# All Planning Decisions Made and Withdrawn Applications between 24/11/2023 and 04/01/2024

#### **Alphington**

**Delegated Decision** 

Application Number: 23/0624/LBC Delegation Briefing: 02/11/2023

Decision Type: Permitted Date: 08/12/2023

Location Address: The Cowick Barton 121 Cowick Lane Exeter Devon EX2 9HF

Proposal: Replacement signage to exterior of building with 6 no. ground-

mounted 10w LED lights, replacement signage at front of curtilage

and change exterior paint colour scheme of building.

**Delegated Decision** 

Application Number: 23/0625/ADV Delegation Briefing:

Decision Type: Permitted Date: 08/12/2023

Location Address: The Cowick Barton 121 Cowick Lane Exeter Devon EX2 9HF

Proposal: Replacement signage: installation of 1 no. externally illuminated

timber pictorial attached to existing bracket, 2 no. hand-painted house name and logo, 2 no. non-illuminated amenity boards, 1 no. non-illuminated history board, 1 no. externally illuminated entrance

board and 6 no. ground-mounted 10w LED lights.

**County Decisions** 

Application Number: 23/1076/FUL Delegation Briefing: 07/09/2023

Decision Type: Permitted Date: 06/12/2023

Location Address: Alliance Healthcare Distribution Ltd Cofton Road Marsh Barton

Trading Estate Exeter EX2 8QW

Proposal: Installation of an external fridge unit. Unit to sit on existing yard

surface. No excavations or building alterations required.

**Delegated Decision** 

Application Number: 23/1266/DIS Delegation Briefing:

Decision Type: Condition(s) Partially Date: 18/12/2023

Approved

Location Address: Unit K1 Matford Green Business Park Exeter EX2 8FN

Proposal: Condition Discharge: Condition 4 of approval 22/0503/RES

**Delegated Decision** 

Application Number: 23/1308/CAT Delegation Briefing:

Decision Type: Permitted Date: 28/11/2023

Location Address: The Bungalow Dunsford Road Exeter EX2 9PW

Proposal: T1 - Bay tree - reduce in height by approximately 2 metres (by half)

and cut back by approximately 1 metre.T2 - Apple tree - crown reduce in height and crown spread by approximately 1-1.5 metres.T3 - Holly - reduce in height by approximately 2-3 metres (by half) and cut back by approximately 1 metre.T4 - Corkscrew willow - section fell to ground level.T5 - Apple reduce to height of

fence

Application Number: 23/1329/TPO Delegation Briefing:

Decision Type: Permitted Date: 28/11/2023

Location Address: Orchard House Ide Lane Alphington Exeter EX2 8UT

Proposal: T1 - OakSuggested Works: Reduce northern canopy by 1-2 metres

(maximum diameter of cuts 50mm), reduce southern, eastern and western canopy over garden by 2-3 metres (MDC 70mm), reduce height by 2-3 metres (MDC 60mm). Rationale: These works are suggested as part of the reasonable maintenance of this large tree.

**Delegated Decision** 

Application Number: 23/1337/LBC Delegation Briefing: 23/11/2023

Decision Type: Permitted Date: 03/01/2024

Location Address: 6 Chapel Road Exeter EX2 8TB

Proposal: New Slate Roof.

**Delegated Decision** 

Application Number: 23/1386/ADV Delegation Briefing:

Decision Type: Permitted Date: 02/01/2024

Location Address: Former Carrs Select Premises Yeoford Way Marsh Barton Exeter

EX28LB

Proposal: Display of 2 temporary advertising banners on external face of

main building (8800mm wide x 1900mm high, PVC material,

screw-fixed to external cladding) until 31 July 2024.

**Delegated Decision** 

Application Number: 23/1443/LPD Delegation Briefing:

Decision Type: Was lawful use Date: 01/12/2023

Location Address: Land At Hennock Trade Park Hennock Road North Exeter EX2

8AG

Proposal: the installation of five electrical upstands to serve ten parking bays

(nine standard and one accessible), substation, underground

cabling and all associated works, including bollards

**Delegated Decision** 

Application Number: 23/1487/CAT Delegation Briefing:

Decision Type: Permitted Date: 20/12/2023

Location Address: 5 Little Johns Cross Hill Exeter EX2 9PJ

Proposal: From and Shape Beech Tree

## **Duryard And St James**

**Delegated Decision** 

Application Number: 22/0880/OUT Delegation Briefing: 25/08/2022

Decision Type: Permitted Date: 01/12/2023

Location Address: Marypole Service Reservoir Pennsylvania Road Exeter EX4 5EP

Proposal: Outline application for development of 1 dwelling (all matters

relating to access, scale, layout, external appearance and

landscaping reserved for future consideration)

**Committee Decision** 

Application Number: 23/0232/FUL Delegation Briefing: 07/09/2023

Decision Type: Permitted Date: 20/12/2023

Location Address: Apparelmaster Cowley Bridge Road Exeter Devon EX4 5AD

Proposal: Construction of new buildings for purpose built student

accommodation (Sui Generis use) with associated landscaping,

servicing and infrastructure works (Revised Plans).

