardens, Exeter, EX1
Proposal: Installation of 1 X post mounted sign

Application Number: 17/0328/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 07/04/2017 DEL
Location: 89a, Queen Street, Exeter, EX4 3RP
Proposal: Change of use from B1 (Offices) to D1 (Language School) - First, Second and Third Floor only.

Application Number: 17/0531/04 **Delegation Briefing:**
Decision Type Split Decision **Decision Date:** 07/04/2017 DEL
Location: Trews Weir Court, Exeter, EX2
Proposal: T1 - Poplar - Reduce by 50%
 T2 - Poplar - Fell

Application Number: 17/0544/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 10/04/2017 DEL
Location: 5 Friars Walk, Exeter, EX2 4AY
Proposal: Macrocarpa - crown reduction of 3m

Application Number: 17/0345/30 **Delegation Briefing:**
Decision Type Prior Approval Not Required **Decision Date:** 28/03/2017 DEL
Location: Maintenance Depot, Exeter St. Davids Railway Station, St. Davids, Exeter, EX4
Proposal: Prior approval for the upgrading of maintenance depot

Application Number: 17/0230/17 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/04/2017 DEL
Location: Bartholomew House, Bartholomew Street West, Exeter, EX4 3AJ
Proposal: Certificate of lawfulness for existing use of site as two separate units

Application Number:	17/0274/07	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	22/03/2017 DEL
Location:	74 Queen Street, Exeter, EX4 3RX		
Proposal:	Relocation of a hanging sign (retrospective)		

Application Number:	17/0277/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	22/03/2017 DEL
Location:	23 Cathedral Yard, Exeter, EX1 1HB		
Proposal:	Change of use for the conversion of former office space into residential use on first floor. The application should be read with NM application relating to previously approved application (ref 15/1035/03).		

Application Number:	17/0278/07	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	22/03/2017 DEL
Location:	23 Cathedral Yard, Exeter, EX1 1HB		
Proposal:	Listed Building Consent for the conversion of former office space into residential use on first floor. The application should be read with NM application relating to previously approved application (ref 15/1035/03).		

Application Number:	17/0279/07	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	22/03/2017 DEL
Location:	23 Cathedral Yard, Exeter, EX1 1HB		
Proposal:	Installation of new rooflights, upgrade of existing roof access and balustrades to roof terrace and general internal modelling to create 7 no. high end residential units in line with Planning approval ref 15/1035/03.		

Application Number:	17/0295/37	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	22/03/2017 DEL
Location:	23 Cathedral Yard, Exeter, EX1 1HB		
Proposal:	Internal floor plan amendments and introduction of rooflights to approved plans (ref. 15/1035/03) for the residential conversion of former offices into 7 no. apartments.		

Application Number:	17/0391/26	Delegation Briefing:	
Decision Type	Raise No Objection	Decision Date:	22/03/2017
Location:	Larkbeare House, Topsham Road, Exeter, EX2 4NG		
Proposal:	Alteration to existing store for use as a civil ceremonies shelter		

Application Number: 17/0158/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/03/2017 DEL
Location: 1 Iron Bridge, Exeter, EX4 3RB
Proposal: Internal alterations; refurbishment of kitchen area and toilets.

Application Number: 17/0232/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/03/2017 DEL
Location: 3 South Street, Exeter, EX1 1DZ
Proposal: Formation of seating area outside North East elevation

Application Number: 17/0233/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/03/2017 DEL
Location: 3 South Street, Exeter, EX1 1DZ
Proposal: Three non-illuminated fascia signs and one illuminated projecting sign

Application Number: 16/1183/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/03/2017 DEL
Location: 20 Palace Gate, Exeter, EX1 1JA
Proposal: Internal and external alterations to Grade 1 Listed Building to carry out repairs, improvements and investigations for continued use as a dwelling house

Application Number: 17/0030/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/03/2017 DEL
Location: 21 Norwood Avenue, Exeter, EX2 4RT
Proposal: Single storey rear extension

Application Number: 17/0406/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 23/03/2017 DEL
Location: Land at 23 - 26 Mary Arches Street and Quintana Gate, Bartholomew Street West, Exeter, EX4
Proposal: Non-material amendments sought for internal layout amendments, size and design of eindows to SE Wing, communal lounge and courtyard and addition of louvered doors (to be read with application ref. 16/0662/03).

