

PLANNING

Date: Monday 7 October 2024

Time: 5.30 pm

Venue: Rennes Room, Civic Centre, Paris Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact Pierre Doutreligne, Democratic Services Officer (Committees) on 01392 265486.

Entry to the Civic Centre can be gained through the rear entrance, located at the back of the Customer Service Centre, Paris Street.

Membership -

Councillors Knott (Chair), Patrick (Deputy Chair), Asvachin, Atkinson, Banyard, Bennett, Hughes, Hussain, Jobson, Ketchin, Miller-Boam, Mitchell, M, Pole and Rolstone

Agenda

1 Apologies

To receive apologies for absence from Committee members.

2 Minutes

To approve and sign the minutes of the meeting held on 29 July 2024.

(Pages 3 -
16)

3 Declarations of Interest

Councillors are reminded of the need to declare any disclosable pecuniary interests that relate to business on the agenda and which have not already been included in the register of interests, before any discussion takes place on the item. Unless the interest is sensitive, you must also disclose the nature of the interest. In accordance with the Council's Code of Conduct, you must then leave the room and must not participate in any further discussion of the item.

Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

4 LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 EXCLUSION OF PRESS AND PUBLIC

It is not considered that the Committee would be likely to exclude the press and public during the consideration of any of the items on this agenda but, if it should wish to do so, then the following resolution should be passed: -

RECOMMENDED that, under Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting for particular item(s) on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part I of Schedule 12A of the Act.

Public Speaking

Public speaking on planning applications and tree preservation orders is permitted at this Committee. Only one speaker in support and one opposed to the application may speak and the request must be made by 10 am on the Thursday before the meeting (full details available on request from the Democratic Services Officer).

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| 5 | Planning Application No. 24/0655/FUL - 21 Huntsham Road, Exeter EX1 3GH | |
| | To consider the report of the Strategic Director for Place. | (Pages 17
- 36) |
| 6 | List of Decisions Made and Withdrawn Applications | |
| | To consider the report of the Strategic Director for Place. | (Pages 37
- 76) |
| 7 | Appeals Report | |
| | To consider the report of the Strategic Director for Place. | (Pages 77
- 80) |

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 11 November 2024** at 5.30 pm in the Civic Centre.

Individual reports on this agenda can be produced in large print on request to Democratic Services (Committees) on 01392 265107.

PLANNING COMMITTEE

Monday 29 July 2024

Present:-

Councillor Knott (Chair)

Councillors Patrick, Asvachin, Banyard, Hughes, Hussain, Jobson, Ketchin, Miller-Boam, Mitchell, M and Pole

Apologies

Councillors Atkinson, Bennett and Rolstone

In attendance

Councillors Allcock, Snow and R Williams

Also Present

Chief Executive, Strategic Director for Place, Head of Service - City Development, Principal Project Manager (Development) (MD), Principal Project Manager, City Development and Democratic Services Officer (PMD)

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MINUTES

The minutes of the meeting held on 29 May 2024 were taken as read, approved and signed by the Chair as correct.

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DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

Councillor M Mitchell remarked that Planning Application No. 22/0511/OUT (Land Off Pendragon Road) had legal implications and, in light of the recent meeting of the Executive where the possible sale of amenity land adjoining this site had been debated, wondered if the member of the Executive sitting on the Planning Committee might find herself in an awkward position. The Planning Lawyer clarified that the matter discussed at Executive was about the sale of land, whereas the matter at hand at the present meeting was a planning application. Councillor M Mitchell felt that it was also about access. The Planning Lawyer reiterated that only planning matters would be considered at the present meeting.

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PLANNING APPLICATION NO. 22/0511/OUT - LAND OFF PENDRAGON ROAD, EXETER

The Principal Project Manager presented the application for a residential development of up to 100 dwellings and associated infrastructure (all matters reserved except access).

He provided the following information:-

- The application site was at the lower two-thirds of a 5.18 hectare set of fields located to the north of Pendragon Road. It was bordered by mature hedgebanks with a central hedgebank dividing the two fields;
- The top third of the set of fields, outlined in blue, was proposed to become public open space, with a new hedgerow installed to separate it from the

- development;
- Access was proposed from the southern boundary onto Pendragon Road, across an existing hedgebank and grass verge owned by the Council. Any sale of this land to allow the access fell outside of the remit of this planning application;
 - There had been 196 comments received on the proposal with 132 objections and 62 supporting. The objections raised many issues including the loss of the open space, ecological harm, impacts on the landscape setting of the northern hills, highway concerns and lack of facilities. Supporting comments included the land gaining a use, the 50% affordable housing, the provision of more homes for the people of Exeter, lack of brownfield sites and the area having a history of residential developments.
 - The site was located within the northern hills landscape setting area and was adjacent to Sites of Nature Conservation;
 - The application followed application No. 21/0020/OUT, which had been refused at Planning Committee in March 2022 for the following reasons:
 - harm to the character and local distinctiveness of the landscape setting
 - loss of open space
 - harm to a Site of Nature Conservation along the southern boundary to create the access.
 - Access roads failing to integrate with the southern boundary and the landscape of the city.
 - This refusal was appealed and, following a hearing, the Inspector allowed the application in August 2023;
 - In relation to the appeal the following matters were of importance:
 - The southern boundary Site of Nature Conservation was confirmed as no longer existing and acceptable mitigation could be provided through the introduction of a new hedgebank between the new dwellings and the public open space area to the north.
 - The Inspector had considered that the loss of open space would be mitigated by the provision of public open space to the north of the site.
 - The Inspector considered that there would be 'limited' harm to the landscape setting and that the benefits of the scheme outweighed the harm.
 - During the appeal process a revised planning application was submitted. This saw the red-line of the site boundary reduced to remove the top area from it.
 - As this was a variation to the refused scheme, the application was accepted. The appeal decision was issued before a decision was made on this new application and it had remained as a live application. Following the appeal decision the applicant was asked if they wished to withdraw this second application but they declined to do so.
 - It was examined whether the Council could refuse to determine the application; however as the proposal had changed from that originally refused application (through the alteration of the red-line), it was concluded that this was not possible. It was therefore brought to Committee for determination.
 - The Inspector's decision to allow the appeal does set a precedent of acceptability for this scheme though, and the main considerations are therefore the changes from the appealed scheme.
 - The red-line change was not considered to make any material change to the appeal decision as the area to the north of the site would be secured through a S106 agreement to ensure it became public open space.

- Therefore, the main issue was in relation to the Council's Housing Land Supply, the tilted balance and the overall planning balance of the proposal.
- The previous application was assessed and allowed at appeal under the titled balance in favour of sustainable development as the Council could not demonstrate the required five-year land supply. This meant that development should be approved unless the adverse impacts would significantly and demonstrably outweigh the benefits.
- Since that date there had been a new National Planning Policy Framework (NPPF) published which had altered the housing supply requirements. As the Council was at Regulation 18 stage of the new Exeter Plan it was now subject to a four-year housing supply and it could demonstrate a supply of just under five years and one month. This meant that the tilted balance was not in effect and a full balance could be given to each material consideration.
- The primary consideration of this scheme was therefore the harm to the landscape setting and whether that would outweigh the overall benefits of the scheme.
- The Inspector's Decision was considered a significant material consideration on assessing this, with them advising that there was 'limited' harm.
- The Inspector stated that the site would be well screened by the surrounding hedgerow and that whilst it would be more visible in winter it would be seen in the context of the existing northern extent of Exeter. The rural and tranquil setting would remain and would simply be pushed further back.
- The Inspector noted that the middle and long distance views would see the tranquil and rural setting remain and that the harm would be limited.
- Whilst the inspector concluded that the proposal failed to comply with Policy CP16 of the CS, Policies LS1 and DG1 of the LPFR and Chapter 12 (in particular) Paragraphs 130c and 174ab of the Framework, they gave this matter moderate weight, they concluded that the harm was limited primarily to more local views.
- The titled balance in favour of sustainable development was in effect and the Inspector placed substantial weight on the provision of housing and the provision of affordable housing. They did not consider there was harm that significantly or demonstrably outweighed the benefits, granting permission.
- In assessing this scheme the central element was therefore whether the moderate harm identified to the landscape setting outweighed the benefits of the scheme including 50% Affordable Housing, the creation of the public open space and associated S106 obligations to improve facilities.
- The landscape setting harm identified was confirmed by the Inspector to be limited to local impacts and that the medium and long-distance views of the rural setting of the hills are retained, although pushed further back, with this scheme sitting adjacent to the existing urban form of the city.
- It was considered that, in light of this position, the benefits continued to outweigh the harm caused and it was, on balance, put forward to the Committee with a recommendation for approval in line with the additional information sheet.

Members received a presentation which included:-

- aerial view of the site location;
- site location plan;
- indicative layout;
- proposed access;
- landscape setting area;

- County Wildlife Sites and Valley Parks;
- appeal scheme and application scheme comparison;
- changes to allowed appeal scheme;
- photo of proposed eastern access point;
- photos of the treed hedgebank along Pendragon Road;
- photos of panoramic views from the top of West Field and East Field; and
- chartered landscape architect report.

The presentation concluded with a summary of the potential benefits and harms of the project.

In response to queries from Members, the Principal Project Manager, the Assistant Service Lead – Development Management (Major Projects), the Strategic Director for Place and the Planning Lawyer clarified that:-

- the National Framework identified the three aspects of sustainability as economic, social and environmental;
- the site was on a bus route;
- the allowed appeal would still stand if the application at hand was refused;
- the only change between the two applications was the time limit;
- the proposed breakdown of affordable housing was in line with Council policy;
- the layout had not yet been confirmed for access points and buffer zones were being put in;
- the Landscape and Visual Impact Assessments (LVIAs) being used for this application were the ones used in the appeal;
- the Committee at the present meeting might have a different view from the opinion of the Inspector (who ruled that the harm was moderate), but would have to justify this extensively;
- both LVIAs had been considered by the Inspector but the tilted balance was a completely separate matter;
- even if Members had doubts about whether the developer would be able to deliver 50% of affordable housing, they had to rule on what was being presented, i.e. 50%;
- if a viability assessment were to indicate that the developers could not meet the 50%, the application would be brought back to Committee;
- the figure of 50% proposed by the developers was significantly above Council policy;
- maintenance would be secured through the s106 agreement and a point of contact would be provided;
- Government policy would supersede any of Exeter City Council's own SPD guidelines in terms of electric vehicle charging and parking provision;
- there was no current guidance on electric bicycle charging;
- the buffer zone between the site and the County Wildlife Site were dealt with in condition no. 15 ("Devon Hedgebank");
- Members were asked to vote on all the conditions listed in the Update Sheet;
- the Inspector did note the structural engineering work needed for the levelling of the field;
- the layout of the site was a reserved matter;
- the applicants could only apply for a variation of use after five years; and
- officers had limited powers to change the conditions of the S106 Agreement.

Dr Gillian Baker, speaking against the application, made the following points:-

- There was no more tilted balance;

- Exeter currently had 13 months' worth of housing supply more than was needed;
- Should the project go ahead when there was no tilted balance to offset the harm caused?;
- Should the application have had an EIA?; and
- Such a project was unlikely to be for the common good of the city.

She pleaded with members of the Committee to ask as many probing questions as possible when debating the application.

Speaking under Standing Order 44, Councillor R Williams thanked the Planning Officers for their work on the application as well as the previous – appealed – application and made the following points:-

- She was a member of the Planning Committee that refused the previous application;
- It was difficult to understand why the application being discussed had not been withdrawn when it was near-identical to the previous appealed decision (21/0020/OUT);
- Planning Officers were, in her opinion, left in an impossible situation, i.e. could they could they in all honesty go against the appeal decision of the Inspectorate given they recommended refusal last time?;
- No tilted balance applied to the application being presented;
- It was deeply regrettable to be speaking against an application that promised to provide more affordable homes than required by Council policy; and
- There was, however, no guarantee that 50% affordable housing would be delivered if this application was approved today - the developer could later claim it was financially unviable to do so.

On the issue of Harm to landscape character, she made particular reference to:-

- the need to steer developments away from the ridgeline;
- the long-distance views enjoyed by all;
- the landscape architect's unequivocal view that the development would be "highly detrimental" and would conflict with Policy CP16; and
- the many parallels between this site and a similar one on Pennsylvania Road.

On the issue of Loss of public open space, she made particular reference to:-

- testimonies from residents about the need for open spaces;
- how the fields affected by the proposal provided an important sanctuary for residents; and
- how the application did not meet the criteria of Policy L3.

On the issue of Harm to trees and biodiversity, she made particular reference to:-

- the site being a biodiversity haven and an important wildlife corridor for neighbouring Mincinglake Valley Park;
- established trees up to 17 metres tall, including mature and early mature oaks;
- residents' testimonies of land buzzing with wildlife, including glow worms, foxes, deer, rabbits, field mice, butterflies, and birds including owls and jays; and
- contravention to policies CP16 and LS4.