**Delegated Decision** 

Application Number: 23/0765/ADV Delegation Briefing:

Decision Type: Refuse Planning Permission Date: 13/12/2023

Location Address: Lazenby House Prince Of Wales Road Exeter EX4 4PJ

Proposal: Install two welcome signs for Streatham Campus

**Delegated Decision** 

Application Number: 23/1099/FUL Delegation Briefing: 05/10/2023

Decision Type: Permitted Date: 05/12/2023

Location Address: Biosciences Greenhouses Site Of University Car Park Stocker

Road Exeter EX4 4QF

Proposal: The replacement of a gas fired boiler with a new externally located

VRF System serving existing Biosciences Greenhouses.

**Delegated Decision** 

Application Number: 23/1133/FUL Delegation Briefing: 05/10/2023

Decision Type: Permitted Date: 06/12/2023

Location Address: Cornwall House St Germans Road Exeter EX4 6TG

Proposal: The replacement of gas fired boilers with a new cascade system of

air source and water source heat pumps to include a new external plant and bin store compound, replacement operators store, roof

top services distribution and associated works to external

elevations.

Application Number: 23/1255/FUL Delegation Briefing: 19/10/2023

Decision Type: Permitted Date: 29/11/2023

Location Address: 43 Union Road Exeter EX4 6HU

Proposal: Reconstruction of rear conservatory and timber deck

(Retrospective Application).

**Delegated Decision** 

Application Number: 23/1307/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Date: 11/12/2023

Discharged

Location Address: University Of Exeter Living Systems Stocker Road Exeter Devon

Proposal: Discharge of conditions 1 and 2 attached to 23/0463/PDU -

Construction of detached single storey prefabricated building on

steel posts to store freezer units for Exeter Living Systems

**Delegated Decision** 

Application Number: 23/1397/LBC Delegation Briefing: 07/12/2023

Decision Type: Permitted Date: 04/01/2024

Location Address: HMP Exeter New North Road Exeter EX4 4EX

Proposal: Remove 2 existing rear timber windows on two buildings each side

of the gate house and insert a glass louvre for smoke extract.

**Delegated Decision** 

Application Number: 23/1511/CAT Delegation Briefing:

Decision Type: Permitted Date: 20/12/2023

Location Address: 41 West Avenue Exeter EX4 4SD

Proposal: Pollarding of lime trees

Exwick

**Delegated Decision** 

Application Number: 22/1376/FUL Delegation Briefing: 17/11/2022

Decision Type: Refuse Planning Permission Date: 04/01/2024

Location Address: Land Adjacent To Kinnerton Court Kinnerton Way Exeter Devon

EX4 2EZ

Proposal: Construction of three-storey building containing 3no. apartments

with associated access, parking and landscaping.

**Delegated Decision** 

Application Number: 23/0810/FUL Delegation Briefing: 19/10/2023

Decision Type: Permitted Date: 28/11/2023

Location Address: 22 Isleworth Road Exeter EX4 1QU

Proposal: Single storey extension, internal remodelling and demolition of

garage

Application Number: 23/1327/VOC Delegation Briefing: 16/11/2023

Decision Type: Permitted Date: 14/12/2023

Location Address: 73 Burrator Drive Exeter EX4 2EW

Proposal: Variation of condition two of 17/0284/FUL to increase the size of

the conservatory

**Delegated Decision** 

Application Number: 23/1342/TPO Delegation Briefing:

Decision Type: Permitted Date: 29/11/2023

Location Address: Northmore House Cleve Lane Exeter EX4 2AR

Proposal: T1 - Sycamore - FellReasons - major cracking at the base of the

tree, which appears to start below ground level, and continues vertically up the main stem, finishing between two main stems. The union between these two stems is weak, and the crack is evidence that failure of one or both stems is a high possibility.- Photos attached identify the crack.T2 - Beech - FellReasons - Beech bark disease was identified in a previous application to fell this tree. The disease has progressed to a stage where little cambium remains at the the base of the tree. The complete girdling of the tree due to lack of bark/cambium is possible in the next season or so. The crown has now died back fairly extensively due to the disease. I recommend felling because I feel the tree can now not survive and a risk of the failure of limbs or the entire tree over the road is a high possibility.- Photos identify the lack of bark at the

base of the tree.

**Delegated Decision** 

Application Number: 23/1344/TPO Delegation Briefing:

Decision Type: Split Decision Date: 29/11/2023

Location Address: 61 Gloucester Road Exeter EX4 2EE

Proposal: The tree type is a Sycamore. The tree is approximately 12/13

meters tall and approx 18 meters wide. I would like to reduce the height by about a third, and the width by approximately halfthe reason for the work is the tree is now very close to the house, and it is blocking alot of light. The tree also causes concern in high winds and bad weather, as it sways considerably and looks like a

possible hazzard.

**Delegated Decision** 

Application Number: 23/1421/FUL Delegation Briefing:

Decision Type: Withdrawn Returned Date: 28/11/2023

(unlikely to be det.)

Location Address: 43 Burrator Drive Exeter EX4 2EW

Proposal: Installation of a through-floor lift for disabled occupant use,

including the formation of the lift aperture

### **Heavitree**

**Delegated Decision** 

Application Number: 23/1074/FUL Delegation Briefing: 07/09/2023

Decision Type: Permitted Date: 20/12/2023

Location Address: 2 South Avenue Exeter EX1 2DZ

Proposal: Replacement single storey rear extension

**County Decisions** 

Application Number: 23/1250/FUL Delegation Briefing:

Decision Type: Permitted Date: 04/12/2023

Location Address: 9 Roseland Avenue Exeter EX1 2TN

Proposal: Proposed single storey rear extension and loft conversion including

hip-to-gable enlargement and rear dormer.

