

**All Planning Decisions Made and Withdrawn Applications
between 21/07/2023 and 23/08/2023**

Alphington	
Delegated Decision	
Application Number: 22/0662/LED	Delegation Briefing:
Decision Type: Was not lawful use	Date: 10/08/2023
Location Address: 16 Marsh Green Road East Exeter Devon EX2 8PQ	
Proposal: Use of 16 Marsh Green Road East for continued retail to the public	
Delegated Decision	
Application Number: 23/0623/FUL	Delegation Briefing: 08/06/2023
Decision Type: Permitted	Date: 28/07/2023
Location Address: 5 Matford Way Matford Exeter Devon EX2 8FN	
Proposal: Erection of vehicle storage facility for use by adjacent car showroom with associated prep building	
Delegated Decision	
Application Number: 23/0635/FUL	Delegation Briefing: 15/06/2023
Decision Type: Permitted	Date: 03/08/2023
Location Address: Flood Defences In River Exe Locations: Flowerpot Lane, Mill Lane, Exeter Crematorium, And Double Locks.	
Proposal: Access improvements at five locations for maintenance of the Exeter Flood Defence Scheme, comprising; footpath at Flowerpot Lane riverside of flood defence wall, access steps at Double Locks canal spillway outfall, new access track from Mill Lane Countess Wear, and raising the bridge deck at the Crematorium.	
Delegated Decision	
Application Number: 23/0636/FUL	Delegation Briefing: 22/06/2023
Decision Type: Permitted	Date: 24/07/2023
Location Address: Stratford House Waterbridge Court Matford Exeter Devon EX2 8EX	
Proposal: Change of use of part of the ground floor and associated external space from office to a car showroom	
Delegated Decision	
Application Number: 23/0685/CONR	Delegation Briefing: 29/06/2023
Decision Type: Permitted	Date: 26/07/2023
Location Address: Unit 8 Stone Lane Retail Park Marsh Barton Road Exeter Devon EX2 8LH	
Proposal: Removal of Condition 2 of (13/3894/VOC), to increase current trading hours of 05:00-00:00 (5am to midnight) to 00:00-00:00 (24 hours).	

Delegated Decision	
Application Number: 23/0702/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 03/08/2023
Location Address: 28-30 Marsh Green Road West Exeter EX2 8PN	
Proposal: Discharge of conditions 3 (material schedule) and 4 (BREEAM details) of planning permission 22/0890/FUL.	
Delegated Decision	
Application Number: 23/0725/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 03/08/2023
Location Address: 23 Woodville Road Exeter Devon EX2 8JW	
Proposal: Hip-to-gable and dormer extension and roof lights to the front.	
Delegated Decision	
Application Number: 23/0794/FUL	Delegation Briefing: 06/07/2023
Decision Type: Permitted	Date: 21/08/2023
Location Address: 7 Smith Field Road Exeter EX2 8YD	
Proposal: Single storey extension and general refurbishment of existing dwelling and associated works.	
Delegated Decision	
Application Number: 23/0795/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 03/08/2023
Location Address: Little Johns Cross Dunsford Road Exeter EX2 9PN	
Proposal: Cupressocyparis leylandii. Removal of 6 x trees and roots. Originally a hedge but grown into trees that are now damaging the wall and foundations of the shop next door. Then erecting a 2m high featheredge fence in their place for privacy. In front of this we propose to plant Betula pendula 'Tristis' or similar to give privacy to our neighbours flat which looks onto our garden.	
Delegated Decision	
Application Number: 23/0796/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 03/08/2023
Location Address: Little Johns Lodge Dunsford Road Exeter EX2 9PW	
Proposal: 1. Poplar tree in back garden. Marked by green star on plan. We would like to trim back some of the overgrown branches which encroach on our neighbours property and may cause damage to their structure or cars. We would also like to thin the tree slightly to reduce the risk of falling branches from overgrowth.2. Fir trees in front garden (2 pieces). Marked by red star on plan. We have been advised by the Openreach engineer to trim some of the overgrown branches which are resting on the telephone/ internet cables. There are also branches which are overhanging the road which we feel may need some maintenance and cutting back.	