On the issue of Harm to environmental sustainability, she made particular reference to:-

- how the high hills in this part of the city coupled with the scarcity of local amenities meant that any housing development would necessarily be car-led;
- contravention to Local Plan T10;
- inadequate provision for safe and active travel; and
- the inappropriateness of relying on a private company to make the project sustainable in public transport.

In her conclusion, she acknowledged there was a need to build housing but reminded Members that one of Exeter City Council's three strategic priorities was to "build great neighbourhoods". Noting the healthy current housing supply in the city, she felt the development would be a disservice to current and future Exeter residents and asked Members to refuse the application.

Councillor Ketchin asked her why she thought this application had come forward given that the developers already had planning approval upon appeal. Councillor R Williams replied that the pertinent question was "why did the developers not withdraw this application?", given that it had been submitted before the appeal for the original application (21/0020/OUT) had been heard.

The Director City Development made the following concluding points:-

- As Members were aware, by law planning applications must be determined in accordance with the Development Plan unless material considerations indicated otherwise;
- The application was contrary to the Development Plan, as it conflicted with Policy CP16, the spatial element of saved Policy LS1 and saved Policy DG1, as it would harm the character of the landscape. This was something the appeal Inspector agreed with for the previous application, allowed at appeal;
- the tilted balance in the NPPF that leans towards approval did not apply to this application as it had done to the appeal;
- However, the appeal decision was an important material consideration, as were the Inspector's conclusions on the harm to the character of the landscape and landscape setting;
- The Inspector had only given moderate weight to this harm because they considered that the harm would be limited, due to the site, in their words, being "heavily screened to all sides", and in middle- and long-distance views "the locally distinctive setting of Exeter would remain, particularly because the steeper fields and the ridgeline to the north would remain undisturbed";
- Balanced against this, the Inspector had given significant weight to the market housing, in the context of the Council not having a five-year supply, substantial weight on the policy-compliant affordable housing and very substantial weight on the proposed 15% affordable housing above this level;
- They had also given significant weight to the Biodiversity Net Gain and economic benefits, and moderate weight to the public open space improvements;
- It was now up to Members to decide if they agreed with the Inspector's conclusions on the level of harm to the character of the landscape and landscape setting, and how much weight they gave this compared to the positive benefits of the application set out;
- Members should read the Inspector's comments on landscape harm carefully before coming to their own views; and
- In the context of the Council now having a five-year land supply, this

application was more finely balanced than the appeal; however, officers had concluded that the Inspector's comments indicated that the application should be approved, despite it being contrary to the Development Plan.

During debate, Members expressed the following views:-

Councillor M Mitchell:-

- noted the unusual nature of the application;
- wondered what aspects the Inspector took into account for the appeal;
- voiced concerns about the 50% of affordable housing promised by the developers;
- felt that the applicant's wording on Biodiversity Net Gain was not reassuring; and
- remarked that the applicant in effect already had approval following the appeal of the original application.

Councillor Hughes:-

- found it difficult to see how this space could be protected;
- raised the risk of the developers renegeing on promises due to unviability down the line;
- made reference to areas of concern raised by the police and by the fire service; and
- ultimately felt that they did not possess sufficient information to decide how they would vote.

Councillor Ketchin felt that the proposal was not sustainable on the following grounds:-

- harm to nature and environment;
- cityscape, specifically a low-density sprawl on a hill site which would be car-dependant; and
- a social setting which would lock people into lifestyles.

Councillor Patrick, while agreeing with many previous comments, voiced concern at the possible consequences of refusing the application, namely losing a subsequent appeal.

Councillor Pole:-

- understood Councillor Patrick's concerns but struggled to see the case for approving the application;
- felt that approval would set a bad precedent whereby all applicants submitted two applications;
- did not see the impact as moderate;
- felt that the project would push the countryside further away;
- told Members that, as a Councillor in this ward, she could vouch for the fact that there was little active travel; and
- remarked that this was not an area of employment.

Councillor Asvachin reminded Members that she did not like the original application but warned of the consequences of refusing the new application at the present meeting. She felt that Committee members found themselves in a difficult position and, on balance, reluctantly agreed that approving the application at hand represented the lesser of two evils.

Councillor Miller-Boam advised that she was conflicted on the issue but agreed with Councillor Asvachin about the consequences of refusal.

The Chair made the following points:-

- the whole essence of a Planning Committee was one of balance;
- effectively, Committee members would be making a decision on the same application but without tilted balance;
- he had listened to the recording of the meeting when the original application had been heard; and
- he could not find that, despite contradictions with the emerging Local Plan, he could not overrule the officer recommendation and therefore could not vote against the application being presented.

The recommendation was for approval subject to the conditions as set out in the update sheet.

The Chair moved and Councillor Patrick seconded the recommendation, which was voted upon and CARRIED.

RESOLVED that planning permission for a residential development of up to 100 dwellings and associated infrastructure (all matters reserved except access) be approved subject to the conditions set out in the update sheet.

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PLANNING APPLICATION NO. 23/1380/OUT - LAND TO THE NORTH OF EXETER, STOKE HILL, EXETER

The Principal Project Manager presented the application for outline planning permission for up to 85 dwellings (35% affordable), community hub and associated infrastructure (all matters reserved except access).

He provided the following information:-

- The application site was 4.88 hectares of agricultural land, currently split into two areas;
- There is an existing vehicular access on the western boundary onto Stoke Hill and a large agricultural barn in the centre of the site;
- There had been 303 representations received on this application - 302 objecting and 1 supporting;
- The objections raised issues that included loss of green space, impact on the rural setting and character of the area, urbanisation of the ridgeline, harm to the Valley Park, increase in traffic on already dangerous roads, inadequate access roads, loss of biodiversity, drainage issues, bus connection problems, encircling of the valley park, no need for a community hub, policy conflicts as brownfield land should be used, few job opportunities within walking distance;
- The supporting comment made reference to building homes for future generations and helping with the housing shortage;
- Objections had been received from a number of consultees (Devon County Council Highways, Devon Wildlife Trust, Exeter Civic Society, Exeter Cycling Campaign) as well as Exeter City Council's Ecologist and Tree Manager;
- The vehicular access is proposed using the existing point on the western boundary of the site leading onto Stoke Hill;
- There was currently no safe and accessible footway for pedestrians to link up to the wider city, such as the closest bus stop on Mincinglake Road. It was therefore proposed to install a footway along Stoke Hill, leading south all the way up to join Mincinglake Road;

- The site was within the northern hills of Exeter and is within a Landscape Setting Area;
- The site had been subject to two Landscape studies and two Housing and Economic Land Availability Assessments, all of which concluded that the site was not suitable for housing or employment due to the high sensitivity of the area;
- A landscape Visual Impact Assessment had been submitted with the application and followed by with a statement in response to initial objections from the Council's Urban Design and Landscape Officer;
- The Council had commissioned an independent consultant on the previous application and, whilst the red-line had been changed, the conclusion that the overall site was not suitable for development due to landscape harm was still relevant;
- The Council's Urban Design and Landscape Officer raised objections to the scheme, noting that '...the essential nature of the proposal can clearly be seen to be an isolated development form poorly connected to the existing structure of any existing neighbourhoods, posited in the green space that provides a natural subdivision of the urban structure';
- The development would see amenity impacts through additional vehicle movements and domestic noise that will impact on the amenity of the Mincinglake Valley Park;
- It has been demonstrated that larger vehicles will be able to enter the site;
- The pedestrian access into the site had originally been proposed to be via a stepped access; however this would not be accessible to all and it was now proposed to install a sloped route through the site. This had been shown to have a gradient of no greater than 1 in 10. Whilst this gradient was acceptable, there would need to be flat space to offer recover due to the increased length of the access route and this had not been demonstrated at this time;
- There was also proposed to be a new footway installed on Stoke Hill to allow non-stepped access to connect up to Mincinglake Road to the south, and link towards local schools and other facilities. DCC Highways had advised that there was a steep gradient on this road which could lead to accessibility issues; however it would need to be considered that it was existing carriageway and highway land;
- The issue of trip generation must also be considered. Trip calculations did not include any details for users, workers or deliveries to the 'community hub' building;
- The site was positioned immediately adjacent to Mincinglake Valley Park and had the potential to significantly impact a Site of Nature Conservation;
- The ECC Ecologist had objected to the proposal for a number of reasons. Updated surveys were required on roosting bats, as well as a Phase 2 Habitat Survey and demonstration of overall biodiversity net gain;
- The submitted Arboricultural Assessment had noted a veteran oak tree close to the vehicular entrance. The Council's Tree Manager objected to the scheme, noting that the proposed access route would be within its root protection zone and would cause unacceptable harm to the tree;
- The proposal was acceptable at Outline stage in relation to drainage, would be conditioned to require 10% public open space and was acceptable in relation to neighbour amenity impacts.
- Air Quality Impacts could not be confirmed as the trip generation had not been fully considered; however this can be dealt with via condition;
- In assessing the overall planning balance of the proposal there were benefits such as the 35% Affordable Housing, the improvements to Stoke Hill Roundabout, provision of play areas and employment; and

- The overall proposal was considered to generate significant harm for the full reasons set out at the end of the report and was recommended to this Committee for refusal.

Members received a presentation which included:-

- site location;
- wider ownership;
- indicative layout;
- vehicular and pedestrian access;
- proposed footways;
- landscape setting;
- 2007 and 2022 landscape studies;
- LVIA viewpoints;
- highways;
- nature conservation; and
- T1 tree location.

In response to queries from Members, the Principal Project Manager and the Devon County Council Highways Development Management Officer (Exeter) clarified that:-

- the proposal did feature a non-stepped accessible area for pedestrians and cyclists but it was very long; and
- the access itself provided sufficient visibility as far as Devon County Council Highways were concerned, although the visibility splays were to the near-side carriageway edge, which would pick up any cyclist that went up that section of the carriageway.

Speaking against the application, Mr Francis Hallam praised the Principal Project Manager for his work on the application and advised that he had organised leafletting and public events about the application at own expense. He made the following points:-

- the earlier – withdrawn – application had received 390 objections;
- the statement about the proposal not being visible was incorrect, as the site was visible even from Exmouth;
- reducing the size of the project to 85 houses amounted to greenwashing;
- public patience was close to being exhausted; and
- the credibility of the present application had to be questioned.

He called on the Committee to not only refuse the application but also to ensure that it doesn't come back in front of the Committee in another guise.

Speaking under Standing Order 44, Councillor Snow strongly opposed the proposal, making particular reference to:-

- transport issues;
- the lack of pavement on either side of the access road;
- the shaded and slippery nature of the access road;
- increased car use;
- how the combination of the narrowness of the bridge and economic reality made a bus service unlikely;
- conflicts with Policy CP16; and
- net biodiversity loss instead of gain.

He advised the Committee of his membership of the Bat Conservation Trust and urged them to refuse the application.

Also speaking under Standing Order 44, Councillor R Williams praised the work of the Principal Project Manager as well as the speeches from Mr Hallam and Councillor Snow. She made particular reference to:-

- the sensitive setting;
- the significant harm to the landscape; and
- the fact that the application was even more sensitive than the one heard earlier in the meeting.

She urged Committee members to refuse the application.

The Director City Development made the following concluding points:-

- the proposal was contrary to the Local Plan and conflicted with several policies; and
- the harm caused by the proposal outweighed its benefits.

During debate, Members expressed the following views:-

- It was telling that the applicant was not in attendance;
- It was reassuring to see the Local Plan being defended; and
- The applicant had displayed a lack of consideration for people with mobility issues.

The recommendation was for refusal.

The Chair moved and Councillor Ketchin seconded the recommendation, which was voted upon and CARRIED unanimously.

RESOLVED that planning permission for outline planning permission for up to 85 dwellings (35% affordable), community hub and associated infrastructure (all matters reserved except access) be refused.

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PLANNING APPLICATION NO. 24/0009/FUL - TESCO STORES LTD, RUSSELL WAY, EXETER EX2 7EZ

The Assistant Service Lead – Development Management (Major Projects) presented the application for the erection of a freestanding restaurant with drive through facility, car parking, landscaping and associated works, including Customer Order Displays (COD). He talked Members through a presentation which included:-

- site location plan;
- aerial view;
- proposed development;
- site layout;
- elevations;
- the 26 objections received;
- the acceptable principle of the proposed development;
- the absence of objections from the consultees (including the NO objections from consultees including the Local Highway Authority and Environmental Health);
- the withdrawal of the previous objections from the Urban Design Officer;
- improvements;
- character of area;
- tree screening (summer and winter);

- pedestrian access;
- biodiversity enhancement;
- mitigation; and
- planning balance.

It was considered that the adverse impacts of this proposal would not outweigh the benefits and, therefore, planning permission should be granted subject to the conditions set out in the report.

