

## All Planning Decisions Made and Withdrawn Applications between 19/10/2017 and 23/11/2017

### Alphington

Application Number: 17/1164/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 01/11/2017 Delegated Decision

Location: 7 Hatherleigh Road Exeter Devon EX2 9LG

Proposal: Two storey side extension.

Application Number: 17/1340/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 31/10/2017 Delegated Decision

Location: 1 Oak Ridge Exeter Devon EX2 8YS

Proposal: Front porch extension

Application Number: 17/1403/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 31/10/2017 Delegated Decision

Location: 23 Lovelace Gardens Exeter Devon EX2 8XQ

Proposal: Single storey rear extension

Application Number: 17/1573/LPD Delegation Briefing:

Decision Type: Was lawful use Decision Date: 01/11/2017 Delegated Decision

Location: 19 Church Road Alphington Exeter Devon EX2 8SH

Proposal: Rear dormer, roof lights to the front and a rear single-storey extension.

Application Number: 17/1574/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 10/11/2017 Delegated Decision

Location: 4 Bate Close Exeter Devon EX2 8US

Proposal: Garage conversion

## Alphington

Application Number:	17/1601/CAT	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	31/10/2017	Delegated Decision
Location:	The New Rectory6 Lovelace GardensExeterDevonEX2 8XQ			
Proposal:	Tree works: Felling of two silver birch trees located at the rear of applicants property			

## Duryard And St James

Application Number:	16/1609/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	22/11/2017	Delegated Decision
Location:	12-13 York RoadExeterEX4 6PG			
Proposal:	Conversion of existing social hall to provide teaching and social facilities with two apartments at first floor			

Application Number:	17/1087/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	31/10/2017	Delegated Decision
Location:	Hope HallPrince Of Wales RoadExeterDevonEX4 4PL			
Proposal:	Construction of new family centre building with associated hard and soft landscape works, alterations to existing car parking and access road.			

Application Number:	17/1250/DIS	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	06/11/2017	Delegated Decision
Location:	Unit C 36 Sidwell StreetExeterEX4 6NS			
Proposal:	Discharge condition 4 (ventilation system) of pp. 16/1241/03 - Change of use and subdivision of shop (Use Class A1) to create shop unit (Use Class A1) and takeaway unit (Use Class A5), with associated shopfront alterations and works to the rear including extraction equipment, bin store and service entrance (revised).			

Application Number:	17/1272/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	30/10/2017	Delegated Decision
Location:	19 Thornton HillExeterDevonEX4 4NN			
Proposal:	Single storey rear extension			

## Duryard And St James

Application Number: 17/1273/FUL Delegation Briefing:  
Decision Type: Refuse Planning Permission Decision Date: 30/10/2017 Delegated Decision  
Location: 5 Kilbarran Rise Exeter Devon EX4 4AA  
Proposal: Loft conversion with raised bridge and rear dormer.

Application Number: 17/1298/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 03/11/2017 Delegated Decision  
Location: 30 Edgerton Park Road Exeter Devon EX4 6DD  
Proposal: First floor rear/side extension to increase area of small bedroom and provide additional bathroom

Application Number: 17/1352/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 25/10/2017 Delegated Decision  
Location: English In Exeter 42 Longbrook Street Exeter Devon EX4 6AE  
Proposal: Change of use of ground floor from a Language School to Use Type A1, A2, A4 and B1 and upper floors to C3 residential unit

Application Number: 17/1375/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 19/10/2017 Delegated Decision  
Location: 1 Elm Grove Road St James Exeter Devon EX4 4LL  
Proposal: Alterations to front boundary wall.

Application Number: 17/1376/LBC Delegation Briefing:  
Decision Type: Permitted Decision Date: 19/10/2017 Delegated Decision  
Location: 1 Elm Grove Road St James Exeter Devon EX4 4LL  
Proposal: Single storey rear extension, re-positioning of roof light, alterations to front boundary wall and alterations to front door canopy.

## Duryard And St James

Application Number: 17/1471/PDJ Delegation Briefing:  
Decision Type: Permitted Decision Date: 21/11/2017 Delegated Decision  
Location: The Courtyard48 New North RoadExeterDevonEX4 4EP  
Proposal: Prior approval for change of use from office (B1a) to residential (C3) to provide 13 no. self-contained flats (re-submission of 17/0475/PDJ).