**Delegated Decision** 

Application Number: 23/1284/LPD Delegation Briefing:

Decision Type: Permitted Date: 20/12/2023

Location Address: 49 Kingsway Exeter EX2 5EN

Proposal: Loft conversion including formation of new flat roof dormer,

demolition of existing lean-to utility room and creation of new pitched-roof extension incorporating internal modifications, modifications to existing garage to create external storage and

construction of new garden office.

**Delegated Decision** 

Application Number: 23/1442/CAT Delegation Briefing:

Decision Type: Permitted Date: 20/12/2023

Location Address: 22 North Avenue Exeter EX1 2DU

Proposal: 1. Apple tree in back garden (subject of previous application).

Proposed Works: pruning tree back to same shape and size as it was in 2020 (after previously permitted works were carried

out).Reason: After pruning in 2020 the tree surgeon

recommended pruning it at least every 3 years as the tree has an extensive canopy and the weight of branches, leaves and fruit has

adversely affected the trunk (the trunk already has hole in it, running right through the trunk). It is an elderly, but very productive, tree which we would like to preserve if possible2. Pittisporum tree in front garden adjoining pavement (the only tree in the front garden). Proposed Works: reducing height and spread of ornamental tree by about one-third, Reason: the pittisporum tree has grown so big that in the recent high winds it was dangerously close to some overhead telephone wires serving our house and our neighbours' house. We are concerned that if it touches the

wires it could interfere with telephone reception.

Application Number: 23/1458/CAT Delegation Briefing:

Decision Type: Permitted Date: 20/12/2023

Location Address: The Cottage Old Coach Lane Exeter EX1 2FA

Proposal: T1 - WalnutSuggested Works: Dismantle in stages to near ground

level.Rationale: Tree is becoming very large for this small garden

and is no longer appropriate for the space.

**Delegated Decision** 

Application Number: 23/1463/NMA Delegation Briefing:

Decision Type: Permitted Date: 07/12/2023

Location Address: 125 Sweetbrier Lane Exeter EX1 3AP

Proposal: Change to shape and size of proposed new windows on rear

elevation of extension. Omission of Juliet balcony. Non material

amendment to 23/0565/FUL

Mincinglake And Whipton

**Delegated Decision** 

Application Number: 23/0531/FUL Delegation Briefing: 18/05/2023

Decision Type: Withdrawn by Applicant Date: 01/12/2023

Location Address: 5 Brookside Crescent Exeter Devon EX4 8NF

Proposal: Subdivide existing 1.5 storey house with rear dormer and ground

floor extension into 2no. semi-detached two bed dwellings and associated external works (Revision of withdrawn application ref.

22/1619/FUL).

**Delegated Decision** 

Application Number: 23/1234/FUL Delegation Briefing: 26/10/2023

Decision Type: Refuse Planning Permission Date: 08/12/2023

Location Address: 36 Woolsery Avenue Exeter EX4 8BJ

Proposal: Single storey side extension

**Delegated Decision** 

Application Number: 23/1306/FUL Delegation Briefing: 02/11/2023

Decision Type: Refuse Planning Permission Date: 04/01/2024

Location Address: 5 Pinwood Lane Exeter EX4 8NQ

Proposal: Two-storey side extension, enlarged front porch and ground floor

rear extension with alterations

Application Number: 23/1385/TPO Delegation Briefing:

Decision Type: Permitted Date: 18/12/2023

Location Address: 32 Excalibur Close Exeter EX4 8LH

Proposal: T1 redwood. Works consist of light crown raising to T1,

accomplished by the removal of the the first four lowest limbs with cut diameters up to 100mm. limb length of approximately six meters. Tip reductions of approximately 2 lowest retained limbs that overhang the neighbouring garden. these limbs are overextended when compared the the rest of the canopy. reduction by up to 1200mm and cut diameters up to 50mmall works will be carried out

to BS3998.

#### **Newtown And St Leonards**

**Delegated Decision** 

Application Number: 22/1410/FUL Delegation Briefing: 17/11/2022

Decision Type: Refuse Planning Permission Date: 22/12/2023

Location Address: 52 St Leonards Road Exeter Devon EX2 4LS

Proposal: Installation of solar PV panels.

**Delegated Decision** 

Application Number: 22/1411/LBC Delegation Briefing: 17/11/2022

Decision Type: Refuse Planning Permission Date: 22/12/2023

Location Address: 52 St Leonards Road Exeter Devon EX2 4LS

Proposal: Installation of solar PV panels.

**Delegated Decision** 

Application Number: 23/0653/FUL Delegation Briefing: 26/10/2023

Decision Type: Permitted Date: 08/12/2023

Location Address: Land And Garages Between Number 39-41 Toronto Road Exeter

EX4 6LE

Proposal: Demolition of existing garage block to construct 3 no. three

bedroom terraced dwellings (C3 Use Class) with external amenity space, first floor rear balconies, landscaping and associated works

(REVISED PLANS).