In response to queries from Members, the Assistant Service Lead – Development Management (Major Projects) and the Devon County Council Highways Development Management Officer (Exeter) clarified that:-

- the site was constrained and the dense piece of vegetation would mitigate visibility;
- applications for an associated logo and for lighting would have to be made separately;
- any application for the restaurant to be open 24/7 would have to go through Licensing;
- detailed reports had been submitted about lighting and odours; Exeter City Council's Environmental Health team had been consulted these matters and found the levels acceptable;
- no confirmation had been received about the positioning and reach of the CCTV cameras;
- it was not possible to reduce the 30mph maximum speed limit between the roundabout and the traffic lights but, if speeding became an issue, the matter should be reported to the police;
- it was unlikely that there would be major instances of cars backing up at the drive-through; and
- it was not the remit of the Planning Committee to insist that a sign reminding members of the public of speed limits in force be displayed on the site;
- the possible weight given to the Exeter Plan was limited at this stage and, while officers agreed with the assessment that the site should be allocated to housing, they deemed the site equally viable for commercial use;
- a condition had been added about litter picking; and
- conditions needed to be relevant to the development and as opposed to addressing existing problems.

During debate, Members expressed the following views:-

- the application needed to be judged on planning terms alone;
- it was regrettable that a drive-through was part of the application;
- crossing Russell Way was dangerous for pedestrians;
- there had been a precedent of unpleasant odours emanating from another fast-food restaurant on the site;
- the lighting coming from the restaurant would be intrusive;
- the CCTV should cover the wider Tesco car park;
- the application provided the opportunity to urge everyone at Exeter City Council to look into anti-social behaviour on supermarket car parks, e.g. joyriders;
- the proposal offered opportunities for residents;
- the site was in a state of neglect;
- with regard to traffic concerns, there was nothing stopping people from parking at Tesco and walking to the restaurant;
- the Tesco supermarket itself had been plagued by shoplifting; and
- there was a bus service serving the site.

The recommendation was for approval subject to the conditions as set out in the report.

The Chair moved and Councillor Patrick seconded the recommendation, which was voted upon and CARRIED unanimously.

RESOLVED that planning permission for the erection of a freestanding restaurant with drive through facility, car parking, landscaping and associated works, including Customer Order Displays (COD) be approved subject to the conditions set out in the report.

27

LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

Councillor M Mitchell remarked that there was a discrepancy in the headers and dates of delegation briefings listed in the report. The Head of City Development acknowledged this and advised that he would look into it and write to Councillor M Mitchell.

The report of the Strategic Director for Place was noted.

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APPEALS REPORT

Councillor M Mitchell drew the attention of Members to the fact that the appeal for application no. 22/0756/FUL (Newbery Car Breakers, Redhills) had been dismissed and that the Planning Inspectorate had supported the view of the Planning Committee Members, who had taken a decision opposite to that of the Highways authority.

The report of the Strategic Director for Place was noted.

(The meeting commenced at 5.30 pm and closed at 8.51 pm)

Chair

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Planning Committee Report 24/0655/FUL

1.0 Application information

Number:	24/0655/FUL
Applicant Name:	Mr Richard Ellis – Tole (CRS 360 LTD)
Proposal:	Change of use from residential dwelling (Use Class C3) to a residential children's home (Use Class C2).
Site Address:	21 Huntsham Road Exeter EX1 3GH
Registration Date:	11 June 2024
Link to Documentation:	24/0655/FUL Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2). 21 Huntsham Road Exeter EX1 3GH
Case Officer:	Laura Dymond
Ward Member(s):	Cllrs Hussain, Miller, and Wood

REASON APPLICATION IS GOING TO COMMITTEE – Referred by the Head of City Development due to the application being significant, controversial or sensitive.

2.0 Summary of recommendation

GRANT planning permission subject to conditions.

3.0 Reason for the recommendation:

In planning terms, the proposal is for residential accommodation in a residential area, albeit for care purposes and as a business. No planning policies prevent such uses from being located within residential neighbourhoods; in fact, policies resist such uses in isolated locations.

In this case, the number of children and the use can be controlled by conditions so that it is compatible with the residential area and would be like family occupation of the property. It would contribute to the need for supported accommodation for looked after children, which aligns with national policy and guidance.

The use, when appropriately managed, should not result in undue harm to the amenities of neighbouring occupants. Although this is a private road which the County Council has not adopted, the Highway Authority has raised no objections in terms of parking or impact upon highway safety and said it is likely that this proposal would generate similar levels of vehicle movements to the existing residential dwelling.

The Police have also raised no objections.

Officers are therefore satisfied that the proposed use would meet the requirements of Objective 3 and Policy CP5 of the Core Strategy, Policies H5, DG4 and T1 of the Local Plan, and the National Planning Policy Framework.

4.0 Table of key planning issues

Issue	Conclusion
Principle of change of use	Specialist housing planning uses, including C2 use, are acceptable in residential areas and are supported by a range of local and national planning policies, including Exeter Core Strategy CP5 and Local Plan Policy H5.
Access, parking and other highway issues	Although it is a private road, the Highway Officer has no objection and said that this proposal would likely generate similar levels of vehicle movements as the existing residential dwelling.
Impact on neighbour's amenity	<p>Given the limited number of children, the number of staff, the space within the property, and the size of the garden, the proposed use is not considered to harm neighbours' amenities and would be like family occupation of the property.</p> <p>The planning system does not judge the potential behaviour of individual occupants because of their age or background.</p> <p>No objection from the police.</p>
Other matters	Several of the objections mention a restrictive covenant that prevents business use. This is not a planning matter; it is a legal matter.

5.0 Description of site

21 Huntsham Road is a detached, five-bedroom house with an integral double garage. The property is accessed from a shared access with 23 Huntsham Road, and both properties have their own driveways for parking.

The property is in a relatively new housing estate, accessed from Hill Barton Road, as part of the Monkerton Strategic allocation.

The site is not in a conservation area or a flood risk area.

6.0 Description of development

The application seeks planning permission to change the use of the property from a residential dwelling (Use Class C3) to a residential children's home (Use Class C2).

Up to three children aged between 7 and 17 would occupy the home. A rota of staff, typically working 24-48-hour shifts would manage the property 24/7. Each young person will have 24/7 support from a minimum of one adult, with three adults in the home to support them alongside a manager. Seven people will be in the house throughout the day, and up to 6 will sleep overnight (including the children).

7.0 Supporting information provided by the applicant.

Design and access statement.

- The design will ensure a safe, homely, and therapeutic environment, nurturing the children's physical and emotional well-being.
- The proposed Children's Home will provide much-needed residential care facilities for vulnerable children and young people in Exeter.
- Provide employment opportunities for local residents in care, administrative, and support roles.
- Comprehensive management and privacy measures will be in place to minimise any potential impact on neighbouring properties.
- Regular community liaison is proposed to address concerns and ensure harmonious integration into the neighbourhood.

Planning statement

- The Ministerial Statement 2023 states that the planning system should not be a barrier to providing homes for the most vulnerable children in society, and local planning authorities should give due weight to and be supportive of applications for accommodation for looked after children that reflect local needs (section 5.9)
- The applicant aims to emulate the environment of a family home, so safety/security measures are minimal. CCTV is already installed externally for safety and security. The staffing ratio will be determined based on the risk assessment and needs of each young person (section 6.5).

- Each child will have unique risk assessments specific to their needs and will be appropriately matched with Huntsham Road if it is the correct home environment for them. This decision will be based on any risks children may pose to themselves, others, or the wider community, and vice versa (section 6.8).

Additional statement

- 360 Children Services provides stable, nurturing homes for children and young people aged between 7 and 17 who are in the care of a local authority and need somewhere safe to live.
 - Our children come into care for a wide range of reasons, but never through fault of their own. Many of them will have experienced abuse, neglect or exploitation at the hands of adults. Foster care is not always the best option for some children and young people; this could be for many reasons, such as them not feeling comfortable joining a new family or because they need more support than is realistic for a foster carer to be able to provide on a 24/7 basis, this is where residential care comes in.
 - Our homes are designed to be as close to regular family homes as possible. We are not an institution, nor are we a secure provision that children may try to "escape" from. Children who require such provisions will not be living in our home. We provide children with a stable home and support from a dedicated staff team who are highly trained to meet their needs, alongside offering nurture and all the general home comforts many of us take for granted – home-cooked meals, a warm, comfortable bed, and positive childhood experiences.
 - Each child or young person will have 24/7 support from at least one adult. A careful matching process takes place before any new children moving in. This assessment is based on the needs of the children already living in the home, the skills and training of the adults caring for them, and whether the area the house is in is suitable and safe for the child.
 - Children's Homes in England are regulated by Ofsted, whose expectations are high and regulations comprehensive.
-
- Health and safety assessment
 - Management Plan
 - Flood risk assessment.

8.0 Relevant Planning History

Reference	Proposal	Decision	Decision Date
24/0058/LPD	Change of use from a residential dwelling to a children's home providing care for up to three children living together as a single household (Use Class C3(b)).	NLU	16.08.2024

9.0 List of constraints

- Monkerton Strategic allocation
- Landscape setting
- Area of special advertisement control

10.0 Consultations

All consultee responses can be viewed in full on the Council's website.

Devon and Cornwall Police – no objection

The suitability of the location for such a proposal is not for me to comment on. However, I appreciate that colleagues from the Community Safety Team, Child-Centered Policing, and Local Neighbourhood Team have been consulted regarding this proposal and completed/contributed to a Children's Care Facility Area Assessment / Locality Risk Assessment. I understand that they do not object to the application.

How any potential crime or antisocial behaviour (ASB) connected to the scheme will be addressed and how demand on the police will be minimised, particularly concerning missing person reports which can place a significant demand on resources, is crucial to the success of the proposal.

Effective premises management will have the greatest impact on reducing potential crime, ASB, and demand associated with the scheme. Effective facility management is essential, and I appreciate that a Management Plan and Planning Statement have been included in the application.

I note that CCTV is currently installed at the property. I appreciate that coverage must be limited to some extent due to Ofsted guidance, but it can prove beneficial in assisting police in enquiries. To minimise the intrusion on the privacy of residents at the home, it is recommended that entrances/exits have some form of CCTV coverage, which will aid police enquiries, particularly during missing episodes.

It is recommended that children do not use the garden or external space unsupervised. Adequate supervision levels should be always in place throughout to reduce the risk of missing episodes.

Devon County Council Highways

It is likely that this proposal could generate similar levels of vehicle movements as the existing residential dwelling. This dwelling already generates a level of vehicle movements. Should this proposal represent an increase in vehicle movements, it is highly unlikely that such an increase would mean a severe highway safety impact on the surrounding highway network. The surrounding junctions would not be placed over capacity from this planning application.

Huntsham Road is a private road, not a highway maintained at public expense, and as such, the Highway Authority does not have any observations to make on this aspect of the planning application.

Devon and Cornwall Fire and Rescue Service

There are no observations to make about the change of use.

11.0 Representations

56 objections and a petition with 153 signatures received raising the following concerns: -

- Insufficient parking
- Limited narrow access, which is shared with another property
- Increased vehicle movements
- Impact of staff working shift patterns, additional vehicles during staff changeovers
- Access for emergency vehicles
- Lack of pavements
- Limited street lighting
- Increase in antisocial behaviour/noise/safety concerns for residents, including a nearby children's play area
- Overlooks the gardens of properties
- Change the character of the area
- Precedent for similar applications
- Comments about the fire risk assessment

Several of the concerns raised are not material planning matters, including:

- Restrictive covenant relating to business use
- Could devalue properties and increase insurance prices
- Comments about the company that made the application. The documents submitted with the application state that CRS 360 LTD would operate the use. However, planning permission is given to the property, not an individual or

company, and this is not a material planning consideration. The operator, whether that is CRS 360 LTD or another provider, would have to undergo other rigorous assessments outside of the planning process.

12.0 Relevant policies

Development Plan

NPPF

Paragraph 60 – meeting an area’s identified housing need

Paragraph 63 - housing needed for different groups

Paragraph 96 - healthy, inclusive and safe places

Paragraph 135 – amenity and crime

Exeter Local Development Framework Core Strategy

Objective 3 – provide decent homes for all

CP5 – Meeting housing needs

Exeter Local Plan First Review 1995-2011

H5 – Diversity of housing

DG1 – Objectives of urban design

DG4 – Residential layout and amenity

DG7 - Crime prevention and safety

T1 – Hierarchy of modes of transport

Other material considerations

Householders Guide: Design of Extensions and Alterations SPD

Sustainable Transport SPD 2013

Planning Practice Guidance – Children's best interests

- Local authorities need to consider whether children’s best interests are relevant to any planning issue under consideration. In doing so, they will want to ensure their approach is proportionate. They need to consider the case before them, and need to be mindful that the best interests of a particular child will not always outweigh other considerations including those that impact negatively on the environment or the wider community. This will include considering the scope to mitigate any potential harm through non-planning measures, for example through intervention or extra support for the family through social, health and education services. ([Determining a planning application - GOV.UK \(www.gov.uk\)](#) Paragraph: 028 Reference ID: 21b-028-20150901)

Ministerial Statement May 2023

- The planning system should not be a barrier to providing homes for the most vulnerable children in society. When care is the best choice for a child, it is important that the care system provides stable, loving homes close to children's communities. These need to be the right homes, in the right places with access to good schools and community support. It is not acceptable that some children are living far from where they would call home (without a clear child protection reason for this), separated from the people they know and love. ([Written statements - Written questions, answers and statements - UK Parliament](#))

13.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

The application will be considered in accordance with Council procedures, ensuring that the views of all those interested are considered. All comments from interested parties have been considered and reported within this report in summary, with full text available via the Council's website.

Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling land development. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

14.0 Public sector equalities duty

As set out in the Equality Act 2010, all public bodies, in discharging their functions, must have "due regard" to the need to:

- a) Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share a relevant protected characteristic and those who do not.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that is connected to that characteristic;

- b) take steps to meet the needs of persons who share a relevant protected characteristic that is different from the needs of other persons who do not share it; and,
- c) encourage persons who share a relevant protected characteristic to participate in public life or any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to remove any disadvantage entirely, the Duty is to have "regard to" and remove OR minimise disadvantage. In considering the merits of this planning application, the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

15.0 Financial issues

The requirements for the financial benefits arising from a planning application are set out in s155 of the Housing and Planning Act 2016. This requires that local planning authorities include financial benefits in each report, which is: -

- a) made by an officer or agent of the authority for a non-delegated determination of an application for planning permission and
- b) contains a recommendation on how the authority should determine the application under section 70(2) of the Town and Country Planning Act 1990.

The information or financial benefits must include a list of local financial considerations or benefits of a development that officers consider are likely to be obtained by the authority if the development is carried out, including their value if known, and should include whether the officer considers these to be material or not material.

Material considerations

None

Non-material considerations

None

16.0 Planning assessment

The primary function of the planning regime relates to land use and built forms, and it applies the principles of sustainable development to these, including a social objective to support strong, vibrant, and healthy communities with a range of homes to meet the needs of present and future generations.

In planning terms, the proposal is for residential accommodation in a residential area, albeit for care purposes and as a business, and it is the land use that should be considered.

While the scale and intensity of the proposed use and its impact on amenity can be considered, limited planning weight can be given to potential antisocial behaviour and the behaviour and management of individuals. The proposed use would require compliance with other regulatory regimes. In this case, if planning permission were granted for this children's home, it would be regulated by Ofsted and subject to regular inspections.

The primary material planning considerations are:

- the principle of use,
- access, parking, and other highway matters, and
- the impact on the neighbours' amenities.

Principle of use

The site is within the Landscape Setting area found in the Exeter Local Plan First Review, but this is a legacy designation, superseded by the Monkerton Strategic Housing Allocation in the Exeter Core Strategy. The site is now part of an established residential area. Furthermore, the application relates to a change of use; thus, it will not affect the site designation.

Paragraph 60 of the NPPF says: To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

The draft NPPF recently consulted upon added looked-after children to a list of community groups requiring housing.

Objective 3 and Policy CP5 of the Core Strategy aim to provide all community members with homes that will meet their needs. This policy refers to 'Specialist Housing', specifically 'extra care' housing. It says that this type of housing should be provided as part of mixed communities, where possible, in accessible locations close to facilities.

Local Plan Policy H5 supports special needs housing if:

- no harm is caused to the character of the building and locality,
- it would not cause an unacceptable reduction in the amenity of neighbours,
- it would not result in on street parking problems, and
- there is not an overconcentration in any one area.

A C2 use is defined as the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)); use as a hospital or nursing home; or use as a residential school, college or training centre.

Care is defined in Article 2 of the Use Class Order as meaning: "personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment."

The principle of the proposed C2 use within an established residential area, such as the application property, is therefore supported by policies CP5 and H5.

It is essential that communities support a range of residential uses, that the proposal would not result in an overconcentration of the use in the area, that the location is not isolated, and that it is close to local facilities.

The amenity of neighbours and on-street parking will be addressed later in the report. The specific use as a children's home is supported given the need for this type of use and complies with national policy and guidance, which recognises the needs of looked after children. The proposal would provide an additional facility for the city and wider area, which would be like the environment of a family home.

Access, parking and other highways issues

The proposed impacts for consideration are:

- the comings and going of up to four staff members,
- the mode of transport used by staff, and
- access to the property for staff and emergency vehicles.

The comments received from neighbours about insufficient parking and limited, narrow access are noted. While the access to the highway is shared with No. 23, each property has its own driveway, which is considered acceptable given the scale of the proposed use. The property's driveway has space for two cars, and the garage could accommodate cycle parking.

The applicant has indicated any other vehicles (anticipated to be two) would be parked in the wider area. During the site visit, the case officer noted several areas where cars were safely parked, and it was clear there was adequate free on-street parking to accommodate the additional vehicles.

Given the nature of the shift work, staff would likely drive to the site, but there are options for public transport in the wider area, along with cycling. To promote sustainable travel by staff and to comply with Local Plan Policy T1 and the Sustainable Travel SPD, a condition requiring a green travel plan is appropriate.

The Highway Officer has not objected to the application and said it is likely that this proposal could generate similar levels of vehicle movements as the existing residential dwelling. The application indicates 24—or 48-hour shifts for the staff, with staff changeover times scheduled during the day, generally between 8 a.m. and 10

a.m., which would limit vehicle movements and be in keeping with the residential character of the area.

This is a relatively new housing development which would have been designed to meet the standards for emergency vehicles. Keeping the access clear for both properties would be a legal matter.

As noted above, any other parking for staff can be accommodated in the area and would be like that of a large family or House in Multiple Occupation use of the property who could have multiple cars. The type and number of car movements are considered acceptable.

Any unauthorised parking would be a private matter as the County Council has not adopted the roads. The highway authority raises no objections to the proposal in terms of highway safety or parking in accordance with paragraph 115 of the NPPF. The proposal is also considered to comply with the parking element of Local Plan Policy H5a.

Impact on neighbour's amenity

In accordance with Local Plan policies H5 and DG4, the relevant issues for consideration are:

- whether the scale and intensity of the proposed use would cause an unacceptable reduction in the amenity of neighbours,
- whether the proposal would be in keeping with the residential character of the area, and
- whether the proposed use would allow residents to feel at ease within their homes and gardens.

Paragraphs 96(b) and 135(f) of the NPPF are also relevant; they aim to achieve healthy, inclusive and safe places which are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

The impacts of the proposed use are likely to come from staff coming and going from the house, and the use of the property. The application indicates that staff will work 24- or 48-hour shifts. Given that staff in the property would stay overnight, any staff changeover would not occur during antisocial hours and would typically be between 8 a.m. and 10 a.m.

Children and accompanying carers using the outdoor space are likely to use it in a more structured way than a typical household, who can use their garden how and when they choose. In comparison, staff would supervise the children living in the property as set out in the submitted management plan.

The applicant has indicated in the application that the experience of the occupiers would be like that of a family home. This was clear following a site visit where the house is furnished like a home, with a dining room, lounge, and bedrooms for its residents.

The comments and concerns of the objections are noted. The applicant has indicated that the children's needs would be assessed before they move in to ensure the property and wider area are suitable for them.

Given the limited number of children, the number of staff, the space within the property, and the size of the garden, the use is not likely to harm neighbours' amenities. It would be like the family occupation of the property.

Consideration has been given to the potential difference in noise and disturbance between the proposed C2 use and the existing C3 use. While it is not the role of the planning system to assess the potential behaviour of individual occupants based on characteristics such as age or background, the focus of this assessment is on the likely impact of the proposed use in comparison to the existing use. This includes factors such as an increase in activity or noise levels at the site.

Concerns about anti-social behaviour (ASB) could relate to the nature of the use of the land; however, the weight attributed to these concerns is limited due to the lack of direct evidence connecting the proposed use to an unacceptable level of ASB. Planning decisions must ensure that quality of life and community cohesion are not undermined, but presumed behaviour of occupants, without specific evidence, carries limited weight in the planning balance.

Neighbours have also raised concerns about perceptions of safety, such as using the park, walking around the area, and adequate street lighting. The police have not raised any safety concerns.

The level of street lighting seen during the site visit is typical for a residential area. This is acceptable.

The applicant has indicated they would contact neighbours and provide contact details to report and resolve any issues.

The proposal is, therefore, considered to comply with Local Plan Policy DG7 on crime prevention and safety.

The proposal is for a maximum of three children and four care staff at any one time, and a condition to restrict the number of children to three would control the scale of the care operation. The property would have similar comings and goings to a large family or a C4 use for up to six unrelated individuals, neither of which would require

planning permission. At the proposed scale, the potential noise and disturbance of a C2 use would not be substantially different from that of the current C3 family dwelling use.

Several authorities would oversee the operation and management of the proposed care home.

The care home must be registered as a children's social care provider. As part of this registration, they would be assessed on their capability to provide appropriate social care services.

Any potential concerns associated with the day-to-day operation are management/OFSTED issues and outside the planning remit.

If a statutory nuisance is demonstrated in the future which harms residential amenities, other legislation outside of planning legislation, such as the Environmental Protection Act 1990, can be used to deal with this matter.

If any crime or antisocial behaviour did arise from the property, it would be a matter for the police under a separate regime and for the operator's team of care workers to resolve on a case-by-case basis.

Devon and Cornwall Police have raised no objections to the development, and the Environmental Health Officer, who reviews all applications for potential noise issues, has made no observations.

Officers are therefore satisfied that the use should not result in adverse noise or undue harm to neighbours' amenities, in accordance with the requirements of policies DG4 and H5.

To control the use, conditions are recommended to restrict the number of children to three at any one time and to restrict the use to a children's care home only and no other use within use class C2 to protect neighbours' amenities and prevent an over-intensive use of the property.

Other matters

No external alterations that require planning permission are proposed; therefore, the proposal would not affect the area's visual character and appearance. No proposals have been submitted for changes to the room sizes and layout, but in any event, internal alterations would not require planning permission.

The Fire Service has confirmed they do not wish to comment on the application. Any Building Regulations required around fire safety would be a Building Control matter.

The proposal is not CIL liable.

Non-planning matters

Many of the objections mention a restrictive covenant preventing business use. This is a legal matter and not a planning matter.

The permitted development rights have been removed from this estate. This is irrelevant to the consideration of this planning application, as the change of use would always require planning permission.

Changes to the value of properties or insurance costs are not planning matters. Planning permission is given to the property, not an individual or company. Comments about the company that made the application are not a material planning consideration. The operator, whether that is CRS 360 LTD or another provider, would have to undergo other rigorous assessments outside of the planning process.

17.0 Conclusion

In planning terms, the proposal is for residential accommodation in a residential area, albeit for care purposes and as a business. No planning policies prevent such uses from being located within residential neighbourhoods; in fact, policies resist such uses in isolated locations.

In this case, the number of children and the use can be controlled by conditions so that it is compatible with the residential area and would be like family occupation of the property. It would contribute to the need for supported accommodation for looked after children, which aligns with national policy and guidance.

The use, when appropriately managed, should not result in undue harm to the amenities of neighbouring occupants. Although this is a private road which the County Council has not adopted, the Highway Authority has raised no objections in terms of parking or impact upon highway safety and said it is likely that this proposal would generate similar levels of vehicle movements to the existing residential dwelling.

The Police have also raised no objections.

Officers are therefore satisfied that the proposed use would meet the requirements of Objective 3 and Policy CP5 of the Core Strategy, Policies H5, DG4 and T1 of the Local Plan, and the National Planning Policy Framework.

18.0 Recommendation

GRANT planning permission, subject to the following conditions:

Conditions

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 11 June 2024 (including drawings titled site location plan, ground floor plan and first-floor plan) as modified by other conditions of this consent.

Reason: In order to ensure compliance with the approved drawings.

3) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 (SI 2010/653) or any Order amending, revoking or re-enacting that Order, no more than three children shall at any time occupy the property whilst it is in use as a C2 children's care home.

Reason: In order to protect amenity and to comply with Local Plan policies DG4 and H5.

4) The premises shall be used for a children's home within Use Class C2 only and for no other purpose (including any other use within Class C2 to the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any subsequent amendment or re-enactment thereof).

Reason: In order to protect amenity and to comply with Local Plan policies DG4 and H5.

5) Prior to the occupation of the development hereby permitted, a green travel plan shall be provided informing all staff of walking and cycling routes and facilities, public transport routes and timetables, and car-sharing schemes. The form and content of this plan shall have previously been approved in writing by the Local Planning Authority.

Reason: To ensure that all staff are aware of the available sustainable travel options and to comply with Local Plan Policy T1 and the Sustainable Transport SPD.

Informatives

1) In accordance with Paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

2) In accordance with the Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA) and given the nature and scale of the development it has been concluded that the proposal does not require an AA.

3) Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Exeter City Council.