Delegated Decision

Application Number: 23/0797/FUL Delegation Briefing: 06/07/2023
Decision Type: Permitted Date: 07/08/2023
Location Address: 8 Shelley Close Exeter EX2 9JS
Proposal: Detached double garage

Delegated Decision

Application Number: 23/0800/FUL Delegation Briefing: 13/07/2023
Decision Type: Permitted Date: 16/08/2023
Location Address: 15 Chapel Road Exeter EX2 8TB
Proposal: Complete render of bungalow.

Delegated Decision

Application Number: 23/0824/TPO Delegation Briefing:
Decision Type: Permitted Date: 26/07/2023
Location Address: Unit 1 Stone Lane Retail Park Marsh Barton Road Exeter EX2 8LH
Proposal: 244 - Oak and Locust - Crown lift to achieve a clearance of approximately 2.5 meters from ground level to improve access for traffic and pedestrians.234 - Pin Oak - Crown lift to achieve a clearance of approximately 2.5 meters from ground level to improve access for traffic and pedestrians.230 - Lime - Crown lift to achieve a clearance of approximately 3 meters from ground level to improve access for traffic and pedestrians.227, 228, 229, 226, 245, 244, 235, 236, 237, 238, 239, 240, 242, 565 - Groups of Lime, Holm Oak and Pine - Crown lift to achieve a clearance of approximately 3 meters from ground level to improve access for traffic and pedestrians.241 - Pine - Remove x1 lower lateral branch that is currently obscuring the Wrens Kitchens sign.

Duryard And St James**Committee Decision**

Application Number: 23/0321/FUL Delegation Briefing: 27/04/2023
Decision Type: Permitted Date: 01/08/2023
Location Address: Land On The West Side Of Belle Vue Road Exeter Devon
Proposal: The erection of a fixed ground mounted Solar Photovoltaic array with an expected capacity of no less than 1.07MWp of generating capacity, a transformer substation, cable run, associated access, fencing, biodiversity measures and ancillary works.

Delegated Decision

Application Number: 23/0560/VOC Delegation Briefing: 06/07/2023
Decision Type: Permitted Date: 02/08/2023
Location Address: Alta Higher Duryard Pennsylvania Road Exeter Devon EX4 5BQ
Proposal: Variation of Condition 2 relating to 22/1021/FUL; Seek to make alterations to the outbuilding and dormer windows.

Delegated Decision	
Application Number:	23/0582/ECC
Decision Type:	Permitted
Location Address:	Howell Road Car Park Exeter Devon
Proposal:	Installation of 4 no. emergency sleeping pods for temporary use by rough sleepers (Retrospective Application).
Delegation Briefing:	29/06/2023
Date:	09/08/2023

Delegated Decision	
Application Number:	23/0655/FUL
Decision Type:	Permitted
Location Address:	5 Union Road Exeter Devon EX4 6HY
Proposal:	Change of use from 7 person house in multiple occupation to 8 person house in multiple occupation and additional rooflight
Delegation Briefing:	08/06/2023
Date:	23/08/2023

Delegated Decision	
Application Number:	23/0705/VOC
Decision Type:	Permitted
Location Address:	64 Danes Road Exeter Devon EX4 4LS
Proposal:	Variation of condition two of 23/0097/FUL to amend the drawings of the approved dwelling, omitting the ground floor side extension, and inclusion of solar panels
Delegation Briefing:	15/06/2023
Date:	24/07/2023

Delegated Decision	
Application Number:	23/0731/FUL
Decision Type:	Permitted
Location Address:	Hickling Cottage Taddyforde Estate Exeter Devon EX4 4AT
Proposal:	Replacement windows throughout, re-render, new timber cladding and demolition of chimney.
Delegation Briefing:	22/06/2023
Date:	04/08/2023

Delegated Decision	
Application Number:	23/0811/FUL
Decision Type:	Permitted
Location Address:	5 Thornton Hill Exeter EX4 4NJ
Proposal:	Proposed single storey rear extension and flat roof on existing single storey structure
Delegation Briefing:	13/07/2023
Date:	22/08/2023

Exwick

Delegated Decision	
Application Number:	23/0578/PD
Decision Type:	Prior Approval Not Required
Location Address:	65 Isleworth Road Exeter Devon EX4 1RG
Proposal:	Single storey rear extension. Length of 3.6m, Height 3.8m, Eaves Height 2.7m
Delegation Briefing:	
Date:	24/07/2023