Application Number: 17/0468/06 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 24/03/2017 DEL

Location: The Bishop's Palace, Palace Gate, Exeter, EX1 1HY

Proposal: 462 - Copper Beech Reduce crown height by approximately 20%, (reduction of 4-5 metres).
475 - Cork Oak Reduce low limb by approximately 2 metres and reshape.
438 - Lucombe Oak Reduce Tree height to 19-20 metres, spread to 11 metres, cutting back to pruning points undertaken in 2012.

Application Number: 16/1672/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 27/03/2017 DEL

Location: 81 Fore Street, Exeter, EX4 3HR

Proposal: Variation of condition two to approve revised layout including additional terrace areas

Application Number: 17/0099/03 **Delegation Briefing:** 21/03/2017 0

Decision Type Permitted **Decision Date:** 24/03/2017 DEL

Location: 60 Haven Road, Exeter, EX2 8DP

Proposal: Variation of conditions 2, 3, 4 and 6 for revised plans, ancillary bakery including off site sales, ventilation details and revised operating hours (Ref 15/0707/03 granted 18 December 2015)

Application Number: 17/0107/07 **Delegation Briefing:** 21/03/2017 0

Decision Type Permitted **Decision Date:** 24/03/2017 DEL

Location: 60 Haven Road, Exeter, EX2 8DP

Proposal: Alterations for ventilation equipment and signage

ST JAMES

Application Number: 17/0088/03 **Delegation Briefing:** 04/04/2017 0

Decision Type Permitted **Decision Date:** 10/04/2017 DEL

Location: 67 Howell Road, Exeter, EX4 4LZ

Proposal: Change of use from public house to single family dwelling, with external alterations

ST LOYES

Application Number: 17/0421/18 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 03/04/2017 DEL

Location: 6 Old Pavilion Close, Exeter, EX2 5UN

Proposal: Proposed single storey rear extension with pitched roof

Application Number: 17/0501/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/03/2017 DEL
Location: 17 Ribston Avenue, Exeter, EX1 3QE
Proposal: Non-material amendment to planning application 16/0633/03 to include a new glazed side window and to increase the width of one rear window

Application Number: 17/0485/18 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 31/03/2017 DEL
Location: 5 Varco Square, Exeter, EX2 5ND
Proposal: Single-storey rear extension to existing dwelling.

Application Number: 17/0478/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/03/2017 DEL
Location: 1 Blackmore Mews, Exeter, EX2 5SA
Proposal: T1 - Common Ash - Crown reduction by 2m and crown lift to a height of 4-5m.

Application Number: 17/0381/04 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 15/03/2017 DEL
Location: Hideout, Aspen Close, Exeter, EX2 5RZ
Proposal: Scotts Pine - Fell

Application Number: 17/0333/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/03/2017 DEL
Location: Premier House, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7LW
Proposal: Construction of 30m high radio mast in north west corner of site in 5m x 5m fenced compound.

Application Number: 17/0229/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/03/2017 DEL
Location: 17 Royal Crescent, Exeter, EX2 7QT
Proposal: Single storey rear extension to property with pitched slate roof and facing brick walls

ST THOMAS

Application Number: 17/0204/03 **Delegation Briefing:** 21/03/2017 0
Decision Type Permitted **Decision Date:** 22/03/2017 DEL
Location: 27 Dunsford Gardens, Exeter, EX4 1LN
Proposal: Hip-to-gable roof extension and rear dormer.

Application Number: 17/0235/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 21/03/2017 DEL
Location: Wylie House, Alphington Street, Exeter, EX2 8AT
Proposal: Retrospective change of use from HMO for 6 people to larger HMO for 8 people (Sui Generis)

Application Number: 17/0332/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/03/2017 DEL
Location: 50 Queens Road, Exeter, EX2 9EP
Proposal: Ground floor side extension and remodeling of existing ground floor rear roof

Application Number: 17/0059/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 28/03/2017 DEL
Location: 3 Croft Chase, Exeter, EX4 1TB
Proposal: Single storey rear extension and decking

Application Number: 17/0363/05 **Delegation Briefing:**
Decision Type Withdrawn by Applicant **Decision Date:** 15/03/2017
Location: 25 Manor Road, Exeter, EX4 1EN
Proposal: We propose to change the usage of the building to Sui-Generis for use at a Tattoo studio
Sign for tattoo studio, with studio name.