Application Number: 17/1494/LPD Delegation Briefing:  
Decision Type: Was lawful use Decision Date: 03/11/2017 Delegated Decision  
Location: 30 Edgerton Park RoadExeterDevonEX4 6DD  
Proposal: Single storey rear extension, infill a small area of the garage and minor internal alterations. Change of use from dwelling (C3 use) to House in Multiple Occupation (C4 use)

Application Number: 17/1508/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 15/11/2017 Delegated Decision  
Location: Hickling CottageTaddyforde EstateExeterDevonEX4 4AT  
Proposal: Proposed replacement of existing outbuilding - Revised Design

Application Number: 17/1585/TPO Delegation Briefing:  
Decision Type: Permitted Decision Date: 30/10/2017 Delegated Decision  
Location: 80 Pennsylvania RoadExeterDevonEX4 6DG  
Proposal: T1 T2 - Western Red Cedar x 2. Crown lift to allow minimum clearance of 5.2m above roadway

Application Number: 17/1620/CAT Delegation Briefing:  
Decision Type: Permitted Decision Date: 09/11/2017 Delegated Decision  
Location: 13 Powderham CrescentExeterDevonEX4 6DA  
Proposal: Felling of apple tree to rear right hand side of gardenFelling of pear tree to rear left hand side of garden

## Duryard And St James

Application Number: 17/1663/CAT Delegation Briefing:  
Decision Type: Permitted Decision Date: 09/11/2017 Delegated Decision  
Location: 19 Thornton Hill Exeter Devon EX4 4NN  
Proposal: T1 - Eucalyptus to be felled, T2 Thorn reduce height by 50%.

Application Number: 17/1667/LPD Delegation Briefing:  
Decision Type: Was lawful use Decision Date: 10/11/2017 Delegated Decision  
Location: 37 Danes Road Exeter Devon EX4 4LS 37 Danes Road, Exeter  
Proposal: Certificate of Lawfulness for a house of multiple occupation (HMO) to increase from six to seven residents (Class C4 to Sui Generis)

Application Number: 17/1668/LPD Delegation Briefing:  
Decision Type: Was lawful use Decision Date: 13/11/2017 Delegated Decision  
Location: 59 Victoria Street Exeter Devon EX4 6JQ  
Proposal: Certificate of Lawfulness for a house of multiple occupation (HMO) to increase from six to seven residents (Class C4 to Sui Generis)

Application Number: 17/1682/CAT Delegation Briefing:  
Decision Type: Permitted Decision Date: 09/11/2017 Delegated Decision  
Location: 45 Thornton Hill Exeter Devon EX4 4NR  
Proposal: T1 - Birch, to be felled

## Exwick

Application Number: 16/1248/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 06/11/2017 Delegated Decision  
Location: 54 Gloucester Road, Exeter, EX4 2EF  
Proposal: Construction of a new dwelling attached to number 54 Gloucester Road.

## Exwick

Application Number: 17/1365/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 03/11/2017 Delegated Decision  
Location: 1 Pine Avenue Exeter Devon EX4 2DU  
Proposal: Ground floor extension (Granny Annexe)

Application Number: 17/1546/LPD Delegation Briefing:  
Decision Type: Was lawful use Decision Date: 01/11/2017 Delegated Decision  
Location: 3 Lynwood Avenue Exeter Devon EX4 1EF  
Proposal: Loft conversion to include: hip to gable enlargement, flat roof dormer with windows to rear (south), rooflights to front roof slope (north).

## Heavitree

Application Number: 17/1407/FUL Delegation Briefing:  
Decision Type: Withdrawn by Applicant Decision Date: 07/11/2017 Delegated Decision  
Location: 80 Chard Road Exeter Devon EX1 3AX  
Proposal: Loft conversion involving roof extension to create gable end and rear dormer

Application Number: 17/1482/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 10/11/2017 Delegated Decision  
Location: 10 Mont Le Grand Exeter Devon EX1 2PD  
Proposal: Alterations to kitchen extension, raised decking in rear garden and reconstruction of outbuilding.

Application Number: 17/1483/LBC Delegation Briefing:  
Decision Type: Permitted Decision Date: 10/11/2017 Delegated Decision  
Location: 10 Mont Le Grand Exeter Devon EX1 2PD  
Proposal: Infill kitchen courtyard, internal alterations, replacement door and windows to kitchen extension, raised decking in rear garden and reconstruction of outbuilding.

## Heavitree

Application Number:	17/1512/LED	Delegation Briefing:		
Decision Type:	Was lawful use	Decision Date:	14/11/2017	Delegated Decision
Location:	Flat 2h1 Heavitree ParkExeterDevonEX1 3BP			
Proposal:	Use of Flat 2H as a single dwelling			

Application Number:	17/1731/TPO	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	16/11/2017	Delegated Decision
Location:	1-18 Graslawnbarrack RoadEX2 4SZ			
Proposal:	Crown lift line of poplar trees to 6m for highway clearance and crown lift to 4m on inside aspect.			