**Delegated Decision** 

Application Number: 23/1151/PD Delegation Briefing:

Decision Type: Prior Approval Not Required Date: 11/12/2023

Location Address: 34 Portland Street Exeter EX1 2EQ

Proposal: Demolition of an existing brick built single storey extension,

approximately 3.00m x 2.50. Erection of a new single storey timber frame extension to the rear of 34 Portland Street. Extension to be full width of the property, approximately 5.00m, and extend 4m from the rear of the original property. New extension to be timber frame in construction, south facing elevation will be faced in masonry, east elevation will be render and painted. Glazing to

south elevation approx 1.60 x 0.9m.

Application Number: 23/1273/NMA Delegation Briefing:

Decision Type: Permitted Date: 11/12/2023

Location Address: 77 St Leonards Road Exeter EX2 4LS

Proposal: Side extension to kitchen area.

**Delegated Decision** 

Application Number: 23/1283/FUL Delegation Briefing: 09/11/2023

Decision Type: Permitted Date: 21/12/2023

Location Address: 35 Wonford Road Exeter EX2 4PG
Proposal: Proposed Extension and Alterations.

**Delegated Decision** 

Application Number: 23/1293/NMA Delegation Briefing:

Decision Type: Permitted Date: 11/12/2023

Location Address: 32 Spicer Road Exeter EX1 1TA

Proposal: Non-material amendments to planning permission 22/1643/FUL

dated 22 February 2023 to amend roof design, including additional

solar panels.

**Delegated Decision** 

Application Number: 23/1302/FUL Delegation Briefing:

Decision Type: Permitted Date: 07/12/2023

Location Address: 43 Fleming Way Exeter EX2 4TP

Proposal: Ground floor rear, single storey extension.

**Delegated Decision** 

Application Number: 23/1339/CAT Delegation Briefing:

Decision Type: Permitted Date: 19/12/2023

Location Address: 6 Victoria Park Road Exeter EX2 4NT

Proposal: T1 - Norway Maple - Reduce in height by 3-4 metres (previous

pruning points, with 3 inch diameter cuts to make), and reshape

the laterals by up to 2 metres to leave a balanced form.

**Delegated Decision** 

Application Number: 23/1406/CAT Delegation Briefing:

Decision Type: Permitted Date: 18/12/2023

Location Address: 14 Albion Place Exeter EX4 6LH

Proposal: One Hawthorn Tree at end of front garden of 14 Albion Place,

overhanging Albion Place [Location on SKETCH 1] Proposal is to

reduce 20% (thin and reduce crown) as prior permission

[[19/0774/CAT]. Approx height is 4m and it overhangs the front garden and Albion Place (restriction occassional vehicles) and will

interfere with overhead cable connetcted to the nearby

properties

Application Number: 23/1415/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Date: 13/12/2023

Discharged

Location Address: St Matthews Church Lower Summerlands Exeter EX1 2LJ

Proposal: Photos of material samples

**Delegated Decision** 

Application Number: 23/1441/CONR Delegation Briefing: 07/12/2023

Decision Type: Permitted Date: 02/01/2024

Location Address: Vue Cinema Cheeke Street Exeter EX1 2DD

Proposal: Removal of Condition 20 under Planning Permission Ref.

02/0340/03 to allow for 24 hour openings, as varied by planning permission 05/0561/03 to extend opening hours until 2am

**Delegated Decision** 

Application Number: 23/1444/TPO Delegation Briefing:

Decision Type: Permitted Date: 02/01/2024

Location Address: 1 Penleonard Close Exeter EX2 4NY

Proposal: T1 Holm Oak reduce by 33% and reshape following complaint from

neighbour at 5 Victoria Park Road about loss of light. (TPO 331 Holm Bush).T2 and T3 Silver birch reduce by 25%T4 Yew hedge

reduce by 25%T5 Leylandii Cyprus fell

**Delegated Decision** 

Application Number: 23/1490/DIS Delegation Briefing:

Decision Type: Condition(s) Partially Date: 02/01/2024

Approved

Location Address: 7 Belmont Road Exeter EX1 2HF

Proposal: Discharge of Condition 3 of Planning Permission Ref.

21/0294/FUL, granted on 14 July 2021, relating to front boundary

wall

**Pennsylvania** 

**Delegated Decision** 

Application Number: 23/0552/FUL Delegation Briefing: 25/05/2023

Decision Type: Refuse Planning Permission Date: 04/12/2023

Location Address: 1 Elmdon Close Exeter Devon EX4 6HH

Proposal: First floor extension and Roof extension above existing garage.

Application Number: 23/1257/FUL Delegation Briefing: 19/10/2023

Decision Type: Permitted Date: 07/12/2023

Location Address: Harling Pennsylvania Close Exeter EX4 6DJ

Proposal: Replace the existing conservatory, on the front (south) elevation of

the house, with a new garden room. Replace the existing hung tile cladding from the first floor of the existing two storey rear extension with new metal cladding panels matching those of the new garden

room.Form a larger kitchen window on hie front (south)

elevation. Adjust the landscaping of hte raised patio area adjacent

ot the new garden room.

**Delegated Decision** 

Application Number: 23/1382/FUL Delegation Briefing: 23/11/2023

Decision Type: Permitted Date: 02/01/2024

Location Address: Rougemont Cottage Rosebarn Lane Exeter EX4 6EL

Proposal: Replace existing corrugated garage roof and install new flat roof

including photovoltaic panels. Widening of one of the two garage

doors to make larger vehicle access.