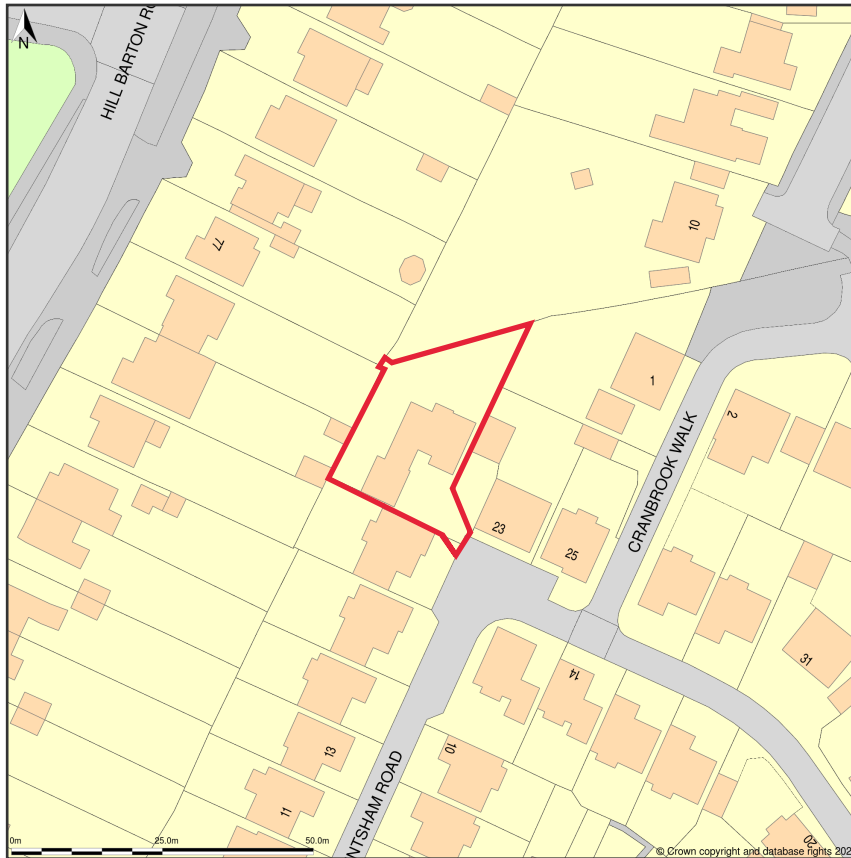
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. [Development subject to the de minimis exemption (development below the threshold)]

Read more about Biodiversity Net Gain at Biodiversity Net Gain - Environment (devon.gov.uk)

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21, Huntsham Road, Exeter, Devon, EX1 3GH



Location Plan shows area bounded by: 295509.83, 93249.85 295651.25, 93391.28 (at a scale of 1:1250), OSGridRef: SX95589332. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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REPORT TO: PLANNING COMMITTEE**Date of Meeting: 7th October, 2024****Report of: City Development Strategic Lead****Title: Delegated Decisions and Planning Report Acronyms****1 WHAT IS THE REPORT ABOUT**

- 1.1 This report lists planning applications determined and applications that have been withdrawn between the date of finalising the agenda of the last Planning Committee and the date of finalising this agenda. Applications are listed by Ward.

2 RECOMMENDATION

- 2.1 Members are requested to advise the Head of City Development (Roger Clotworthy) or the Strategic Director for Place (Ian Collinson) of any questions on the schedule prior to Planning Committee meeting.
- 2.2 Members are asked to note the report.

3 PLANNING APPLICATION CODES

- 3.1 The latter part of the application reference number indicates the type of application:

OUT	Outline Planning Permission
RES	Approval of Reserved Matters
FUL	Full Planning Permission
TPO	Works to Tree(s) with Preservation Order
ADV	Advertisement Consent
CAT	Works to Tree(s) in Conservation Area
LBC	Listed Building Consent
ECC	Exeter City Council Regulation 3
LED	Lawfulness of Existing Use/Development
LPD	Certificate of Proposed Use/Development
TEL	Telecommunication Apparatus Determination
CMA	County Matter Application
CTY	Devon County Council Application
MDO	Modification and Discharge of Planning Obligation Regulations
NMA	Non Material Amendment
EXT	Extension to Extant Planning Consent
PD	Extension - Prior Approval
PDJ	Office to Dwelling - Prior Approval

- 3.2 The decision type uses the following codes:

DREF	Deemed Refusal
DTD	Declined To Determine
NLU	Was Not Lawful Use
PAN	Prior Approval Not Required
PAR	Prior Approval Required
PER	Permitted
REF	Refuse Planning Permission
RNO	Raise No Objection
ROB	Raise Objections
SPL	Split Decision
WDN	Withdrawn by Applicant
WLU	Was Lawful Use
WTD	Withdrawn - Appeal against non-determination

4 PLANNING REPORT ACRONYMS

The following list explains the acronyms used in Officers reports:

AH Affordable Housing

AIP	Approval in Principle
BCIS	Building Cost Information Service
CEMP	Construction Environmental Management Plan
CIL	Community Infrastructure Levy
DCC	Devon County Council
DCLG	Department for Communities and Local Government: the former name of the Ministry of Housing, Communities & Local Government
DfE	Department for Education
DfT	Department for Transport
dph	Dwellings per hectare
ECC	Exeter City Council
EIA	Environment Impact Assessment
EPS	European Protected Species
ESFA	Education and Skills Funding Agency
ha	Hectares
HMPE	Highway Maintainable at Public Expense
ICNIRP	International Commission on Non-Ionizing Radiation Protection
MHCLG	Ministry of Housing, Communities & Local Government
NPPF	National Planning Policy Framework
QBAR	The mean annual flood: the value of the average annual flood event recorded in a river
SAM	Scheduled Ancient Monument
SANGS	Suitable Alternative Natural Green Space
SEDEMS	South East Devon European Sites Mitigation Strategy
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPR	Standard Percentage Runoff
TA	Transport Assessment
TEMPro	Trip End Model Presentation Program
TPO	Tree Preservation Order
TRO	Traffic Regulation Order
UE	Urban Extension

Ian Collinson

Strategic Director for Place, City Development

Delegated Decision			
Application Number:	24/0669/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	30/08/2024
Location Address:	16 Chapel Road Exeter EX2 8TB		
Proposal:	Replacement shed		
Delegated Decision			
Application Number:	24/0670/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	30/08/2024
Location Address:	16 Chapel Road Exeter EX2 8TB		
Proposal:	Replacement shed		
Delegated Decision			
Application Number:	24/0692/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/08/2024
Location Address:	66 Fairfield Road Exeter EX2 8UF		
Proposal:	Two storey side extension		
Delegated Decision			
Application Number:	24/0696/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/08/2024
Location Address:	17 Saint Hill Close Exeter EX2 9JE		
Proposal:	Proposed single storey rear extension		
Delegated Decision			
Application Number:	24/0758/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/09/2024
Location Address:	14 Chudleigh Road Exeter EX2 8TU		
Proposal:	Proposed two roof lights on the rear elevations to facilitate a loft conversion alongside the maintenance of existing sash windows and front door.		
Delegated Decision			
Application Number:	24/0774/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/09/2024
Location Address:	14 Chudleigh Road Exeter EX2 8TU		
Proposal:	Proposed two roof lights on the rear elevations to facilitate a loft conversion alongside the maintenance of existing sash windows and front door.		

Delegated Decision	
Application Number:	24/0777/CONR
Decision Type:	Permitted
Location Address:	Unit 8 Stone Lane Retail Park Marsh Barton Road Exeter EX2 8LH
Proposal:	Removal of Condition 2 on Planning Permission Ref. 13/3894/VOC, granted on 2 October 2013, to allow 24 hours opening
Delegated Decision	
Application Number:	24/0782/FUL
Decision Type:	Permitted
Location Address:	Land At Hennock Trade Park Hennock Road North Exeter EX2 8AG
Proposal:	Installation of 1 no. CCTV column 7m in height and 2 no. lighting columns 5m in height.
Delegated Decision	
Application Number:	24/0807/FUL
Decision Type:	Permitted
Location Address:	Unit G Denbury Court Marsh Barton Trading Estate Exeter EX2 8NB
Proposal:	Change of Use from commercial car dealership/vehicle repair facility (Sui Generis use) to Storage and Distribution unit (B8 use) with ancillary showroom / trade counter and external facade changes.
Delegated Decision	
Application Number:	24/0808/ADV
Decision Type:	Permitted
Location Address:	Unit G Denbury Court Marsh Barton Trading Estate Exeter EX2 8NB
Proposal:	Installation of an illuminated sign on the top of the facade of the building and a standalone totem sign at the entrance of the property
Delegated Decision	
Application Number:	24/0817/FUL
Decision Type:	Permitted
Location Address:	15 Chudleigh Road Exeter EX2 8TS
Proposal:	Recladding of front and side elevations
Delegated Decision	
Application Number:	24/0842/ADV
Decision Type:	Permitted
Location Address:	Unit 1 Rear Of 28-30 Exeter Business Centre 39 Marsh Green Road West Exeter EX2 8PN
Proposal:	2 no. illuminated fascia signs. 1 no. illuminated totem sign.

Delegated Decision	
Application Number: 24/0852/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 19/09/2024
Location Address: 2 Powlesland Road Exeter EX2 8RS	
Proposal:	T1- Pine- Option 1- Crown lift lower branches to 5.5M over the road to avoid hitting higher buses. T1- Pine- Option 2-Crown lift lower branches to 5.5M over the road to avoid hitting higher buses. And also Crown thin by removing selected branches in the upper canopy to reduce current density by up to 20%T1- Pine- Option 3- Crown thin by removing selected branches in the upper canopy to reduce current density by up to 20%
Delegated Decision	
Application Number: 24/0867/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 22/08/2024
Location Address: 10 Kenbury Drive Exeter EX2 8GF	
Proposal:	Construction of single storey rear extension.
Delegated Decision	
Application Number: 24/0950/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 24/09/2024
Location Address: Stone Lane Retail Park Marsh Barton Road Exeter EX2 8LH	
Proposal:	CAS489-Exeter Retail Park Tree Condition Report Feb 2024
Duryard And St James	
Delegated Decision	
Application Number: 23/1520/LED	Delegation Briefing:
Decision Type: Was not lawful use	Date: 09/08/2024
Location Address: 26 Pennsylvania Road Exeter EX4 6BH	
Proposal:	House in multiple occupation for 8 people (sui generis use)
Delegated Decision	
Application Number: 24/0233/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 31/07/2024
Location Address: 1 Wrefords Link Exeter EX4 5AX	
Proposal:	Erection of two-storey side extension and single-storey rear extension.
Delegated Decision	
Application Number: 24/0341/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 12/08/2024
Location Address: Exeter City AFC Ltd St James Park Stadium Way Exeter EX4 6PX	
Proposal:	Construction of 18m x 11m single storey freestanding metal canopy.

Delegated Decision	
Application Number: 24/0542/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 01/08/2024
Location Address: 74 Velwell Road Exeter EX4 4LD	
Proposal:	Erection of ground floor infill extension to side/ rear with external alterations, extension of rear terrace, installation of a glazed balustrade roof to existing roof terrace with new door onto the terrace, removal of existing external staircase and a new window to replace existing door.
Delegated Decision	
Application Number: 24/0567/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 01/08/2024
Location Address: 28 Argyll Road Exeter EX4 4RY	
Proposal:	Section 73 Variation of Condition 2 (Approved Plans) of Planning Application ref: 21/1547/FUL dated 08/06/2022 (Renovation, enhancement and first floor extension from existing 3-bed to 4-bed home). Variation to consist of works to fenestration, patio area and external walls
Delegated Decision	
Application Number: 24/0574/DIS	Delegation Briefing:
Decision Type: Permitted	Date: 16/08/2024
Location Address: 28 Argyll Road Exeter EX4 4RY	
Proposal:	Discharge of Condition 4 (Landscaping) of planning consent ref: 21/1547/FUL dated 08/06/2022
Committee Decision	
Application Number: 24/0591/FUL	Delegation Briefing: 20/08/2024
Decision Type: Permitted	Date: 10/09/2024
Location Address: 8A Thornton Hill Exeter EX4 4NS	
Proposal:	Rear two-storey stepped extension and alterations
Delegated Decision	
Application Number: 24/0614/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 12/08/2024
Location Address: 4 Trafalgar Place Exeter EX4 6QG	
Proposal:	Increase in roof height and loft conversion

Delegated Decision	
Application Number: 24/0627/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 06/08/2024
Location Address: Nash Grove Blocks E & F, University Of Exeter, Clydesdale Avenue, Exeter	
Proposal:	Change of use of existing student accommodation to allow use of the accommodation for students, staff, contractors, cultural and academic visitors and for conference and summer school delegates for a temporary period of 3 years.
Delegated Decision	
Application Number: 24/0640/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 19/09/2024
Location Address: St Catherines New North Road Exeter EX4 4AG	
Proposal:	Application Reference Number: 24/0226/FUL Date of Decision: 03/05/2024 Condition Number(s): 2 Revised drawings to include the following variations: Victorian Veranda to the south - east elevation. Amended roof arrangement and entrance door to the extension to the south - east elevation. Widen the Landing dormer to the south - east elevation to provide additional headroom to the second floor landing. Horizontal Cedar cladding to first floor extension to the north - east elevation. Horizontal Cedar cladding to all dormer cheeks. To include amended drawings 286/6C, 7C, 8C, 9C, 10D, 11D, 12D and 13C showing the proposed variations
Delegated Decision	
Application Number: 24/0657/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 05/08/2024
Location Address: 50 New North Road Exeter EX4 4EP	
Proposal:	Internal alterations/decoration, alterations to ground floor and second floor bar back fittings, installation of nosing to staircases and external redecoration to front elevation including window repairs.
Delegated Decision	
Application Number: 24/0767/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/09/2024
Location Address: Exeter Cricket Club Prince Of Wales Road Exeter EX4 4PR	
Proposal:	Proposed paving extension with low-level fence and gazebo
Delegated Decision	
Application Number: 24/0769/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 06/09/2024
Location Address: 18 Thornton Hill Exeter EX4 4NS	
Proposal:	Construction of lean-to conservatory to north-west (side) elevation.