## Mincinglake And Whipton

Application Number:	17/1661/TPO	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	07/11/2017	Delegated Decision
Location:	63 Roundtable MeetExeterDevonEX4 8LG			
Proposal:	Reduction of one oak tree by 30%			

## Newtown And St Leonards

Application Number:	17/1103/LBC	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	27/10/2017	Delegated Decision
Location:	147 Magdalen RoadExeterDevonEX2 4TT			
Proposal:	Variation of Condition 2 of listed building consent 14/1607/07 approved on 9 December 2014 to allow for the provision of low carbon energy measures in respect of windows, internal walls, pv roof panels and alterations to internal room layouts			

Application Number:	17/1196/FUL	Delegation Briefing:		
Decision Type:	Permitted	Decision Date:	20/10/2017	Delegated Decision
Location:	Garages At College AvenueSt LeonardsExeter			
Proposal:	Redevelopment of garage block to provide a pair of three storey semi-detached dwellings			

## Newtown And St Leonards

Application Number: 17/1351/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 26/10/2017 Delegated Decision  
Location: 31A Wonford RoadExeterDevonEX2 4LH  
Proposal: Replacement extension to the rear of the property

Application Number: 17/1395/LBC Delegation Briefing:  
Decision Type: Permitted Decision Date: 30/10/2017 Delegated Decision  
Location: 3 Mount Radford CrescentExeterDevonEX2 4EN  
Proposal: Removal of existing masonry that forms archway reveal between kitchen and living room.

Application Number: 17/1485/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 06/11/2017 Delegated Decision  
Location: Maynard School For GirlsDenmark RoadExeterDevonEX1 1SJ  
Proposal: Extension to the existing Gymnasium and installation of replacement windows.

Application Number: 17/1502/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 25/10/2017 Delegated Decision  
Location: 5 Hampton BuildingsBlackboy RoadExeterDevonEX4 6SR  
Proposal: Detached outbuilding on West boundary, use ancillary to dwelling.

Application Number: 17/1540/LPD Delegation Briefing:  
Decision Type: Was lawful use Decision Date: 19/10/2017 Delegated Decision  
Location: 3 Lucas AvenueExeterDevonEX4 6LZ  
Proposal: Loft conversion with flat roofed rear dormer extension and a small single storey rear kitchen extension on the ground floor, along with associated internal alterations.

Application Number: 17/1560/CAT Delegation Briefing:  
Decision Type: Permitted Decision Date: 20/10/2017 Delegated Decision  
Location: 27 Wonford RoadExeterDevonEX2 4LH  
Proposal: Lawson Cypress - removal of tree (crown), 25-30 feet approx.



## Newtown And St Leonards

Application Number: 17/1595/TPO Delegation Briefing:

Decision Type: Permitted Decision Date: 01/11/2017 Delegated Decision

Location: 58 Wonford RoadExeterDevonEX2 4LQ

Proposal: Pruning of one yew tree located within the front garden of the application address. Remove epicormic growth to a height of 4m. Reduce the trees crown to achieve a 1m clearance from adjacent telephone cables. Reduce the crown of the tree on the dwelling side to match that on the highway side of the tree.

Application Number: 17/1618/CAT Delegation Briefing:

Decision Type: Permitted Decision Date: 30/10/2017 Delegated Decision

Location: Flat 125 Belmont RoadExeterDevonEX1 2HF

Proposal: Tree in front garden - fell

Application Number: 17/1632/ADV Delegation Briefing:

Decision Type: Permitted Decision Date: 15/11/2017 Delegated Decision

Location: 4 Summerland GateBelgrave RoadExeterDevonEX1 2AA

Proposal: Replacement of 1 existing non-illuminated projecting sign plus the application of new vinyl non-illuminated signage applied directly to the existing glazed facade forming the Customer Service Point (CSP) at Exeter Delivery Office

Application Number: 17/1641/CAT Delegation Briefing:

Decision Type: Permitted Decision Date: 08/11/2017 Delegated Decision

Location: 36 Matford AvenueExeterDevonEX2 4PL

Proposal: 1. Field Maple. location in side garden. It has two large dead branches, separated from the tree, that need to be removed. Also to remove weak or vulnerable branches. Crown thinning and/or reduction.2. Eucalypt tree. location, back garden. Overhanging neighbour's house. Plan to lopp-off overhanging branch. remove just one branch.