Delegated Decision			
Application Number:	23/0745/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/08/2023
Location Address:	16 Hadrian Drive Exeter Devon EX4 1SR		
Proposal:	Cut-back of over-hanging trees.		
Delegated Decision			
Application Number:	23/0776/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	18/08/2023
Location Address:	18 Coventry Road Exeter EX4 2DW		
Proposal:	Rear flat roof dormer and front roof lights.		
Delegated Decision			
Application Number:	23/0964/TPO	Delegation Briefing:	
Decision Type:	Permission not required	Date:	03/08/2023
Location Address:	20 Garland Close Exeter EX4 2NS		
Proposal:	[PERMISSION NOT REQUIRED] As there is no TPO in place, the tree does not have a TPO number. My knowledge of tree species is woefully inadequate, and I am unable to identify the tree by its species. The tree I wish to have felled is the only tree in the back garden of the property; it is slightly taller than the house and is right next to our fence. In fact, it is damaging our fence by its proximity!		
Heavitree			
Delegated Decision			
Application Number:	23/0565/FUL	Delegation Briefing:	15/06/2023
Decision Type:	Permitted	Date:	04/08/2023
Location Address:	125 Sweetbrier Lane Exeter Devon EX1 3AP		
Proposal:	Two storey rear extension to dwelling.		
Delegated Decision			
Application Number:	23/0574/FUL	Delegation Briefing:	29/06/2023
Decision Type:	Withdrawn by Applicant	Date:	05/08/2023
Location Address:	14 Madison Avenue Exeter Devon EX1 3AH		
Proposal:	Installation of Air source heat pump.		
Delegated Decision			
Application Number:	23/0649/LBC	Delegation Briefing:	29/06/2023
Decision Type:	Permitted	Date:	03/08/2023
Location Address:	Higher Cemetery Lodge St Marks Avenue Exeter Devon EX1 2PX		
Proposal:	Repair and replace the slates on the roof. Will be maintaining the original banded appearance, reusing slates that can be salvaged and replacing with modern alternatives.		

Delegated Decision	
Application Number: 23/0698/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 24/07/2023
Location Address: 139 Ladysmith Road Exeter Devon EX1 2PP	
Proposal: Create a room in the roof with a rear dormer and front facing rooflights	
Delegated Decision	
Application Number: 23/0835/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 03/08/2023
Location Address: Block C Rowancroft Court Fore Street Heavitree EX1 2QQ	
Proposal: Cypress x 3, topped previously, many limbs fracturing and cracking, located on a bank. Removal leaving the stump as low as reasonably possible by means of a chainsaw. all chip to be spread along the bank to reduce weeds. Logs to be stacks at base of bank for Habitat.	
Delegated Decision	
Application Number: 23/0922/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 18/08/2023
Location Address: 12 Baker Street Exeter EX2 5EA	
Proposal: Loft conversion including rear dormer and new pitched roof windows to front.	
Mincinglake And Whipton	
Delegated Decision	
Application Number: 23/0300/FUL	Delegation Briefing: 20/04/2023
Decision Type: Permitted	Date: 11/08/2023
Location Address: 6 Pinwood Lane Exeter Devon EX4 8NQ	
Proposal: New dwelling adjoining existing dwelling.	
Delegated Decision	
Application Number: 23/0413/FUL	Delegation Briefing: 08/06/2023
Decision Type: Refuse Planning Permission	Date: 01/08/2023
Location Address: 3 Harts Lane Exeter Devon EX1 3PG	
Proposal: Install boundary fence.	
Delegated Decision	
Application Number: 23/0514/FUL	Delegation Briefing: 25/05/2023
Decision Type: Permitted	Date: 26/07/2023
Location Address: The Cedars Neighbourhood Nursery Northbrook Close Exeter Devon EX4 8LD	
Proposal: Demolition of existing modular structures and the creation of a new wrap around single storey extension with associated landscaping works.	

Delegated Decision	
Application Number:	23/0856/LPD
Decision Type:	Was lawful use
Location Address:	19 Brookside Crescent Exeter EX4 8NF
Proposal:	Certificate of lawfulness sought for proposed single storey rear extension, loft conversion, rear dormer, removal of chimneys, 7 no. roof lights and installation of bi-fold doors on eastern side elevation.

Newtown And St Leonards

Delegated Decision	
Application Number:	23/0325/FUL
Decision Type:	Permitted
Location Address:	Former Site Public House The Globe No 39 Clifton Road Exeter Devon EX1 2BL
Proposal:	Five self-contained flats in new building with three floors and associated landscaping.