Delegated Decision	
Application Number: 24/0771/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 11/09/2024
Location Address: 56 Pennsylvania Road Exeter EX4 6DB	
Proposal: Internal alterations to bathroom partitions	
Delegated Decision	
Application Number: 24/0861/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: 51 Argyll Road Exeter EX4 4RX	
Proposal: Two-storey rear extension.	
Delegated Decision	
Application Number: 24/0878/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: 101B Pennsylvania Road Exeter EX4 6DT	
Proposal: Alterations and side and rear extension to the dwelling with a garden terrace to the rear, raising of garden to terrace level, and addition of photovoltaic panels.	
Delegated Decision	
Application Number: 24/0899/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 16/09/2024
Location Address: Thomas Hall Cowley Bridge Road Exeter EX4 5AD	
Proposal: Removal of existing steel fire escape and installation of new steel fire escape. Fire fire escape is from first storey level.	
Delegated Decision	
Application Number: 24/0900/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 16/09/2024
Location Address: Thomas Hall Cowley Bridge Road Exeter EX4 5AD	
Proposal: Removal of existing steel fire escape and installation of new steel fire escape. Fire escape is from first storey level.	
Delegated Decision	
Application Number: 24/0907/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 17/09/2024
Location Address: 51 Longbrook Street Exeter EX4 6AW	
Proposal: T1 - Palm - Fell	

Delegated Decision	
Application Number: 24/0937/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 12/09/2024
Location Address: Greencroft Streatham Rise Exeter EX4 4PE	
Proposal: Discharge of conditions 4, 5, 6, 7 and 8 of Planning Permission Ref. 20/1104/FUL, granted 22 October 2021, relating to Construction Method Statement, drainage, tree protection, energy efficiency and materials	
Delegated Decision	
Application Number: 24/0963/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 13/09/2024
Location Address: 9 Mowbray Avenue Exeter EX4 4HB	
Proposal: Certificate of Lawful Development for change of use from C3>C4Internal Remodelling to allow for 6 en-suite hmo bedrooms (6-person).	
Delegated Decision	
Application Number: 24/0974/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: 93 Longbrook Street Exeter EX4 6AU	
Proposal: we wish to take the tree down to leave a stump. The tree is a Tulip Tree	
Delegated Decision	
Application Number: 24/0988/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 12/09/2024
Location Address: 1 Higher Hoopern Lane Exeter EX4 6DS	
Proposal: Small Leaf Lime (T6) - Shorten lowest branch house side (to West) at 6m above ground level by 2m.Reason - long side branch on house side over BT wire.Small Leaf Lime (T7) - Shorten lowest branch house side (to West) at 6m above ground level by 2m.Reason - long side branch on house side near BT wire.Small Leaf Lime (T8) - Reduce to pollard at 8m in height.Reason - Mature tree which has been historically pollarded at 5m above ground level. Dark fluid oozing from trunk from base up to 3m on West side. Areas of bark death on West side near base. Upper crown has sparse leaf area on West side. Close to road.Small Leaf Lime (T10) - Reduce crown on South side by 2m. Remove dead branches.Reason - Long side branches overhanging Higher Hoopern Lane. Dead branches in upper crown.	
Exwick	
Delegated Decision	
Application Number: 24/0381/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 27/08/2024
Location Address: Land At Redhills Exwick Lane Exeter	
Proposal: Land Acquired sign	

Delegated Decision	
Application Number:	24/0895/LPD
Decision Type:	Was lawful use
Location Address:	48 Chard Road Exeter EX1 3AX
Proposal:	Hip to gable roof extension, new rear flat roofed dormer and 2x roof lights of principal roof elevation.

Mincinglake And Whipton

Committee Decision	
Application Number:	23/1380/OUT
Decision Type:	Refuse Planning Permission
Location Address:	Land To The North Of Exeter Stoke Hill Exeter
Proposal:	Outline planning application for up to 85 dwellings (35% affordable), community hub and associated infrastructure (All matters reserved except access).

Delegated Decision	
Application Number:	24/0743/FUL
Decision Type:	Permitted
Location Address:	Hill- Cott Stoke Hill Exeter EX4 9JN
Proposal:	Replacement of existing garage with a detached outbuilding for a home office and personal gym

Delegated Decision	
Application Number:	24/0799/FUL
Decision Type:	Permitted
Location Address:	38 Hillyfield Road Exeter EX1 3ND
Proposal:	Single storey rear extension and front porch

Delegated Decision	
Application Number:	24/0824/FUL
Decision Type:	Permitted
Location Address:	31 Leypark Road Exeter EX1 3NX
Proposal:	Change of front garden and provide drop kerb for parking space for one vehicle.

Newtown And St Leonards

Delegated Decision	
Application Number:	23/1434/FUL
Decision Type:	Refuse Planning Permission
Location Address:	70 & 72 Heavitree Road Exeter EX1 2LP
Proposal:	Change of use from C3 to HMO (sui-generis) and creation of a two-storey rear extension, to provide 16 self-contained units and 10 units with shared facilities (HMOs), 26 units for up to 44 people, with associated landscaping, detached bin, bike store and plant room.

Delegated Decision	
Application Number: 23/1509/FUL	Delegation Briefing: 09/07/2024
Decision Type: Permitted	Date: 09/08/2024
Location Address: Latchetts Deepdene Park Exeter EX2 4PH	
Proposal: Remodel existing bungalow to create two storey dwelling (C3 Use Class) with associated works.	
Delegated Decision	
Application Number: 24/0232/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 12/08/2024
Location Address: Flat 3 155 Magdalen Road Exeter EX2 4TT	
Proposal: Replace timber sash window.	
Delegated Decision	
Application Number: 24/0267/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 29/08/2024
Location Address: 7 St Leonards Road Exeter EX2 4LA	
Proposal: Variation of condition 2 (compliance with approved plans) of planning permission ref. 22/1069/FUL approved on 16 December 2022 to enlarge highway access and driveway/ parking area and alter landscaping scheme (Retrospective Application).	
Delegated Decision	
Application Number: 24/0282/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 31/07/2024
Location Address: 4 Hampton Buildings Blackboy Road Exeter EX4 6SR	
Proposal: Subdivide existing dwelling (Use Class C3) to create two self-contained flats (Use Class C3) with associated works.	
Delegated Decision	
Application Number: 24/0575/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 30/07/2024
Location Address: 14 Victoria Park Road Exeter EX2 4NT	
Proposal: Installation of external wall insulation finished in white-painted render, with replacement windows, demolition of 2 chimneys and construction of a timber-clad front single storey extension.	
Delegated Decision	
Application Number: 24/0604/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 30/08/2024
Location Address: Public Convenience Blackboy Road Exeter	
Proposal: Existing Public toilets turned in to cafe/ takeaway with associated works and extension.	

Delegated Decision	
Application Number: 24/0654/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 31/07/2024
Location Address: 1 Claremont Grove Exeter EX2 4LY	
Proposal: Erection of a pergola in rear garden and the regularisation of minor change to position of previously approved swimming pool.	
Delegated Decision	
Application Number: 24/0718/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 25/09/2024
Location Address: Baring House 6 Baring Crescent Exeter EX1 1TL	
Proposal: Change of use from offices (B1) and consulting rooms (D1) to residential (C3), new single storey rear extension, replacement windows, detached garage, greenhouse, landscaping and other alterations	
Delegated Decision	
Application Number: 24/0719/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 25/09/2024
Location Address: Baring House 6 Baring Crescent Exeter EX1 1TL	
Proposal: Alterations associated with change of use to residential including single storey rear extension, replacement windows, rooflight, detached garage, greenhouse, internal works to walls, doors, floors and ceilings on all floors, and other external alterations	
Delegated Decision	
Application Number: 24/0725/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 13/09/2024
Location Address: 4 The Grange Fleming Way Exeter EX2 4SB	
Proposal: Retention of replacement staircase and alterations to internal layout.	
Delegated Decision	
Application Number: 24/0796/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 13/08/2024
Location Address: 4 St Leonards Road Exeter EX2 4LA	
Proposal: Remedial structural works uncovered during alterations to second floor	
Delegated Decision	
Application Number: 24/0816/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 11/09/2024
Location Address: 53 Portland Street Exeter EX1 2EG	
Proposal: Change of use from dwelling house to House in Multiple Occupation (C4 use)	

Delegated Decision	
Application Number: 24/0821/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 16/09/2024
Location Address: 9 Lansdowne Terrace Exeter EX2 4JJ	
Proposal: Repair roof and replace existing tiles with similar - 500/250 Spanish dark grey natural slates fixed with 38mm copper clout nail	
Delegated Decision	
Application Number: 24/0828/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 23/09/2024
Location Address: 146 Heavitree Road Exeter EX1 2LZ	
Proposal: New 18ft x 8ft (approximately) shed in the rear garden to be constructed from timber with a felt flat roof.	
Delegated Decision	
Application Number: 24/0854/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 13/09/2024
Location Address: Formerly Car Park To The Globe Inn Adjacent To Clifton House Clifton Road Exeter Devon	
Proposal: Purpose built student accommodation containing 6 units on three floors	
Delegated Decision	
Application Number: 24/0887/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 23/09/2024
Location Address: 146 Heavitree Road Exeter EX1 2LZ	
Proposal: New 18ft x 8ft (approximately) shed in the rear garden to be constructed from timber with a felt flat roof.	
Delegated Decision	
Application Number: 24/0918/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 08/09/2024
Location Address: Victoria Park Tennis And Bridge Club Lyndhurst Road Exeter EX2 4NX	
Proposal: Leylandii on boundary between Victoria Park Club premises and our eastern neighbour at Ashwick, 15B Lyndhurst Road. We would like to remove the tree entirely. The roots are beginning to damage our courts and the tree is competing with the much more attractive copper beech tree we planted three yards away to mark the Millenium.	

Delegated Decision	
Application Number: 24/0922/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 09/09/2024
Location Address: 15A Lyndhurst Road Exeter EX2 4NX	
Proposal:	As shown in diagram, the silver birch has a tree preservation area but has now grown to around 16metres and is a bit of a worry to our neighbour at 15b Lyndhurst Road as it is close to her house.The Rowan in the front garden is probably about 8 metres high and is getting just above roof level.The Laburnum and Sorbus in the back garden are also getting a bit tall and overgrowing neighbours gardens.We would like to reduce the height of all 4 trees by around 25%.We have consulted with a local tree surgeon Gus Mitchell who has suggested this work
Delegated Decision	
Application Number: 24/0929/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 23/09/2024
Location Address: Ground Floor Flat 31A Barnfield Road Exeter EX1 1RX	
Proposal:	Replacement of all single glazed sash windows with replacement PVC double glazed sash windows on the ground floor. The change will include the rear back door and french window doors.
Delegated Decision	
Application Number: 24/0952/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 10/09/2024
Location Address: Buckereil Lodge Hotel Topsham Road Exeter EX2 4SQ	
Proposal:	Discharge of Condition 4 of Planning Permission Ref. 22/0770/FUL , granted on 30 May 2023, relating to landscaping
Delegated Decision	
Application Number: 24/0959/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 10/09/2024
Location Address: Compass House 52 Magdalen Road Exeter EX2 4TL	
Proposal:	T1 - Holly section fell to ground level, due to close proximity of the wall
Delegated Decision	
Application Number: 24/0969/FUL	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 28/08/2024
Location Address: 23 Lucas Avenue Exeter EX4 6LZ	
Proposal:	INVALID: Change of use of property from dwellinghouse (C3) to small HMO (C4) - for three students

Pennsylvania

Delegated Decision

Application Number: 23/1245/PMI Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 22/08/2024
Location Address: 14 Sylvan Road Exeter EX4 6EW
Proposal: Permission in principle application for demolition of existing garage and construction of 1 no. detached dwelling (C3 Use Class).