Application Number: 17/1659/DIS Delegation Briefing:

Decision Type: Permitted Decision Date: 25/10/2017 Delegated Decision

Location: Former St Margarets School 147 Magdalen RoadExeterEX2 4TS

Proposal: Discharge of Condition 12 (cycle parking) in relation to planning application 14/1608/03 granted 9 December 2014

## Newtown And St Leonards

Application Number: 17/1705/CAT Delegation Briefing:  
Decision Type: Permitted Decision Date: 17/11/2017 Delegated Decision  
Location: Manna Ash Court Matford Lane Exeter Devon EX2 4PU  
Proposal: Reduction of the side of one leyland cypress by 2m.

Application Number: 17/1715/CAT Delegation Briefing:  
Decision Type: Permitted Decision Date: 17/11/2017 Delegated Decision  
Location: 10 Baring Crescent Exeter Devon EX1 1TL  
Proposal: Works to Beech tree, Crown lift all branches to 5-6m just above street light. Work: Crown lift all branches to approx. 5-6m just above the street light including the ones over the road. Reduce the branches overhanging the garden by approx. 3-4 meter back to growth points. Reduce the hedge below the Beech tree by approx. 1 meter.

Application Number: 17/1716/CAT Delegation Briefing:  
Decision Type: Permitted Decision Date: 17/11/2017 Delegated Decision  
Location: 10 Baring Crescent Exeter Devon EX1 1TL  
Proposal: Reduce the height of 3 Hornbeam trees by approx. 3m and reduce/thin the sides into shape. All cuts will be to growth points.

## Pennsylvania

Application Number: 17/1678/NMA Delegation Briefing:  
Decision Type: Permitted Decision Date: 26/10/2017 Delegated Decision  
Location: 18 Rosebarn Avenue Exeter Devon EX4 6DY  
Proposal: Non-material amendment sought to approval ref. 17/0523/FUL to increase floor space area of first floor extension.

## Pinhoe

Application Number: 15/1159/DIS Delegation Briefing:  
Decision Type: Permitted Decision Date: 27/10/2017 Delegated Decision  
Location: Land To North West And South East Of The Paddocks, Harts Lane, Exeter, EX1  
Proposal: Discharge of conditions for planning permission 15/0726/03 granted 22 December 2016 (revision to originally approved application 14/1375/03 granted 25 February 2015)

## Pinhoe

Application Number: 17/0161/DIS Delegation Briefing:

Decision Type: Permitted Decision Date: 27/10/2017 Delegated Decision

Location: Land To North West And South East Of The Paddocks, Harts Lane, Exeter, EX1

Proposal: Discharge of conditions for planning permission 16/0990/03 granted 31 March 2017 (relating to application 15/0726/03 and application 14/1375/03)

Application Number: 17/0795/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 21/11/2017 Delegated Decision

Location: 1 Station Road, Pinhoe, Exeter, EX1 3SA

Proposal: Subdivide and change of use of restaurant with hot food delivery into separate takeaway unit (A5) (Unit 1) and shop/financial and professional services/restaurant unit (A1, A2 or A3) (Unit 2), with associated external alterations to the building. (Revised)

Application Number: 17/0828/RES Delegation Briefing: 22/06/2017

Decision Type: Permitted Decision Date: 13/11/2017 Delegated Decision

Location: Land To The North Of, Belmoor Lodge, Pilton Lane, Exeter, EX1

Proposal: Reserved Matters application (Pursuant to Outline Planning Permission granted on 4th April 2017, ref 15/0829/01) for 7 Residential Dwellings with associated highways, drainage and landscape works.

Application Number: 17/1412/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 23/10/2017 Delegated Decision

Location: Pilton House Pilton Lane Exeter Devon EX1 3RA

Proposal: Construction of two detached dwellings

Application Number: 17/1443/LBC Delegation Briefing:

Decision Type: Permitted Decision Date: 25/10/2017 Delegated Decision

Location: 26 Main Road Pinhoe Exeter Devon EX4 8HS

Proposal: Replace two front casement windows

## Pinhoe

Application Number: 17/1614/NMA Delegation Briefing:  
Decision Type: Permitted Decision Date: 30/10/2017 Delegated Decision  
Location: Met Office Fitzroy Road Exeter Devon EX1 3PB  
Proposal: Construction of additional cycle and vehicle parking and associated footpaths and landscaping - revisions to approved plans

Application Number: 17/1763/NMA Delegation Briefing:  
Decision Type: Permitted Decision Date: 17/11/2017 Delegated Decision  
Location: 28 Main Road Exeter Devon EX4 8HS  
Proposal: Non-material amendments sought to approved scheme (ref. 12/1666/03) to alter ridgeline height and position of ground floor windows.