Delegated Decision	
Application Number:	23/0677/FUL
Decision Type:	Permitted
Location Address:	St Lukes House Baring Crescent Exeter Devon EX1 1TL
Proposal:	Installation of an Airsource Heat pump to the side elevation and solar panel system onto the roof.

Delegated Decision	
Application Number:	23/0703/FUL
Decision Type:	Permitted
Location Address:	Mount St Mary Convent Wonford Road Exeter Devon EX2 4PF
Proposal:	Replacement timber windows, new external doors and window.

Delegated Decision	
Application Number:	23/0704/LBC
Decision Type:	Permitted
Location Address:	Mount St Mary Convent Wonford Road Exeter Devon EX2 4PF
Proposal:	Internal alterations to walls and doors, replacement timber windows, new external doors and window.

Delegated Decision	
Application Number:	23/0709/FUL
Decision Type:	Permitted
Location Address:	The Old Stables Barrack Road Exeter Devon EX2 5AB
Proposal:	Increase in height to 2 no. external perimeter walls and erection of a gate

Delegated Decision	
Application Number:	23/0738/LBC
Decision Type:	Permitted
Location Address:	10 Clifton Hill Exeter Devon EX1 2DL
Proposal:	Rooflights to rear kitchen extension, replace rear of house plastic guttering with aluminium.
Delegation Briefing:	06/07/2023
Date:	15/08/2023
Delegated Decision	
Application Number:	23/0742/FUL
Decision Type:	Permitted
Location Address:	Richards Building St Lukes Campus Magdalen Rd Exeter EX2 4TA
Proposal:	The proposed work is to put up fencing around M&E plant to create a courtyard. The fence is 2070mm high hence the need for planning.
Delegation Briefing:	
Date:	04/08/2023
Delegated Decision	
Application Number:	23/0747/LBC
Decision Type:	Permitted
Location Address:	1 St Leonards Place Exeter Devon EX2 4LZ
Proposal:	Minor internal alterations within attic storey
Delegation Briefing:	29/06/2023
Date:	02/08/2023
Delegated Decision	
Application Number:	23/0752/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	1 Grendon Road Exeter Devon EX1 2NJ
Proposal:	Discharge condition 3 in relation to 19/1698/DIS. Render to be Prorend Colourtex Uniform - Silicon Resin Thin Coat Render. Specially made colour to compliment existing stone facade - S4010-Y70R. Tile to be Sandtoft 20/20 Interlocking Clay Tile. Colour selected to match existing tile - Tuscan Rainwater goods to be PAM Building Products Cast Iron. Colour to match existing gutter and downpipes - Black Paving to be Marshalls Urbex Textured Paving - Buff Colour Physical samples available on site to view.
Delegation Briefing:	
Date:	04/08/2023

Delegated Decision

Application Number: 23/0791/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 03/08/2023

Location Address: 1 Claremont Grove Exeter EX2 4LY

Proposal: The tree in question is a Robinia pseudoacacia, commonly called a False acacia, it is a non native tree from Eastern USA. The mature tree has codominant stems from approximately 2m above ground level and is located in the eastern aspect of the garden. We are proposing to remove this tree completely and therefore remove any risk this tree currently possesses. The tree shows some significant signs of dieback in the crown, but more concerningly it has heavy visible decay in the centre of the trunk. A hammer/acoustic test showed a significant column of decay from ground level to approximately 5m above ground level. The decay is likely to extend to a height greater than 5m and throughout the heartwood. The main concern is that this tree is likely to be unstable and could fall causing risk of injury and significant damage to the surrounding structures and trees. The garden is currently undergoing improvements that will include significant additional planting whilst retaining all other architectural mature trees. A native yew hedge has already been planted that offers increased nesting habitat for birds, along with other wildlife benefits. The work will be carried out by a fully qualified, licensed company (Hi-Line) in an appropriate manner.