Delegated Decision

Application Number: 24/0359/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 13/08/2024
Location Address: 170 Pennsylvania Road Exeter EX4 6DX
Proposal: Use of outbuilding as an annex for existing small HMO (Use Class C4)

Delegated Decision

Application Number: 24/0419/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 12/08/2024
Location Address: 61 Pinhoe Road Exeter EX4 7HS
Proposal: Change a 5 person HMO to a 6 person HMO (C4 use) (Certificate of lawfulness of proposed use)

Delegated Decision

Application Number: 24/0558/LPD Delegation Briefing:
Decision Type: Was not lawful use Date: 02/08/2024
Location Address: 42 Sylvan Road Exeter EX4 6EY
Proposal: Change of use from House in Multiple Occupation for seven residents to eight residents (sui generis use)

Delegated Decision

Application Number: 24/0598/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 12/08/2024
Location Address: 1 Beacon Avenue Exeter EX4 7JD
Proposal: Discharge of condition 4 (drainage) of planning permission ref: 20/1652/FUL granted 4th May 2021

Delegated Decision

Application Number: 24/0667/FUL Delegation Briefing:
Decision Type: Permitted Date: 30/08/2024
Location Address: 75 Pinhoe Road Exeter EX4 7HT
Proposal: Single storey rear extension, creation of 2 no. off-street parking spaces to rear of property, new side door entrance and additional first floor window in western elevation.

Delegated Decision			
Application Number:	24/0746/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/08/2024
Location Address:	7 Fowey Close Exeter EX1 2PY		
Proposal:	Replacement outbuilding		
County Decisions			
Application Number:	24/0795/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	09/09/2024
Location Address:	31 Collins Road Exeter EX4 5DY		
Proposal:	Single storey rear extension forming family kitchen living room.		
Delegated Decision			
Application Number:	24/0814/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/08/2024
Location Address:	64 Rosebarn Lane Exeter EX4 5DG		
Proposal:	Construction of single storey rear extension.		
Delegated Decision			
Application Number:	24/0906/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	16/09/2024
Location Address:	34 Armstrong Avenue Exeter EX4 5DJ		
Proposal:	Roof changed from gable to hip, bathroom window changed at first floor north west elevation, omission of side lights to the dining room and bedroom to the ground and first floor windows to the rear elevations.		
Delegated Decision			
Application Number:	24/0921/NMA	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	22/08/2024
Location Address:	Land To The South Of 15 The Fairway Exeter Devon		
Proposal:	Revision to external wall to allow relocation of car parking arrangements (amendment to consent 22/0153/FUL for erection of a new dwelling)		
Delegated Decision			
Application Number:	24/0930/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/09/2024
Location Address:	43 Sylvan Road Exeter EX4 6EY		
Proposal:	Demolition of rear garden room. Erection of single storey rear lean-to extension, with attached side garage and a raised rear/ side terrace with steps down to garden level.		

Delegated Decision	
Application Number: 24/0872/LPD	Delegation Briefing:
Decision Type: Permitted	Date: 08/08/2024
Location Address: 21 Pinn Lane Exeter EX1 3QY	
Proposal: Rear single storey extension	
Delegated Decision	
Application Number: 24/0957/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 13/09/2024
Location Address: 34 Summer Lane Exeter EX4 8BZ	
Proposal: Conversion of existing conservatory to extension / sun room / snug, with integral WC and utility. Build off of existing conservatory walls / footprint, reconfigure entrance doors and windows. Proposed slate roof with velux roof windows at same pitch as existing conservatory.	
Priory	
Delegated Decision	
Application Number: 24/0123/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 28/08/2024
Location Address: 396 Topsham Road Exeter EX2 6HE	
Proposal: New dwelling to the rear of 396 Topsham Road with associated car parking and landscaping.	
Delegated Decision	
Application Number: 24/0409/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 15/08/2024
Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter	
Proposal: Discharge condition 12 (Materials) of planning permission ref. 21/1676/FUL - Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park.	
Delegated Decision	
Application Number: 24/0498/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 04/09/2024
Location Address: Land North East Of 371 Topsham Road Access To West Of England School Exeter	
Proposal: Discharge condition 6 (Drainage) of planning permission ref. 21/1676/FUL - Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park.	

Delegated Decision	
Application Number:	24/0537/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	Land North East Of 371 Topsham Road Access To West Of England School Exeter
Proposal:	Discharge condition 8 (tree/hedge protection scheme) of planning permission 21/1676/FUL - Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park.
Delegated Decision	
Application Number:	24/0644/FUL
Decision Type:	Permitted
Location Address:	Millbrook Village Springbok Hall Turnstone Road EX2 6FD
Proposal:	Rebuilding wall.
Delegated Decision	
Application Number:	24/0675/ADV
Decision Type:	Permitted
Location Address:	Rosemoor Court Pynes Hill Exeter EX2 5TU
Proposal:	Building mounted company signage and additions to freestanding street corner directory sign.
Delegated Decision	
Application Number:	24/0706/LED
Decision Type:	Was lawful use
Location Address:	8 Dryden Road Exeter EX2 5BS
Proposal:	The use of Flat 1, Flat 2, Flat 3 and Flat 4 at No. 8 Dryden Road, Exeter as small HMOs (C4 use), having previously been C3 uses.
Delegated Decision	
Application Number:	24/0798/FUL
Decision Type:	Permitted
Location Address:	18 Alice Templer Close Exeter EX2 6AE
Proposal:	Construction of replacement front porch and garage side extension.

Delegated Decision	
Application Number: 24/0801/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 17/09/2024
Location Address: 23 Swallowfield Road Exeter EX2 6JD	
Proposal:	Conversion of existing conservatory to orangery/extension. Removal of existing conservatory roof and windows, existing walls to remain. Build new orangery/ extension off of existing walls, increase opening for new bifold doors. Proposed roof design to be Parapet flat roof construction with roof lantern.

Delegated Decision	
Application Number: 24/0860/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 24/09/2024
Location Address: 20 Tollards Road Exeter EX2 6JJ	
Proposal:	Construction of single storey annexe outbuilding in rear garden.

Delegated Decision	
Application Number: 24/0880/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 12/09/2024
Location Address: 8 Countess Wear Road Exeter EX2 6LG	
Proposal:	Minor dimensional changes against the approved application to increase the width of the garage and kitchen extension. There is no change against the original drawing(s) approved with regards to the front / rear elevation positions.

St Davids

Delegated Decision	
Application Number: 23/1271/PDCD	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 31/07/2024
Location Address: 16 Mary Arches Street Exeter EX4 3AZ	
Proposal:	Prior approval (Class MA) for change of use from hair salon (Use Class E) to single 3 bedroom dwelling flat (Use Class C3).

Delegated Decision	
Application Number: 23/1489/FUL	Delegation Briefing: 06/08/2024
Decision Type: Permitted	Date: 12/08/2024
Location Address: Gasworks Site Haven Road Exeter EX2 8DS	
Proposal:	Installation of replacement Pressure Reduction Station (PRS) and associated works.

Delegated Decision	
Application Number: 24/0182/FUL	Delegation Briefing: 25/06/2024
Decision Type: Permitted	Date: 15/08/2024
Location Address:	Land Adjacent To City Gate Hotel Junction Of Bartholomew Street East And Iron Gate Exeter EX4 3EA
Proposal:	Rebuilding of collapsed section of City Wall
Delegated Decision	
Application Number: 24/0382/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 17/09/2024
Location Address:	Hour Glass Inn 21 Melbourne Street Exeter EX2 4AU
Proposal:	Replace existing door 'A' with block/render and window. Replacement of door 'B'.
Delegated Decision	
Application Number: 24/0387/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 23/08/2024
Location Address:	14 St Davids Hill Exeter EX4 3RQ
Proposal:	Single storey rear extension. Internal alterations to convert attached outbuilding to landing and cupboard, with new external stairs from first floor to garden level.
Delegated Decision	
Application Number: 24/0489/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 16/08/2024
Location Address:	27 Gandy Street Exeter EX4 3LS
Proposal:	New internal door opening between Dining Room and Tower staircase.
Delegated Decision	
Application Number: 24/0624/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 05/08/2024
Location Address:	28 Princesshay Exeter EX1 1GE
Proposal:	Modification to existing shopfront and replacement fascia signage.
Delegated Decision	
Application Number: 24/0625/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 05/08/2024
Location Address:	28 Princesshay Exeter EX1 1GE
Proposal:	Fascia sign, illuminated internal display panel and digital display panel.

Delegated Decision	
Application Number: 24/0629/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 26/09/2024
Location Address: 63 High Street Exeter EX4 3DJ	
Proposal: Installation of 2 no. internally illuminated fascia signs and 1 no. non-illuminated projecting sign.	
Delegated Decision	
Application Number: 24/0642/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 05/08/2024
Location Address: 23 Cathedral Yard Exeter EX1 1HB	
Proposal: Shopfront branding including four fascia signs	
Delegated Decision	
Application Number: 24/0649/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 16/09/2024
Location Address: The Harlequin Centre Paul Street Exeter EX4 3TT	
Proposal: Submission of details as required by Condition 4 (contamination investigation) and Condition 9 (tree protection) of consent 21/1104/FUL.	
Delegated Decision	
Application Number: 24/0676/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 13/08/2024
Location Address: 20 West View Terrace Exeter EX4 3BP	
Proposal: Two/one storey rear extension	
Delegated Decision	
Application Number: 24/0677/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 28/08/2024
Location Address: 19 Market Street Exeter EX1 1BP	
Proposal: Change of use from Retail (Use class E1) to a place of worship (Use class F1)	
Delegated Decision	
Application Number: 24/0679/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 10/09/2024
Location Address: 53 - 54 High Street Exeter EX4 3DJ	
Proposal: Refurbishment works to internal spaces and to external shopfront. Application of 4 No. new decorative mouldings to shopfront beneath external ATMs. Application of new Santander graphics to internal ATM's wall.	

Delegated Decision			
Application Number:	24/0764/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/08/2024
Location Address:	59 High Street Exeter EX4 3DL		
Proposal:	The replacement of the two external ATMs and signage.		
Delegated Decision			
Application Number:	24/0765/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/08/2024
Location Address:	59 High Street Exeter EX4 3DL		
Proposal:	The replacement of the two external ATMs and signage		
Delegated Decision			
Application Number:	24/0766/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/08/2024
Location Address:	59 High Street Exeter EX4 3DL		
Proposal:	New ATM tablets to replace existing.		
Delegated Decision			
Application Number:	24/0787/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/08/2024
Location Address:	Flat 27 Gabriels Wharf Water Lane Exeter EX2 8BG		
Proposal:	Replacement windows and door		
Delegated Decision			
Application Number:	24/0803/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	09/08/2024
Location Address:	16 - 19 High Street Exeter EX4 3LH		
Proposal:	Branding & Reopening Graphics on temporary hoarding H&M.		
Delegated Decision			
Application Number:	24/0811/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	14/08/2024
Location Address:	1 Cathedral Close Exeter EX1 1EZ		
Proposal:	Please see attached covering letter		

Delegated Decision	
Application Number: 24/0812/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 13/09/2024
Location Address: The Harlequin Centre Paul Street Exeter EX4 3TT	
Proposal:	Discharge condition 8 (Waste Audit Statement) of planning permission 21/1104/FUL - Development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk.
Delegated Decision	
Application Number: 24/0826/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 14/08/2024
Location Address: 1 Cathedral Close Exeter EX1 1EZ	
Proposal:	Partial discharge of conditions 4 and 5 relating to the new entrance stairs and the bin/bike store.
Delegated Decision	
Application Number: 24/0834/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 25/09/2024
Location Address: 36-37 High Street Exeter EX4 3LN	
Proposal:	Installation of 1 no. internally illuminated fascia sign.
Delegated Decision	
Application Number: 24/0879/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 12/09/2024
Location Address: Bradninch Hall Castle Street Exeter EX4 3PL	
Proposal:	Remodelling of the internal arrangement of one second floor office unit, by removing non-structural partitioning walls, to create an open-plan space which complies with 21st century working requirements. In addition, revised toilet/shower provision, 2 new glazed partition walls and one non-glazed.
Delegated Decision	
Application Number: 24/0883/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 09/08/2024
Location Address: Former Exeter Royal Academy For Deaf Education 50 Topsham Road Exeter EX2 4NF	
Proposal:	Discharge condition 27 (SAP Calculations) of planning permission 23/0880/FUL - 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: 24/0888/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: The Cloisters Cathedral Close Exeter EX1 1HS	
Proposal:	05/08/2024T25 - MulberrySuggested Works: Laterally reduce southern and western aspects via thinning by up to 2 metres, maximum diameter of cuts (MDC) 75mm. Reduce eastern and northern aspects by up to 1.5 metres, MDC 40mm. Reduce height by 1 metre, MDC 25mm.Rationale: Following loss of limb, these works are proposed to reduce the loadings on newly exposed limbs. T28 - CherrySuggested Works: Tip reduce by 1.5 metres to reshape. Crown lift to 2.5 metres above ground level. MDC 30mm.Rationale: Practical management of tree overhanging pedestrian access.
Delegated Decision	
Application Number: 24/0896/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 29/08/2024
Location Address: 23 Waterbeer Street Exeter EX4 3EH	
Proposal:	Two internally illuminated fascia signs, one internally illuminated projecting sign
Delegated Decision	
Application Number: 24/0903/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 19/09/2024
Location Address: 11 Queens Terrace Exeter EX4 4HR	
Proposal:	Internal alterations to existing flats to adjust layout, with removal of non-loadbearing walls, insertion of new kitchens/bathrooms, alterations to the entrance to the top floor flat, insertion of new flue pipe/extract pipes to side elevation, and alterations to waste pipes.
Delegated Decision	
Application Number: 24/0904/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 19/09/2024
Location Address: 11 Queens Terrace Exeter EX4 4HR	
Proposal:	Internal alterations to existing flats to adjust layout, with removal of non-loadbearing walls, insertion of new kitchens/bathrooms, alterations to the entrance to the top floor flat, insertion of new flue pipe/extract pipes to side elevation, and alterations to waste pipes.
Delegated Decision	
Application Number: 24/0912/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 12/09/2024
Location Address: 20 West View Terrace Exeter EX4 3BP	
Proposal:	Single storey rear extension