Application Number: 17/1768/FUL Delegation Briefing:  
Decision Type: Withdrawn by Applicant Decision Date: 22/11/2017 Delegated Decision  
Location: 4 Broadparks Close Exeter Devon EX4 9HB  
Proposal: Dormer window on north elevation and installation of rooflights

Application Number: 17/1827/LPD Delegation Briefing:  
Decision Type: Was lawful use Decision Date: 22/11/2017 Delegated Decision  
Location: 4 Broadparks Close Exeter Devon EX4 9HB  
Proposal: Dormer window extension and installation of two rooflights on north elevation of property.

## Priory

Application Number: 17/1173/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 23/10/2017 Delegated Decision  
Location: 187 Topsham Road Exeter Devon EX2 6AN  
Proposal: Rear Glazed Extension and Internal Alteration

## Priory

Application Number: 17/1329/LBC Delegation Briefing:  
Decision Type: Permitted Decision Date: 23/10/2017 Delegated Decision  
Location: 187 Topsham RoadExeterDevonEX2 6AN  
Proposal: Rear extension and internal alterations

Application Number: 17/1347/OUT Delegation Briefing:  
Decision Type: Permitted Decision Date: 15/11/2017 Delegated Decision  
Location: 15 Southbrook RoadExeterDevonEX2 6JA  
Proposal: Construction of 3-bed bungalow at rear of 15 and 17 Southbrook Road.

## St Davids

Application Number: 17/0413/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 02/11/2017 Delegated Decision  
Location: Unit 2, Haven Banks Retail Park, Water Lane, Exeter, EX2 8BY  
Proposal: Change of use of retail warehouse (Use Class A1) to flexible use as either a gym (Use Class D2) or retail warehouse (Use Class A1) with a non-material amendment to condition e of pp. 03/84/1493 to account for the additional goods that can lawfully be sold from Unit 2 (appeal ref. T/APP/Y1110/X/03/1126223), mezzanine extension and installation of new entrance.

Application Number: 17/0917/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 24/10/2017 Delegated Decision  
Location: Dean Clarke HouseSouthernhay EastExeterDevonEX1 1AP  
Proposal: Construction of storage shelter for 23 cycles

Application Number: 17/1195/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 26/10/2017 Delegated Decision  
Location: Greenslades Nursing HomeWilleys AvenueExeterDevonEX2 8BE  
Proposal: Replacement doors and windows, replacement facias, soffits, and rainwater goods, and repainting of balconies.

## St Davids

Application Number: 17/1399/ADV Delegation Briefing:  
Decision Type: Permitted Decision Date: 27/10/2017 Delegated Decision  
Location: Larkbeare House Topsham Road Exeter Devon EX2 4NG  
Proposal: 2no aluminium composite signs on the stone boundary wall at the entrance to Larkbeare House.

Application Number: 17/1417/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 25/10/2017 Delegated Decision  
Location: Gater House 36A South Street Exeter EX1 1ED  
Proposal: Change of use to dance and drama school (Sui Generis use) and replacement of existing front door and shutters

Application Number: 17/1421/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 24/10/2017 Delegated Decision  
Location: 9 Bartholomew Street West Exeter Devon EX4 3AJ  
Proposal: Conversion of stage school into two 6 bedroom flats in multiple occupation

Application Number: 17/1423/LBC Delegation Briefing:  
Decision Type: Permitted Decision Date: 27/10/2017 Delegated Decision  
Location: 26-28 Southernhay East Exeter Devon EX1 1NS  
Proposal: Replacement signage

Application Number: 17/1433/ADV Delegation Briefing:  
Decision Type: Refuse Planning Permission Decision Date: 01/11/2017 Delegated Decision  
Location: 30 Guildhall Shopping Centre Queen Street Exeter Devon EX4 3HP  
Proposal: Windows Graphics

## St Davids

Application Number: 17/1434/DIS Delegation Briefing:  
Decision Type: Permitted Decision Date: 15/11/2017 Delegated Decision  
Location: 23-26 Mary Arches StreetExeterDevonEX4 3AZ  
Proposal: Discharge of Conditions 3, 6, 7, 8 and 10 and partial discharge of Conditions 11 and 16 of Application No. 16/0662/FUL

Application Number: 17/1444/ADV Delegation Briefing:  
Decision Type: Permitted Decision Date: 01/11/2017 Delegated Decision  
Location: Premier InnBonhay RoadExeterDevonEX4 4BG  
Proposal: Illuminated fascia sign

Application Number: 17/1457/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 03/11/2017 Delegated Decision  
Location: Maclaines WarehouseHaven RoadExeterDevonEX2 8GR  
Proposal: To extend the temporary consent to use the Westerly sections of Maclaines Warehouse and outdoor space as an Art Gallery, Theatre and associated ancillary uses until 31 March 2018

Application Number: 17/1554/LBC Delegation Briefing:  
Decision Type: Permitted Decision Date: 10/11/2017 Delegated Decision  
Location: 13 Colleton HillExeterDevonEX2 4AS  
Proposal: Single storey rear extension

Application Number: 17/1586/TPO Delegation Briefing:  
Decision Type: Permitted Decision Date: 30/10/2017 Delegated Decision  
Location: Unit 1Haven BanksWater LaneExeterDevonEX2 8BY  
Proposal: Reduction of trees, predominantly maple and london plane trees.