Delegated Decision

Application Number: 23/0859/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 03/08/2023

Location Address: Exeter School Victoria Park Road Exeter EX2 4NS

Proposal: T1 - Eucalyptus - Poor form, showing signs of decay at base

Delegated Decision

Application Number: 23/0980/DIS

Delegation Briefing:

Decision Type: Condition(s) Partially Approved

Date: 09/08/2023

Location Address: 7 Belmont Road Exeter EX1 2HF

Proposal: Discharge of condition 4 on Planning Ref. 21/0295/LBC, granted on 17 May 2021, relating to use of natural slate on roof of extension

Pennsylvania

Delegated Decision

Application Number: 23/0170/DIS Delegation Briefing:
Decision Type: Permitted Date: 21/07/2023
Location Address: The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE
Proposal: Discharge conditions 12 (permanent surface water drainage management system), 13 (construction surface water drainage management system), 14 (exceedance pathways and overland flow routes) and 15 (adoption and maintenance arrangements) for Phase 2 of permission ref. 22/0037/VOC - Outline application for the construction of up to 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works (Landscaping reserved for future consideration) (Variation of condition 3 to carry out minor material amendments to Phase 2 including reducing the number of residential dwellings (Class C3) to 395 and variation to the wording of conditions 25, 26, 30, 38 and 39 of planning permission ref. 21/0910/VOC).

Delegated Decision

Application Number: 23/0365/FUL Delegation Briefing: 06/04/2023
Decision Type: Permitted Date: 03/08/2023
Location Address: Exe View Lodge Stoke Hill Exeter Devon EX5 4BH
Proposal: Change of use from care home (C2 use) to dwelling (C3 use)

Delegated Decision

Application Number: 23/0640/FUL Delegation Briefing: 08/06/2023
Decision Type: Permitted Date: 26/07/2023
Location Address: 25 Polsloe Road Exeter Devon EX1 2HL
Proposal: Change of use from dwelling (C3 use) to a HMO (Sui Generis use) up to 7 occupiers

Delegated Decision

Application Number: 23/0739/PD Delegation Briefing:
Decision Type: Was lawful use Date: 28/07/2023
Location Address: 12 Herbert Road Exeter Devon EX1 2UH
Proposal: Single storey addition to existing single storey extension, giving a total width of 6m and 2.7m height of roof and eaves.

Delegated Decision

Application Number: 23/0825/FUL Delegation Briefing: 06/07/2023
Decision Type: Permitted Date: 18/08/2023
Location Address: 8A Sylvan Road Exeter EX4 6EW
Proposal: Replacement of existing porch with bigger porch finished with cedar timber cladding. The property cladding replaced to match.

Delegated Decision

Application Number: 23/0972/LBC Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 17/08/2023
Location Address: Exe View Cottage Lime Kiln Lane Exeter EX2 6LW
Proposal: INVALID (does this need LBC?) Replacement structure of an
existing garage on the existing footprint.

St Davids**Delegated Decision**

Application Number: 23/0356/CONR Delegation Briefing: 23/03/2023
Decision Type: Permitted Date: 26/07/2023
Location Address: Mill On The Exe Bonhay Road Exeter Devon EX4 3AB
Proposal: Removal of Condition Q of planning permission ref. 82/0403/03
dated 1 March 1983 to remove the requirement that a flow of water
be maintained through the leat at The Mill on the Exe.

Delegated Decision

Application Number: 23/0591/LBC Delegation Briefing: 08/06/2023
Decision Type: Permitted Date: 04/08/2023
Location Address: 27A Gandy Street Exeter Devon EX4 3LS
Proposal: Renewal of natural slate roof to The Tower with insulation and
ventilation, and replacement rainwater goods.

Delegated Decision

Application Number: 23/0661/FUL Delegation Briefing: 22/06/2023
Decision Type: Permitted Date: 10/08/2023
Location Address: 4 And 4A St Davids Hill Exeter Devon EX4 3RG
Proposal: Removal of first floor roof terrace and partial demolition of ground
floor rear extension. Installation of doors and balustrade.

Delegated Decision

Application Number: 23/0708/FUL Delegation Briefing: 29/06/2023
Decision Type: Permitted Date: 02/08/2023
Location Address: 2 The Cellars Lower North Street Exeter Devon EX4 3EE
Proposal: Change of use from upholstery workshop (B2 Use Class) to music
studio (Sui Generis Use Class).

Delegated Decision

Application Number: 23/0717/FUL Delegation Briefing: 29/06/2023
Decision Type: Permitted Date: 07/08/2023
Location Address: Units 3 Vulcan Estate Water Lane Exeter EX2 8BY
Proposal: Change of use from Offices/warehouse (Class B) to Gym (Class
E.)