**Delegated Decision** 

Application Number: 23/1383/LBC Delegation Briefing: 23/11/2023

Decision Type: Permitted Date: 02/01/2024

Location Address: Rougemont Cottage Rosebarn Lane Exeter EX4 6EL

Proposal: Replace existing corrugated garage roof and install new flat roof

including photovoltaic panels. Widening of one of the two garage

doors to make larger vehicle access.

Pinhoe

**Delegated Decision** 

Application Number: 23/0754/FUL Delegation Briefing: 23/11/2023

Decision Type: Permitted Date: 11/12/2023

Location Address: British Telecom Oberon Road Exeter Devon EX1 3QD

Proposal: Provision of a secure storage container.

**Delegated Decision** 

Application Number: 23/0858/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Date: 18/12/2023

Discharged

Location Address: Land To The South Of Tithebarn Way Tithebarn Way Exeter

Proposal: Condition Discharge: Conditions 18 (Programme of Percolation

Tests), 19 (Permanent Surface Water Drainage), 20 (Surface Water Drainage Construction) and 21 (Adoption and Maintenance)

of approval 18/1145/OUT

Application Number: 23/1195/FUL Delegation Briefing: 12/10/2023

Decision Type: Refuse Planning Permission Date: 04/12/2023

Location Address: 12 Broadparks Avenue Exeter EX4 9ET

Proposal: Two storey side extension, single storey rear extension. Attic

conversion to habitable use. Timber shed in front garden

**Delegated Decision** 

Application Number: 23/1206/FUL Delegation Briefing: 19/10/2023

Decision Type: Refuse Planning Permission Date: 11/12/2023

Location Address: 41 Park Lane Exeter EX4 9HL

Proposal: RETROSPECTIVE. Flat roof garage with English Cedar cladding

**County Decisions** 

Application Number: 23/1220/FUL Delegation Briefing: 19/10/2023

Decision Type: Permitted Date: 30/11/2023

Location Address: 1 Bickleigh Close Exeter EX4 8QB

Proposal: Part demolition of existing extensions, proposed new rear and side

extensions with complete internal remodel

**Delegated Decision** 

Application Number: 23/1316/FUL Delegation Briefing: 09/11/2023

Decision Type: Permitted Date: 02/01/2024

Location Address: 5 Denarius Road Exeter EX1 3WT

Proposal: Install a Canopy on the rear of the property

**Priory** 

**Delegated Decision** 

Application Number: 23/0594/FUL Delegation Briefing: 25/05/2023

Decision Type: Permitted Date: 08/12/2023

Location Address: 3 Mill Yard Cottages Mill Yard Exeter Devon EX2 6LL

Proposal: A residential two storey extension to the rear of the property.

**Delegated Decision** 

Application Number: 23/1226/FUL Delegation Briefing:

Decision Type: Permitted Date: 04/12/2023

Location Address: 4 Fernpark Close Exeter EX2 6AW

Proposal: Replacement of existing dormer with a large dormer

**Delegated Decision** 

Application Number: 23/1282/FUL Delegation Briefing: 26/10/2023

Decision Type: Permitted Date: 06/12/2023

Location Address: 5 King Henrys Road Exeter EX2 6AJ

Proposal: New roof to garage, porch and rear extension

Application Number: 23/1289/TPO Delegation Briefing:

Decision Type: Permitted Date: 13/12/2023

Location Address: Millbrook Village Topsham Road Exeter

Proposal: T934 Sycamore - Fell T568 Tree of Heaven - FellT937 Alder -

FellT938 Birch - FellT933 Oak - Remove deadwood greater than 30mmT933 Oak - Crown lift to 5m above existing internal road levelPLEASE NOTE - As we have no access to the actual TPO (no longer available on ECC website), we are unable to use the numbering within the schedule. The above T numbers relate to our supporting location plan - 05246 TLP 19.9.23 S1 & S1PLEASE SEE our documents 05246 TRA 20.9.23 and supporting letter 05246 TPO APPLIC 11.10.23 for full description and reasons for

works.

**Delegated Decision** 

Application Number: 23/1297/LPD Delegation Briefing:

Decision Type: Was lawful use Date: 29/11/2023

Location Address: 3 Headon Gardens Exeter EX2 6LE

Proposal: Proposed enlargement of the existing loft room to become

habitable space.

**Delegated Decision** 

Application Number: 23/1336/FUL Delegation Briefing: 16/11/2023

Decision Type: Permitted Date: 18/12/2023

Location Address: 17 Rydon Lane Exeter EX2 7AN

Proposal: Single storey flat roof extension.

**Delegated Decision** 

Application Number: 23/1361/LBC Delegation Briefing: 23/11/2023

Decision Type: Permitted Date: 02/01/2024

Location Address: 199 Topsham Road Exeter EX2 6AN

Proposal: Render extension with sand/cement mix (white finish), replace

vestibule with a wood-framed wall due to damaged glass panel.

**Delegated Decision** 

Application Number: 23/1394/TPO Delegation Briefing:

Decision Type: Permitted Date: 18/12/2023

Location Address: Street Record Alice Templer Close Exeter

Proposal: T1 - BeechT2 - LimeT8 - LimeSuggested Works: Remove major

hazardous deadwood.T22 - Horse ChestnutT23 - Horse

ChestnutSuggested Works: Remove major hazardous deadwood. Reshape trees lightly as required, maximum diameter cut 100mm.