## St Davids

Application Number: 17/1594/ADV Delegation Briefing:  
Decision Type: Permitted Decision Date: 07/11/2017 Delegated Decision  
Location: 37 Queen StreetExeterDevonEX4 3SR  
Proposal: 2no. powder-coated aluminium fascia signs to front elevation and 1no. stainless steel built-up lettering sign to side elevation.

Application Number: 17/1772/NMA Delegation Briefing:  
Decision Type: Permitted Decision Date: 21/11/2017 Delegated Decision  
Location: 23 Cathedral YardExeterDevon  
Proposal: Non-material amendments sought for amendments to windows on 1st floor, 2nd floor, 3rd floor, amendments to roof lights and utilisation of flat roof areas as terraces on 1st floor, 2nd floor and 3rd floor of Planning approval ref 17/0277/FUL

## St Loyes

Application Number: 17/1304/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 27/10/2017 Delegated Decision  
Location: 1 Van Buren PlaceRussell WayExeterDevonEX2 7TJ  
Proposal: Rear conservatory.

Application Number: 17/1305/LBC Delegation Briefing:  
Decision Type: Permitted Decision Date: 27/10/2017 County Decisions  
Location: 1 Van Buren PlaceRussell WayExeterDevonEX2 7TJ  
Proposal: Rear conservatory.

Application Number: 17/1341/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 08/11/2017 Delegated Decision  
Location: 11 Clyst HeathExeterDevonEX2 7TA  
Proposal: Replace two steel garage doors with larger single door



## St Loyes

Application Number: 17/1404/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 27/10/2017 Delegated Decision  
Location: 2-3 Heron UnitsHeron RoadExeterDevonEX2 7LL  
Proposal: New window to front elevation

Application Number: 17/1458/NMA Delegation Briefing:  
Decision Type: Permitted Decision Date: 06/11/2017 Delegated Decision  
Location: 9 Lower Hill Barton RoadExeterDevonEX1 3EN  
Proposal: Non -material amendment sought for building extension will now be reduced width rather than full width. (original application ref 17/0390/03).

Application Number: 17/1577/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 14/11/2017 Delegated Decision  
Location: 6 Goshawk UnitsOsprey RoadExeterDevonEX2 7JG  
Proposal: Change of use of part ground floor from B1 to A1 use, rest of activity remaining B1 use.

Application Number: 17/1647/TPO Delegation Briefing:  
Decision Type: Permitted Decision Date: 09/11/2017 Delegated Decision  
Location: Ringswell ParkMarlborough DriveExeterEX2 5QQ  
Proposal: T1- Beech crownlift by 2m, shorten longest stem by 4m, shorten long low lateral branchT2- Ash reduce pollard points at 30FT, re shape lateral branches by 20-30%G3- Three young ash remove all deadwood, reduces tree by 20-30%

Application Number: 17/1655/DIS Delegation Briefing:  
Decision Type: Permitted Decision Date: 03/11/2017 Delegated Decision  
Location: 4 Garden CloseExeterDevonEX2 5PA  
Proposal: Discharge of Conditions 3 - external materials and 5 - access of planning permission 16/0483/FUL granted 19 July 2016

## St Loyes

Application Number: 17/1695/NMA Delegation Briefing:

Decision Type: Permitted Decision Date: 08/11/2017 Delegated Decision

Location: Land North Of A379 And Immediately To The East Of Exmouth Branch Railway Line

Proposal: Non material amendment in respect of the elevational appearance of Plots 39-47 relating to planning application 16/0972/03 granted on 23 January 2017.

## St Thomas

Application Number: 16/1189/FUL Delegation Briefing: 06/10/2016

Decision Type: Permitted Decision Date: 20/10/2017 Delegated Decision

Location: Former Speedway Garage, 63 Cowick Street, Exeter, EX4 1HW

Proposal: Mixed use development comprising of commercial floorspace (A1, A2 or D1 uses), 6 self contained residential flats, 5 courtyard/ mews houses, parking and associated works.

Application Number: 17/1216/OUT Delegation Briefing:

Decision Type: Permitted Decision Date: 23/10/2017 Delegated Decision

Location: Land Adjoining Pocombe Grange House Pocombe Bridge Exeter EX2 9SX

Proposal: Outline application for the construction of up to 3 dwellings and associated works and access details (all other matters reserved).