Delegated Decision	
Application Number: 23/0721/FUL	Delegation Briefing: 06/07/2023
Decision Type: Permitted	Date: 02/08/2023
Location Address: Flat 1 Montgomery House 144 Fore Street Exeter Devon EX4 3AN	
Proposal: Removal of section of wall.	
Delegated Decision	
Application Number: 23/0723/LBC	Delegation Briefing: 06/07/2023
Decision Type: Permitted	Date: 02/08/2023
Location Address: Flat 1 Montgomery House 144 Fore Street Exeter Devon EX4 3AN	
Proposal: Removal of section of wall.	
Delegated Decision	
Application Number: 23/0766/FUL	Delegation Briefing: 22/06/2023
Decision Type: Permitted	Date: 07/08/2023
Location Address: 36 Feltrim Avenue Exeter EX2 4RP	
Proposal: Single storey rear extension and new deck.	
Delegated Decision	
Application Number: 23/0784/FUL	Delegation Briefing: 06/07/2023
Decision Type: Withdrawn by Applicant	Date: 10/08/2023
Location Address: 4A St Davids Hill Exeter EX4 3RG	
Proposal: Loft conversion including raising roof height, roof lights, window and dormer	
Delegated Decision	
Application Number: 23/0812/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 22/08/2023
Location Address: 79 Fore Street Exeter EX4 3HR	
Proposal: Installation of 1 no. projecting sign and 1 no. illuminated shopfront fascia sign.	
Delegated Decision	
Application Number: 23/0820/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 04/08/2023
Location Address: 21 - 22 Gandy Street Exeter EX4 3LS	
Proposal: Replacement signage including externally illuminated text over door, two internally illuminated menus, and externally illuminated projection sign.	

Delegated Decision

Application Number: 23/0862/CAT Delegation Briefing:
Decision Type: Permitted Date: 03/08/2023
Location Address: Courtyard House Southernhay East Exeter EX1 1PE
Proposal: T1, T2, T3 Ash. Three ash trees in a group, have outgrown location and in close proximity to building and overhanging children's play area. Proposal is for pruning of the group of trees, 2m crown reduction (max cut diameters <75mm). Pruning to clear away from the building. Crown thinning <30% as an alternative to crown reduction where possible, in order to maintain the natural tracery of the crown.

Delegated Decision

Application Number: 23/0868/ADV Delegation Briefing:
Decision Type: Permitted Date: 07/08/2023
Location Address: 14 High Street Exeter EX4 3LH
Proposal: Installation of new shopfront signage: 1 no. projecting illuminated sign and 1 no. illuminated fascia sign.

Delegated Decision

Application Number: 23/0899/CAT Delegation Briefing:
Decision Type: Permitted Date: 17/08/2023
Location Address: 4 The Mint Exeter EX4 3BL
Proposal: The single Rabina tree (T1) was planted by the previous owners in a shrub border to the courtyard area which is bordered on 2 sides by the house wall. We suspect they were unaware of the rate of growth. We contacted a tree surgeon (Jurassic Tree Services) 2 years ago with a view to reducing the crown of the tree. We were informed at that time that given the rate of growth of the Rabina Tree and the proximity of the trunk to the wall the whole tree would need to be removed in a year or so to prevent damage to the property. The crown reduction work was not carried out and we have now reached a time as shown in the picture where the trunk is physically impacting the property wall. Movement of the trunk due to wind may now cause cracking of the wall. The proposed works are therefore to remove the tree completely.

St Loyes**Delegated Decision**

Application Number: 23/0516/FUL Delegation Briefing: 27/04/2023
Decision Type: Refuse Planning Permission Date: 23/08/2023
Location Address: 28 Cliff Bastin Close Exeter Devon EX2 5QW
Proposal: Removal of existing conservatory and construction of ground floor and first floor extension to provide improved amenity and bedroom accommodation.