Rationale: The above works are suggested as part of the reasonable maintenance of the safety and amenity of both the

trees and the site.

St Davids

**Delegated Decision** 

Application Number: 23/0592/FUL Delegation Briefing: 29/06/2023

Decision Type: Permitted Date: 27/11/2023

Location Address: 38 Southernhay East Exeter Devon EX1 1PE

Proposal: Change of use from quest accommodation (Sui Generis Use

Class) to two bedroom dwellinghouse (C3 Use Class).

**Delegated Decision** 

Application Number: 23/0743/DIS Delegation Briefing:

Decision Type: Condition(s) Partially Date: 18/12/2023

Approved

Location Address: Isca Motors Water Lane Exeter Devon EX2 8BY

Proposal: Condition Discharge: Condition 4 (Remediation Strategy) and

Condition 6 (SAP Calculations) of approval 19/0629/FUL.

**Committee Decision** 

Application Number: 23/0880/FUL Delegation Briefing: 03/08/2023

Decision Type: Permitted Date: 07/12/2023

Location Address: Former Exeter Royal Academy For Deaf Education 50 Topsham

Road Exeter Devon EX2 4NF

Proposal: Development of 65no. units of Use Class C2 Residential

Accommodation with Care for the elderly along with associated

landscaping, access roads, car parking and services

**Delegated Decision** 

Application Number: 23/1021/FUL Delegation Briefing: 07/09/2023

Decision Type: Permitted Date: 28/11/2023

Location Address: 7 Victory House Dean Clarke Gardens Exeter EX2 4AA

Proposal: Change the use from offices to a family home.

**Delegated Decision** 

Application Number: 23/1176/FUL Delegation Briefing: 12/10/2023

Decision Type: Permitted Date: 28/11/2023

Location Address: 50 Maritime Court Haven Road Exeter EX2 8GP

Proposal: Replacement of existing timber windows and doors with PVCu

**Delegated Decision** 

Application Number: 23/1179/LBC Delegation Briefing: 05/10/2023

Decision Type: Permitted Date: 13/12/2023

Location Address: Ground Floor 2 Broadgate Exeter EX1 1HF

Proposal: Internal redecoration, and repainting windows externally.

Additional fixed furniture and screens.

Application Number: 23/1275/FUL Delegation Briefing: 02/11/2023

Decision Type: Permitted Date: 30/11/2023

Location Address: Second Floor Brittany House New North Road Exeter EX4 4EP

Proposal: Change of use of second floor from office (Use Class E(g)) to

educational facility (Use Class F1).

**Delegated Decision** 

Application Number: 23/1309/LED Delegation Briefing:

Decision Type: Was lawful use Date: 01/12/2023

Location Address: St Andrews Yard Willeys Avenue Exeter EX2 8EP

Proposal: Lawful development certificate for a two metre high steel fence. It

runs the length of the property and is next to the public

footpath/highway. This fence was in place when I purchased the

property in March 2014.

**Delegated Decision** 

Application Number: 23/1323/ADV Delegation Briefing:

Decision Type: Permitted Date: 07/12/2023

Location Address: 2 Bedford Street Exeter EX1 1LT

Proposal: Installation of replacement shopfront signage including 3 no. fascia

signs, 2 no. projecting signs and 1 no. external ATM surround

decal.

**Delegated Decision** 

Application Number: 23/1358/VOC Delegation Briefing: 23/11/2023

Decision Type: Permitted Date: 03/01/2024

Location Address: Unit 3 Maclaines Warehouse Haven Road Exeter EX2 8GR

Proposal: Variation of condition 2 of 19/1714/FUL to alter replacement

window/door materials to timber

**Delegated Decision** 

Application Number: 23/1367/CAT Delegation Briefing:

Decision Type: Permitted Date: 29/11/2023

Location Address: Princesshay Centre St Stephens House 9 Catherine Street Exeter

EX1 1EU

Proposal: T005 London Plane - Reduce crown by 1m to clear building.T006

London Plane - Reduce crown by 1m to clear building. Crown lift to 5.2m for highway clearance. T028 Himalayan Birch - Crown lift to 2.4m for pedestrian clearance. T038 Bird Cherry - Crown lift to 3m for pedestrian clearance. All works completed to BS3998:2010.

Application Number: 23/1372/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Date: 11/12/2023

Discharged

Location Address: Unit 1 Maclaines Warehouse Haven Road Exeter EX2 8GR

Proposal: Discharge of condition 5 (management plan) of 20/0217/FUL

**Delegated Decision** 

Application Number: 23/1387/CAT Delegation Briefing:

Decision Type: Permitted Date: 24/11/2023

Location Address: Street Record Deanery Place Exeter

Proposal: T22 - MagnoliaT23 - PittosporumSuggested Works: Prune back

secondary and tertiary branches to achieve 2 metres of clearance from flood lighting. These works have been requested by Exeter Cathedral to maintain the safety and security of the site,

particularly with respect to the Christmas Markets.