Application Number: 17/1411/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 17/11/2017 Delegated Decision

Location: 25 Barley Farm Road Cowick Exeter Devon EX4 1NN

Proposal: Single storey rear extension

Application Number: 17/1419/FUL Delegation Briefing:

Decision Type: Permitted Decision Date: 01/11/2017 Delegated Decision

Location: 18 Buddle Lane Exeter Devon EX4 1JH

Proposal: Single storey rear extension incorporating new covered walkway / garden access

## St Thomas

Application Number: 17/1624/ADV Delegation Briefing:  
Decision Type: Permitted Decision Date: 14/11/2017 Delegated Decision  
Location: 19 Cowick Street Exeter Devon EX4 1AQ  
Proposal: Installation of shopfront fascia and hanging/projecting sign

Application Number: 17/1691/PD Delegation Briefing:  
Decision Type: Prior Approval Not Required Decision Date: 22/11/2017 Delegated Decision  
Location: 30 Shaftesbury Road Exeter Devon EX2 9BR  
Proposal: Prior notification for larger single storey rear extension. Maximum depth from rear wall of original dwelling 3.7 metres, maximum height 3.5 metres and height to eaves 2.7 metres.

Application Number: 17/1692/PD Delegation Briefing:  
Decision Type: Prior Approval Not Required Decision Date: 22/11/2017 Delegated Decision  
Location: 32 Shaftesbury Road Exeter Devon EX2 9BR  
Proposal: Prior notification for larger single storey rear extension. Maximum depth from rear wall of original dwelling 3.7 metres, maximum height 3.5 metres and height to eaves 2.7 metres.

Application Number: 17/1717/CAT Delegation Briefing:  
Decision Type: Permitted Decision Date: 16/11/2017 Delegated Decision  
Location: 42 Alphington Road Exeter Devon EX2 8HS  
Proposal: Felling of yew tree located in the front garden of applicants address.

## Topsham

Application Number: 15/1106/DIS Delegation Briefing:  
Decision Type: Permitted Decision Date: 08/11/2017 Delegated Decision  
Location: Land North Of Old Rydon Lane ; Land East Of Newcourt House And Lower RNSD Site , Topsha  
Proposal: Discharge of condition No 8 of planning permission 07/2169/01.

## Topsham

Application Number: 17/0006/FUL Delegation Briefing: 12/01/2017  
Decision Type: Permitted Decision Date: 22/11/2017 Committee Decision  
Location: Exeter Golf And Country Club Practice Ground, Land To The South, Newcourt Drive, Exeter  
Proposal: Construction of 82 dwellings, access, estate roads, landscaping and associated infrastructure

Application Number: 17/1185/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 22/11/2017 Delegated Decision  
Location: 41 Exeter RoadTopshamExeterDevonEX3 0LX  
Proposal: Two storey and one and a half storey rear extension, enlarged front bay windows and other alterations

Application Number: 17/1258/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 23/10/2017 Delegated Decision  
Location: Riverside CottageGlasshouse LaneExeterDevonEX2 7BZ  
Proposal: Replacement of existing thatched roof with new thatch and natural slate

Application Number: 17/1259/LBC Delegation Briefing:  
Decision Type: Permitted Decision Date: 23/10/2017 Delegated Decision  
Location: Riverside CottageGlasshouse LaneExeterDevonEX2 7BZ  
Proposal: Replacement of existing thatched roof with new thatch and natural slate

Application Number: 17/1277/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 23/11/2017 Delegated Decision  
Location: 31 Higher Shapter StreetTopshamExeterDevonEX3 0AW  
Proposal: Removal of garden wall to front of property to create off road parking space

## Topsham

Application Number: 17/1317/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 06/11/2017 Delegated Decision  
Location: 16 Fore StreetTopshamExeterDevonEX3 0HF  
Proposal: Sub-divide existing shop into 2 shops and 1 shop/ office. Insert new external doors to the front and side elevations.