Delegated Decision			
Application Number:	23/0568/FUL	Delegation Briefing:	13/07/2023
Decision Type:	Permitted	Date:	07/08/2023
Location Address:	30 Couper Meadows Exeter Devon EX2 7TF		
Proposal:	Install Solar panels to south roof elevation.		
Delegated Decision			
Application Number:	23/0695/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/08/2023
Location Address:	73 Bathern Road Exeter Devon EX2 7QE		
Proposal:	Removal of the dangerous overhanging trees crossing the boundary into my property and affecting my property. The trees are part of the TPO next to my property and will be cut back to not overhang my property boundary.		
Delegated Decision			
Application Number:	23/0735/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	24/07/2023
Location Address:	50 Birchy Barton Hill Exeter Devon EX1 3HD		
Proposal:	To erect a rear single storey kitchen extension to provide a vast improvement in additional space for enhanced accessibility within the proposed well designed open plan area of work surfaces and provide more natural light from the East / South East than as existing. To provide a much more well equipped kitchen layout internally and ease of accessibility also to the garden, garage and driveway with proposed positioning of the rear door.		
Delegated Decision			
Application Number:	23/0737/FUL	Delegation Briefing:	22/06/2023
Decision Type:	Permitted	Date:	27/07/2023
Location Address:	27 Carlton Road Exeter Devon EX2 5NS		
Proposal:	First floor extension over existing garage forming additional living accommodation.		
Delegated Decision			
Application Number:	23/0744/FUL	Delegation Briefing:	22/06/2023
Decision Type:	Permitted	Date:	02/08/2023
Location Address:	29 Couper Meadows Exeter Devon EX2 7TF		
Proposal:	Single storey extension		
Delegated Decision			
Application Number:	23/0823/FUL	Delegation Briefing:	13/07/2023
Decision Type:	Permitted	Date:	23/08/2023
Location Address:	9 Sandy View Exeter EX2 7PN		
Proposal:	Erection of a new front porch and addition of 2no. rooflights		

St Thomas**Delegated Decision**

Application Number: 23/0503/FUL Delegation Briefing: 04/05/2023
Decision Type: Permitted Date: 25/07/2023
Location Address: 56 Buddle Lane Exeter Devon EX4 1JJ
Proposal: Construction of garage outbuilding within the rear garden.

Delegated Decision

Application Number: 23/0692/FUL Delegation Briefing: 15/06/2023
Decision Type: Permitted Date: 31/07/2023
Location Address: Wheatley Grange Road From Grange House To Exonbury House
Pocombe Bridge Exeter Devon EX2 9SX
Proposal: First floor extension to the main house and link extension between
it and coach house. Changes to fenestration.

Delegated Decision

Application Number: 23/0727/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 24/07/2023
Location Address: 53 Berkshire Drive Exeter Devon EX4 1NG
Proposal: Rear flat roof dormer and front roof lights.

Delegated Decision

Application Number: 23/0762/CAT Delegation Briefing:
Decision Type: Permitted Date: 03/08/2023
Location Address: West Exe Childrens Centre Cowick Street Exeter EX4 1HL
Proposal: T1-OakThe client has received concerns from several neighbours
regarding the trees encroachment onto their properties and
therefore requested that some pruning works be carried out to
satisfy these.Reduce height of tree by approximately 3 meters and
aspect of crown growing to SW by approximately 2.5 meters in
height.

Delegated Decision

Application Number: 23/0793/FUL Delegation Briefing: 13/07/2023
Decision Type: Permitted Date: 17/08/2023
Location Address: 58 Cowick Street Exeter EX4 1HR
Proposal: Rear extension and alteration including enlargement of patio.

Delegated Decision

Application Number: 23/0819/FUL Delegation Briefing: 13/07/2023
Decision Type: Permitted Date: 22/08/2023
Location Address: 49 Bowhay Lane Exeter EX4 1PF
Proposal: Demolition of existing conservatory and formation of new single
storey rear extension and associated works

Topsham

Committee Decision

Application Number: 22/0537/OUT Delegation Briefing: 12/05/2022
Decision Type: Permitted Date: 31/07/2023
Location Address: Land At St Bridget Nursery Old Rydon Lane Exeter Devon EX2 7JY
Proposal: Outline planning application for the demolition of existing buildings and structures and the phased development of up to 350 dwellings and associated infrastructure and open space. (All matters reserved except access)

Delegated Decision

Application Number: 22/1638/FUL Delegation Briefing: 05/01/2023
Decision Type: Refuse Planning Permission Date: 09/08/2023
Location Address: 79 Newcourt Road Topsham Exeter Devon EX3 0BU
Proposal: Demolition of garage, remodelling of front elevation and construction of ground and first floor front and side extensions to create six bedroom house.

Delegated Decision

Application Number: 23/0135/LBC Delegation Briefing: 06/04/2023
Decision Type: Permitted Date: 03/08/2023
Location Address: Wixels Ferry Road Topsham Exeter Devon EX3 0JH
Proposal: Repairs chimneybreast, decrease windows along the north wall, convert window to doorway.