**Delegated Decision** 

Application Number: 23/1393/VOC Delegation Briefing: 23/11/2023

Decision Type: Permitted Date: 03/01/2024

Location Address: Unit 3 Maclaines Warehouse Haven Road Exeter EX2 8GR

Proposal: Variation of condition 2 of 19/1715/LBC to alter replacement

window/door materials to timber

**Delegated Decision** 

Application Number: 23/1407/CAT Delegation Briefing:

Decision Type: Permitted Date: 02/01/2024

Location Address: 12 Queens Terrace Exeter EX4 4HR

Proposal: T1 - Willow treeTo fell and remove willow tree. And grind out the

stump. The tenants at this address have identified signs of historic die back within the tree crown. A full removal has been requested

from the landlord/letting agency.

St Loves

**Delegated Decision** 

Application Number: 23/0589/FUL Delegation Briefing: 29/06/2023

Decision Type: Refuse Planning Permission Date: 01/12/2023

Location Address: Fernleigh Nurseries Ludwell Lane Exeter Devon EX2 5AQ

Proposal: Conversion of existing nursery buildings/garage to single dwelling

Application Number: 23/1330/FUL Delegation Briefing: 09/11/2023

Decision Type: Permitted Date: 03/01/2024

Location Address: 15 Delius Crescent Exeter EX2 5QZ

Proposal: The proposal is to remove an existing conservatory and build a

two-storey extension to the existing house. The footprint of the proposed extension is very similar to the existing conservatory. The extension will extend 3.0 metres from the existing house wall and will not extend beyond the building line of the adjacent dwelling (Nr. 16 Delius Crescent). The two-storey extension will have pitched roof, brickwork and windows to complement the existing house details. The reason for requiring planning permission is that the extension will follow the line of the existing gable wall which is approximately 1.2 metres from the curtilage boundary and therefore within the 2.0 metres limit for Permitted Development. A new bedroom window is proposed on the gable end of the dwelling. In all other respects this extension proposal meets PD

requirements.

**Delegated Decision** 

Application Number: 23/1389/FUL Delegation Briefing: 16/11/2023

Decision Type: Permitted Date: 03/01/2024

Location Address: 33 Bathern Road Exeter EX2 7QE

Proposal: Single storey rear extension to replace existing conservatory

**St Thomas** 

**Delegated Decision** 

Application Number: 23/0249/FUL Delegation Briefing: 23/03/2023

Decision Type: Permitted Date: 19/12/2023

Location Address: Garages Cecil Road Exeter Devon

Proposal: Conversion of four garages and store into a dwelling and

associated alterations.

**Delegated Decision** 

Application Number: 23/1134/FUL Delegation Briefing: 12/10/2023

Decision Type: Permitted Date: 29/11/2023

Location Address: 27 School Road Exeter EX2 9AF

Proposal: Construction of two rear dormer roof extensions.

**Delegated Decision** 

Application Number: 23/1208/FUL Delegation Briefing: 05/10/2023

Decision Type: Permitted Date: 24/11/2023

Location Address: 115 Wardrew Road Exeter EX4 1EZ

Proposal: Flat roof rear extension.

Application Number: 23/1390/FUL Delegation Briefing: 16/11/2023

Decision Type: Permitted Date: 04/01/2024

Location Address: 74 Wardrew Road Exeter EX4 1HA

Proposal: Proposed conversion of existing garage into a 4th bedroom annex

for ancillary use to the main residence.

Topsham

**Delegated Decision** 

Application Number: 23/0563/FUL Delegation Briefing: 01/06/2023

Decision Type: Permitted Date: 24/11/2023

Location Address: Passage House Inn Ferry Road Topsham Exeter Devon EX3 0JN

Proposal: Proposed replacement kitchen extractor fans

**Delegated Decision** 

Application Number: 23/0564/LBC Delegation Briefing: 01/06/2023

Decision Type: Permitted Date: 24/11/2023

Location Address: Passage House Inn Ferry Road Topsham Exeter Devon EX3 0JN

Proposal: Proposed replacement kitchen extractor fans

**Delegated Decision** 

Application Number: 23/0885/RES Delegation Briefing: 19/10/2023

Decision Type: Permitted Date: 02/01/2024

Location Address: Land Adjacent To Newcourt Road Topsham Devon

Proposal: Approval of layout, scale, appearance and landscaping reserved

matters pursuant to planning permission ref. 21/1940/OUT - Outline planning application for demolition of existing structures and construction of up to 30 no. residential units and associated

infrastructure.

**Delegated Decision** 

Application Number: 23/1115/FUL Delegation Briefing: 05/10/2023

Decision Type: Permitted Date: 19/12/2023

Location Address: 51 Greatwood Terrace Topsham EX3 0EB

Proposal: Ground and first floor rear extensions and Internal Alterations

**Delegated Decision** 

Application Number: 23/1157/FUL Delegation Briefing:

Decision Type: Withdrawn by Applicant Date: 29/11/2023

Location Address: Old Glass House 74 Glasshouse Lane Exeter EX2 7BZ

Proposal: INVALID Change of use from mixed use residential dwellinghouse

and nursery school to a residential dwellinghouse (Use Class C3).

Application Number: 23/1169/LBC Delegation Briefing: 19/10/2023

Decision Type: Permitted Date: 24/11/2023

Location Address: 7 Denver Road Topsham EX3 0BS

Proposal: Remove existing render to front of property, repairs to cob where

necessary, repairs to stone plinth, re-render and paint.