Application Number: 17/0144/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 07/04/2017 DEL
Location: 142 Cowick Street, Exeter, EX4 1AS
Proposal: Construction of rear dormer.

Application Number: 17/0467/18 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/03/2017 DEL
Location: 70 Dorset Avenue, Exeter, EX4 1ND
Proposal: Alterations to existing garage to form a home office /study involving removal of up and over door and infilling opening with new brick work at low level and installation of a new window above.

TOPSHAM

Application Number: 17/0428/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/03/2017 DEL
Location: 11 Trafalgar Road, EXETER, EX2 7GF
Proposal: T41 and 42 removal of overhanging branches (see annotated photos)

Application Number: 17/0486/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/04/2017 DEL
Location: 6 Towerfield, Clyst Road, Topsham, Exeter, EX3 0BZ
Proposal: Non-material amendment sought to approved scheme (ref. 16/1153/03) to change roof profile from dual-pitched to mono-pitched.

Application Number: 17/0382/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 03/04/2017 DEL
Location: 5 Grove Hill, Topsham, Exeter, EX3 0EG
Proposal: Construction of an octagonal summer house in rear garden

Application Number: 17/0529/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 11/04/2017 DEL
Location: 3 Coysh Square, Topsham, Exeter, EX3 0JS
Proposal: T1 - Silver Birch - Reduce in height bt 30% and reshape by 20-30% .

Application Number: 17/0069/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 06/04/2017 DEL
Location: 65 Somerville Crescent, EXETER
Proposal: Retrospective application for the retention of a conservatory

Application Number: 16/1667/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 16/03/2017 DEL

Location: Little Enterprise, Globe Lane, Topsham, Exeter, EX3 0HA

Proposal: Loft conversion including front and rear dormers, replacement front extension, widening of access and pitched roof to garage

Application Number: 16/1632/03 **Delegation Briefing:** 07/03/2017 0

Decision Type Permitted **Decision Date:** 14/03/2017 DEL

Location: 45 Fore Street, Topsham, Exeter, EX3 0HY

Proposal: Change of use from residential (C3) to creperie/cafe/ice cream parlor (A3) - lower ground floor only.

Application Number: 17/0203/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 10/03/2017 DEL

Location: 21 Higher Shapter Street, Topsham, Exeter, EX3 0AW

Proposal: Demolition of existing timber garden shed and replacement with a garden office.

Application Number: 16/1628/03 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 24/03/2017 DEL

Location: 9 High Street, Topsham, Exeter, EX3 0EA

Proposal: Change of use from commercial to 2 bedroom house

Application Number: 16/0114/03 **Delegation Briefing:** 23/02/2016 0

Decision Type Permitted **Decision Date:** 23/03/2017 COM

Location: Land north of Wessex Close, East of Retreat Drive, Topsham, Exeter, EX3 0LU

Proposal: 22 dwellings (houses and flats), associated access through phase 1 landscaping and infrastructure provision

Application Number: 17/0316/39 **Delegation Briefing:**

Decision Type Permitted **Decision Date:** 20/03/2017 DEL

Location: 423 Topsham Road, Exeter, EX2 7AB

Proposal: Ground floor rear extension. Max. depth from rear wall of original dwelling: 5.3 metres. Max. height: 3 metres. Height at eaves level from ground level: 3 metres.

Application Number:	17/0245/03	Delegation Briefing:	
Decision Type	Permitted	Decision Date:	20/03/2017 DEL
Location:	1 Parkfield Way, Topsham, Exeter, EX3 0DP		
Proposal:	Proposed loft conversion including construction of rear dormer window		

Application Number:	16/1140/07	Delegation Briefing:	
Decision Type	Withdrawn by Applicant	Decision Date:	09/03/2017
Location:	2 Monmouth Street, Topsham, Exeter, EX3 0AJ		
Proposal:	Demolition of part of boundary wall and sheds to create a parking space		

Total Number of Decisions Made:	125
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Local Government (Access to Information) 1985 (as amended)

Background papers used in compiling the report:

Files of Planning Applications available for inspection from:

Planning Services, Exeter City Council, Civic Centre, Paris Street, Exeter EX1 1NN

Telephone No: 01392 265223