Application Number: 17/1324/FUL Delegation Briefing:  
Decision Type: Refuse Planning Permission Decision Date: 27/10/2017 Delegated Decision  
Location: 550 Topsham RoadExeterDevonEX2 7DP  
Proposal: Construction of a single detached two storey dwelling house

Application Number: 17/1350/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 21/11/2017 Delegated Decision  
Location: 2 The MedeTopshamExeterDevonEX3 0LD  
Proposal: Partial demolition of conservatory and new rear extension

Application Number: 17/1377/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 14/11/2017 Delegated Decision  
Location: 24 Rydon LaneExeterDevonEX2 7AW  
Proposal: Demolition of existing side outbuildings and construction of larger single storey side extension and infilling between garage and house. Construction of additional bay to lounge

Application Number: 17/1381/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 22/11/2017 Delegated Decision  
Location: 1 Sir Alex WalkTopshamExeterDevonEX3 0LG  
Proposal: Two storey side extension

## Topsham

Application Number: 17/1455/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 10/11/2017 Delegated Decision  
Location: 78A Fore StreetTopshamExeterDevonEX3 0HQ  
Proposal: Installation of 2 no. rooflights on south west elevation

Application Number: 17/1466/ADV Delegation Briefing:  
Decision Type: Permitted Decision Date: 14/11/2017 Delegated Decision  
Location: Land South Of A379 & East Of Newcourt Way Newcourt WayExeter  
Proposal: Installation of illuminated store and car park signs, and flagpole advertisements

Application Number: 17/1467/LPD Delegation Briefing:  
Decision Type: Was lawful use Decision Date: 17/11/2017 Delegated Decision  
Location: 12 Newcourt RoadTopshamExeterDevonEX3 0BT  
Proposal: Hip to gable roof extension and rear dormer

Application Number: 17/1491/FUL Delegation Briefing:  
Decision Type: Permitted Decision Date: 31/10/2017 Delegated Decision  
Location: 6 Station RoadTopshamExeterDevonEX3 0DT  
Proposal: Proposed porch extension to front of property and extension to rear of property

Application Number: 17/1492/LBC Delegation Briefing:  
Decision Type: Permitted Decision Date: 27/10/2017 Delegated Decision  
Location: Flat 3Exedene20 Ferry RoadTopshamExeterDevonEX3 0JN  
Proposal: Internal alterations, roof extension and insertion of roof lights.

Application Number: 17/1580/TPO Delegation Briefing:  
Decision Type: Permitted Decision Date: 20/10/2017 Delegated Decision  
Location: 14 Rydon LaneExeterDevonEX2 7AW  
Proposal: HOLM OAK (T1) and MAPLE TREE (T2) - crown lift both trees to 5.5m above the highway and to prune secondary and tertiary branches only to gain a 1m clearance from cables

## Topsham

Application Number: 17/1584/CAT Delegation Briefing:

Decision Type: Permitted Decision Date: 30/10/2017 Delegated Decision

Location: Oxford Orchard Monmouth Avenue Topsham Exeter Devon EX3 0AF

Proposal: T1 Eucalyptus reduction by 30%, felling if one cupresses macrocarpa and one conifer hedge

Application Number: 17/1635/CAT Delegation Briefing:

Decision Type: Permitted Decision Date: 09/11/2017 Delegated Decision

Location: 34 The Strand Topsham Exeter Devon EX3 0AY

Proposal: T1 - Walnut Reduce via thinning by approximately 2 metres and crown raise lightly by tip pruning. T2 - Mulberry Reduce 1 southerly limb by 1.5 metres. Reduce 1 westerly limb by 1 metre and thin lower tertiaries. Reduce 1 northerly limb by 1.5 metres including tertiaries. Thin upper crown by 20% Reason for Works: T1 - Walnut Tree is very old and has severe decay around main structural union. Crown thin and reduction on limbs to prevent future failure. T2 - Mulberry Tree is becoming large for location and crown raising to give a more balanced lower crown.

Application Number: 17/1648/CAT Delegation Briefing:

Decision Type: Permitted Decision Date: 09/11/2017 Delegated Decision

Location: 41 The Strand Topsham Exeter Devon EX3 0AY

Proposal: T1- Lime tree prune lower to mid canopy branches, removing up to 5 feet of growth. T2- Tulip tree reduce height by 30% and re shape lateral branches T3- Magnolia prune growth by 2 feet

Application Number: 17/1654/CAT Delegation Briefing:

Decision Type: Permitted Decision Date: 09/11/2017 Delegated Decision

Location: The Little White House Mount Howe Topsham Exeter Devon EX3 0BG

Proposal: T1- 30% reduction of weeping birch. T2- Fir removal. T3- Apple tree removal. T4- Fir by fruit tree removal T5- Apple tree x2 prune and re shape. T6- Lime tree 20% thin and lift crown by 4m T7- Lawson cypresses x6 remove and replace with Griselinia

Application Number: 17/1683/CAT Delegation Briefing:

Decision Type: Permitted Decision Date: 09/11/2017 Delegated Decision

Location: 44 The Strand Topsham Exeter Devon EX3 0BB

Proposal: Works to T1 - Birch cut back new growth, and T2 - Cupressus Macrocarpa reduce crown by 50%