**Delegated Decision** 

Application Number: 23/1198/LBC Delegation Briefing:

Decision Type: Withdrawn by Applicant Date: 14/12/2023

Location Address: 74C Fore Street Topsham EX3 0HQ

Proposal: INVALID 05/10/23 NEED MORE INFORMATION Installation of flat

roof solar panels

**Delegated Decision** 

Application Number: 23/1210/FUL Delegation Briefing: 02/11/2023

Decision Type: Refuse Planning Permission Date: 08/12/2023

Location Address: 1 Sir Alex Walk Topsham EX3 0LG

Proposal: Add a two-story rear extension and change the aesthetics of the

approved two-story side extension whilst keeping the same

approved footprint.

**Delegated Decision** 

Application Number: 23/1318/CAT Delegation Briefing:

Decision Type: Permitted Date: 19/12/2023

Location Address: 13 Strand Court Topsham EX3 0AZ

Proposal: T1-CotoneasterTree has outgrown it's surroundings.Reduce

overall crown dimensions via thinning by approximately 2.5m and prune away from building.T2-MulberryTree has previously suffered from splits and subsequently been propped. There are strong concerns it continues to deteriorate. Reduce height of tree by approximately 1.5m and prune to reshape. Significantly reduce end weight of lateral limbs to minimise risk of future branch failure.T3-AppleTree has outgrown it's surroundings.Reduce overall crown dimensions of tree via thinning by approximately 2-1.5m and prune

to reshape.T4-CotoneasterTree has outgrown it's

surroundings.Reduce overall crown dimensions of tree via thinning by approximately 2.5m and prune to reshape.T5-AppleTree has outgrown it's surroundings.Reduce overall crown dimensions of tree via thinning by approximately 2-1.5m and prune to reshape.

**Delegated Decision** 

Application Number: 23/1324/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Date: 14/12/2023

Discharged

Location Address: Topsham Fire Station Fore Street Topsham EX3 0HF

Proposal: Discharge of conditions 3 (materials), 10 (odour) and 11 (bin

storage) of 23/0792/FUL

Application Number: 23/1347/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Date: 08/12/2023

Discharged

Location Address: Watermeadow Grange Land To The North Of Exeter Road Exeter

Road Exeter Topsham

Proposal: Discharge condition 4 (Part L Report) of permission ref.

21/0882/FUL - Construction of an 86-bed care home and associated parking with vehicular access from Bewick Avenue.

**Delegated Decision** 

Application Number: 23/1360/LPD Delegation Briefing:

Decision Type: Was lawful use Date: 28/11/2023

Location Address: 12 Majorfield Road Topsham EX3 0ES

Proposal: Single storey rear extension.

**Delegated Decision** 

Application Number: 23/1369/DIS Delegation Briefing:

Decision Type: Condition(s) Partially Date: 02/01/2024

Approved

Location Address: Land Adjacent To Newcourt Road Topsham Devon

Proposal: Discharge of Conditions 4, 5, 6, 7, 8, 9, 10 and 11 of permission

21/1940/OUT - Outline planning application for demolition of existing structures and construction of up to 30 no. residential units and associated infrastructure (Means of access to be determined with scale, layout, appearance and landscaping reserved for future

consideration).

**Delegated Decision** 

Application Number: 23/1373/CAT Delegation Briefing:

Decision Type: Permitted Date: 19/12/2023

Location Address: 3 Bridge Hill Topsham Exeter EX3 0QQ

Proposal: T1 Oak Fell

**Delegated Decision** 

Application Number: 23/1413/CAT Delegation Briefing:

Decision Type: Permitted Date: 19/12/2023

Location Address: 39 The Strand Topsham EX3 0AY

Proposal: T1 Holm Oak - Reduce and shape by approximately 2-3 metres to

leave a more balanced tree at approximately 3-4 metres in height.

**Delegated Decision** 

Application Number: 23/1427/TPO Delegation Briefing:

Decision Type: Permitted Date: 19/12/2023

Location Address: Mansard Parkfield Road Topsham EX3 0ET

Proposal: Fell Ginko and replace with heavy/standard Fastigiate Oak.

Application Number: 23/1454/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Date: 11/12/2023

Discharged

Location Address: Yeoman Gardens Newcourt Road Topsham EX3 0BU

Proposal: Discharge conditions 20 (Updated Acoustic Design Statement), 23

(Balconies Design Details) and 25 (Remediation Verification Report) of permission ref. 22/0269/FUL - Residential development of 16 dwellings (including 35% affordable housing), access from

Newcourt Road and associated works.

**Delegated Decision** 

Application Number: 23/1469/NMA Delegation Briefing:

Decision Type: Permitted Date: 08/12/2023

Location Address: Land Adjacent To Newcourt Road, Topsham, Devon

Proposal: Non-material amendment to approval 21/1940/OUT for revision to

Condition 3 to allow relocation of site access approx. 5.6m further

north

**Delegated Decision** 

Application Number: 23/1488/CAT Delegation Briefing:

Decision Type: Permitted Date: 20/12/2023

Location Address: 5A Fore Street Topsham EX3 0HF

Proposal: Remove Eucaplytus Tree to ground level- emailed agent asking for

picture of tree

**Delegated Decision** 

Application Number: 23/1498/NMA Delegation Briefing:

Decision Type: Permitted Date: 18/12/2023

Location Address: The Coach House 45B The Strand Topsham EX3 0BB

Proposal: Woodburner flue to be increased in height to 1800mm above

sedum/flat roof level. Non-material amendment to 21/1043/FUL

**Total Applications: 109**