Delegated Decision

Application Number: 23/0416/NMA Delegation Briefing:
Decision Type: Permitted Date: 17/08/2023
Location Address: Yeoman Gardens Newcourt Road Topsham Devon EX3 0BU
Proposal: Non-Material Amendments to Plots 1, 2, 3, 12, 13 and 16 of planning permission ref. 22/0269/FUL including: minor changes to window details and removal of selected plinths; change of side wall to brick and roof tiles to slate (Plot 1 only); amendment to bin store and removal of ground floor window (apartment block); and amendments to parking layout serving Plots 5-8.

Delegated Decision

Application Number: 23/0461/OUT Delegation Briefing: 27/04/2023
Decision Type: Refuse Planning Permission Date: 28/07/2023
Location Address: 26 Elm Grove Road Topsham Exeter Devon EX3 0EQ
Proposal: 1no. new dwelling (outline permission with all matters reserved except access).

Delegated Decision

Application Number: 23/0506/FUL Delegation Briefing: 29/06/2023
Decision Type: Refuse Planning Permission Date: 25/07/2023
Location Address: 51 Greatwood Terrace Topsham Exeter Devon EX3 0EB
Proposal: Rear extensions, loft conversion and internal alterations.

Delegated Decision

Application Number: 23/0575/FUL Delegation Briefing: 25/05/2023
Decision Type: Permitted Date: 26/07/2023
Location Address: 2 Denver Road Topsham Exeter EX3 0BS
Proposal: Front and rear elevation ground and first floor window and door replacement.

Delegated Decision

Application Number: 23/0576/LBC Delegation Briefing: 25/05/2023
Decision Type: Permitted Date: 26/07/2023
Location Address: 2 Denver Road Topsham Exeter EX3 0BS
Proposal: Front and rear elevation ground and first floor window and door replacement.

Delegated Decision

Application Number: 23/0667/LPD Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 24/07/2023
Location Address: 1 Resolution Road Exeter Devon EX2 7FG
Proposal: Single storey rear extension and internal reconfiguration to accommodate a kitchen diner, a snug and a utility with a w.c.

Delegated Decision

Application Number: 23/0684/LBC Delegation Briefing: 29/06/2023
Decision Type: Permitted Date: 27/07/2023
Location Address: Parkfield House Holman Way Topsham Exeter Devon EX3 0EN
Proposal: Reinstate pedestrian access and install gate in boundary wall.

Delegated Decision

Application Number: 23/0726/FUL Delegation Briefing: 29/06/2023
Decision Type: Permitted Date: 24/07/2023
Location Address: 12 Victory Drive Exeter Devon EX2 7GS
Proposal: Installation of 15 Solar Panels on East/Southeast facing roof.

Delegated Decision	
Application Number: 23/0728/FUL	Delegation Briefing: 22/06/2023
Decision Type: Permitted	Date: 02/08/2023
Location Address: 1 Newcourt Way Exeter Devon EX2 7SA	
Proposal:	Conversion of existing loft space over garage into an additional bedroom / guest room. Small increase in overhang of garage roof; addition of two small dormers; construction of porch on the garden elevation.
Delegated Decision	
Application Number: 23/0741/FUL	Delegation Briefing: 22/06/2023
Decision Type: Permitted	Date: 02/08/2023
Location Address: 77 Newcourt Road Topsham Exeter Devon EX3 0BU	
Proposal:	Demolition of existing garage and rear outbuilding, new garage extension & single storey rear extension to create living/dining area. First floor roof extension to create master bedroom and en-suite.
Delegated Decision	
Application Number: 23/0769/FUL	Delegation Briefing: 29/06/2023
Decision Type: Permitted	Date: 04/08/2023
Location Address: 1 Elm Grove Gardens Topsham EX3 0EL	
Proposal:	Proposed rear extensions
Delegated Decision	
Application Number: 23/0808/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 21/08/2023
Location Address: 77 Newcourt Road Topsham EX3 0BU	
Proposal:	The extension of an existing rear dormer window
Delegated Decision	
Application Number: 23/0946/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 03/08/2023
Location Address: 3 Bridgehill Garth Topsham EX3 0ER	
Proposal:	Reduction in size of rear extension (non-material amendment of 22/1119/FUL)
Total Applications: 101	