Delegated Decision	
Application Number:	24/0913/TPO
Decision Type:	Split Decision
Location Address:	Colleton Lodge 10 Colleton Crescent Exeter EX2 4DG
Proposal:	09.08.2024T1 - Hawthorn - Crown reduce by up to 2m.T2 - Lucombe Oak - Remove epicormic shoots from trunk and lower crown to give 4m clearance beneath, and reduce height of crown by pruning back by up to 3m leaving a final height at 9m or above.T3 - Lucombe Oak - Reduce height by up to 4m from a height of 16m back to a final height of 12m or above, and reduce crown spread to East by up to 3m from 8m back to 5m, and reduce crown spread to South by up to 4m from 10m back to 6m.T4 - Oak - crown reduce by up to 2m and remove dead wood from upper crown centre.
Delegation Briefing:	Date: 20/09/2024
Delegated Decision	
Application Number:	24/0927/TPO
Decision Type:	Permitted
Location Address:	The Malthouse 7 Haven Road Exeter EX2 8BP
Proposal:	All trees in group 1 to crown lift to 3 metres 10 planes (already got permission) Alder 19no, Norway Maple plus all works that have permission. See report included. T001 Plane Crown lift 4.5 Meters from ground level. T002 Plane Crown Lift 4.5M
Delegation Briefing:	Date: 20/09/2024
Delegated Decision	
Application Number:	24/0949/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	Exeter College Further Education Hele Road Exeter EX4 4JS
Proposal:	Discharge conditions 2 (CMP), 3 (Ecological Enhancement Plan) and 4 (Tree Survey) of planning permission 24/0085/RES - Approval of reserved matters of access, appearance, landscaping, layout and scale for Phase 2A involving partial demolition of Baker Building and new elevation to retained element, construction of Block B and associated landscaping, and an amended Phasing Plan, pertaining to outline permission ref. 19/0315/OUT.
Delegation Briefing:	Date: 19/09/2024
Delegated Decision	
Application Number:	24/0987/CAT
Decision Type:	Permitted
Location Address:	Queen Street Studios Queen Street Exeter EX4 3FG
Proposal:	5 lime trees to be pollarded to the previous cuts
Delegation Briefing:	Date: 12/09/2024
Delegated Decision	
Application Number:	24/1081/DIS
Decision Type:	Condition(s) Partially Approved
Location Address:	1 Cathedral Close Exeter EX1 1EZ
Proposal:	Partial discharge of condition 5 for 23/1299/DIS
Delegation Briefing:	Date: 26/09/2024

Delegated Decision	
Application Number: 24/0605/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 19/08/2024
Location Address: 8 Lords Way Exeter EX2 5UG	
Proposal:	This operation is to convert the existing garage into living space. It will be converted into 2 x rooms. Room 1 will be a ground floor utility room. Room 2 will extend the existing dining room. The conversion will take place on the ground floor, the garage is integral and has a bed room and en-suite above it. This will not change the foot print or any dimensions to the house. There will be no change to the access of the house and existing drainage & water supply will only be used. There will be internal work carried out and this will not alter the dimensions of the property. There will be a double window added to the front aspect of the house overlooking the driveway of the property.
Delegated Decision	
Application Number: 24/0620/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 30/07/2024
Location Address: 11 Walton Road Exeter EX2 5RE	
Proposal:	Rear dormer extension and installation of roof light
Delegated Decision	
Application Number: 24/0728/PDPV	Delegation Briefing:
Decision Type: Prior Approval Not Required	Date: 16/08/2024
Location Address: Bishops Court Industrial Estate Unit 1B Puregym Ltd Sidmouth Road St Loyes Exeter EX2 7JH	
Proposal:	Prior approval application for installation of roof-mounted solar photovoltaics (PV) equipment.
Delegated Decision	
Application Number: 24/0730/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 06/09/2024
Location Address: Electricity Distribution Centre Moor Lane Exeter	
Proposal:	Condition Discharge: Condition 13 (Landscape and Ecological Management Plan) of approval 22/1633/FUL
Delegated Decision	
Application Number: 24/0871/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/09/2024
Location Address: 9 Apple Farm Grange Exeter EX2 7TH	
Proposal:	Removal of existing rear conservatory and formation of new single-story rear extension with external flue.

Delegated Decision	
Application Number: 24/0915/TPO	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 20/09/2024
Location Address: 16 Clyst Heath Exeter EX2 7TA	
Proposal:	Pine (T1) - 2 metres length reduction on the southern aspect of the outer crown with cuts no bigger than 50 mm. The asymmetrical crown form is constrained by neighbouring trees. Tree targeting the garden chalet and family seating area and are not tolerated by the homeowner, as the area has been landscaped to a high standard. T1 is not visible to the general public and there is no access to view the tree, please ring Mr Bliss to make an appointment.
Delegated Decision	
Application Number: 24/0925/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 04/09/2024
Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ	
Proposal:	Discharge condition 3 (cycle parking) of planning permission 24/0009/FUL - Erection of a freestanding restaurant with drive-through facility, car parking, landscaping and associated works, including Customer Order Displays (COD).
Delegated Decision	
Application Number: 24/0978/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 19/09/2024
Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ	
Proposal:	Discharge condition 4 (Construction Management Plan) of planning permission 24/0009/FUL - Erection of a freestanding restaurant with drive-through facility, car parking, landscaping and associated works, including Customer Order Displays (COD).
St Thomas	
Delegated Decision	
Application Number: 24/0384/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 24/09/2024
Location Address: 16 Eton Walk Exeter EX4 1FD	
Proposal:	Proposed Garden Shed in rear garden of property.
Delegated Decision	
Application Number: 24/0512/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 02/08/2024
Location Address: 23 Woodah Road Exeter EX4 1ET	
Proposal:	Erection of single storey rear extension

Delegated Decision	
Application Number: 24/0668/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 10/09/2024
Location Address: 25 Albion Street Exeter EX4 1AZ	
Proposal: Single storey rear extension.	
Delegated Decision	
Application Number: 24/0695/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 04/09/2024
Location Address: 47 Beaufort Road Exeter EX2 9AB	
Proposal: Loft conversion to create 2 double bedrooms and a bathroom, with two front rooflights and a rear dormer comprising total area of less than 40m ³ and set-back of the dormer a minimum of 0.2 metres from the edge of eaves	
Delegated Decision	
Application Number: 24/0759/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 09/08/2024
Location Address: 81 Regent Street Exeter EX2 9EH	
Proposal: 1 x Bay tree located next to the boundary fence. - Pollard back to primary pollard points with final cuts made at approximately X3 metres from ground level. Initiate a well-balanced candelabra framework for future branch structure to establish. This tree is encroaching on the dwelling as well as neighbouring properties. A cyclic pruning regime is initiated to increase the longevity of the tree. Reduce the overall shape of the tree by no more than 2.5m from branch tips to suitable pollard points. The post cutting height of the tree will be approximately 3m above ground level. Post cutting canopy radius will be approximately 1.5m. 1 x Elderflower tree located in the middle of the garden. - Reduce the height of the tree by 2m while retaining the main framework & shape of the crown & therefore a high proportion of the foliage bearing structure. All pruning cuts to be made at suitable growth points. - This tree is starting to outgrowth its location and effect neighbouring properties. A cyclic pruning regime is initiated to increase the longevity of the tree. Reduce the height of the tree by no more than 2. from branch tips to suitable pruning points. The post cutting height of the tree will be approximately 4.5m above ground level. Post cutting canopy radius will be approximately 3m. All pruning cuts to be made back to suitable growth points. All works carried out to BS 3998:2010 Tree Works Recommendations	
Delegated Decision	
Application Number: 24/0868/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 26/09/2024
Location Address: Morwenna Alphington Street Exeter EX2 8AT	
Proposal: Change of use from 8 bedroom house in multiple occupation to 9 bedroom house in multiple occupation (sui generis use)	

Delegated Decision	
Application Number: 24/0886/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 09/08/2024
Location Address: 45 Berkshire Drive Exeter EX4 1NE	
Proposal: Rear extension and loft conversion with flat roof dormer.	
Delegated Decision	
Application Number: 24/0931/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 19/08/2024
Location Address: 59 Wardrew Road Exeter EX4 1HA	
Proposal: Rear dormer and roof lights to the front.	
Topsham	
Delegated Decision	
Application Number: 23/0755/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 24/09/2024
Location Address: 22 High Street Topsham Exeter Devon EX3 0ED	
Proposal: Replacement sign on front elevation, insertion of glazed panels in front door and alterations on ground floor including installation, and removal, of stud walls, new doorway and replacement doors, ceilings and skirting boards	
Delegated Decision	
Application Number: 23/1032/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 15/08/2024
Location Address: Wixels Ferry Road Topsham EX3 0JH	
Proposal: The submitted drawing is of the proposed chimney reinstatement details, in line with condition 4 of LBC 23/0135/LBC. It details the proposed reinstatement of the existing heritage chimney pots, and the proposed use of slate finish and flaunching, waterproof silicone render, code 5 lead cover flashing and lead DPC tray. The drawing contains a chimney location plan at 1:500, as well as a section, plan and elevations at 1:20 (at A3).	
Delegated Decision	
Application Number: 23/1197/OUT	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 29/08/2024
Location Address: Land Off Wear Barton Road And Fortibus Road Exeter	
Proposal: Outline application for four new dwellings with associated access road and parking (landscaping reserved for future consideration)	

Delegated Decision	
Application Number: 23/1533/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 12/09/2024
Location Address: 23 High Street Topsham EX3 0ED	
Proposal: Discharge of conditions 3: outbuilding materials, condition 4: woodburner details, condition 5: hot tub details, condition 6: driveway details, condition 7: boardwalk path details, relating to planning permission ref: 22/0861/FUL and Listed Building consent ref: 22/0862/LBC granted 30th March 2023	
Delegated Decision	
Application Number: 24/0298/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 28/08/2024
Location Address: 2 Farleys Court Fore Street Topsham EX3 0HJ	
Proposal: Removal of chimney.	
Delegated Decision	
Application Number: 24/0358/LBC	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 09/09/2024
Location Address: The Globe Hotel Fore Street Topsham EX3 0HR	
Proposal: Installation of a public access defibriliator and cabinet housing to North Elevation.	
Delegated Decision	
Application Number: 24/0477/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 08/08/2024
Location Address: 1 Denver Road Topsham EX3 0BS	
Proposal: Replacement of the existing softwood single glazed sliding sash windows on the front elevation, with new wood painted sliding sash windows with individual sealed double-glazing units, and the replacement of the crittle style metal framed single glazed windows on the rear elevation, with new painted wood casement windows with individual sealed double-glazing units.	
Delegated Decision	
Application Number: 24/0478/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 08/08/2024
Location Address: 1 Denver Road Topsham EX3 0BS	
Proposal: Replace existing softwood single glazed sliding sash windows on front elevation, with new wood painted sliding sash windows with individual sealed double-glazing units, and the replacement of the crittle style metal framed single glazed windows on the rear elevation, with new painted wood casement windows with individual sealed double-glazing units.	

Delegated Decision	
Application Number: 24/0486/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 02/09/2024
Location Address: Bridgeleigh Old Rydon Lane Topsham Exeter EX2 7JW	
Proposal: Variation of condition two of planning ref. 20/1475/FUL (substantial remodelling including new front extension, side extension, new roof and dormer) for a revised design.	
Delegated Decision	
Application Number: 24/0576/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 13/08/2024
Location Address: 34 Liberty Way Exeter EX2 7AS	
Proposal: Erection of single storey rear extension and changes to fenestration	
Delegated Decision	
Application Number: 24/0631/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 12/08/2024
Location Address: 7 Newcourt Road Topsham EX3 0BT	
Proposal: Creation of front porch extension	
Delegated Decision	
Application Number: 24/0632/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 27/08/2024
Location Address: The Lodge Grove Hill Topsham EX3 0EG	
Proposal: Remove existing garden shed and construction of new garden studio and garden store, including associated external works to fence and pathway..	
Delegated Decision	
Application Number: 24/0633/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 27/08/2024
Location Address: The Lodge Grove Hill Topsham EX3 0EG	
Proposal: Remove existing garden shed and construction of new garden studio and garden store, including associated external works to fence and pathway.	
Delegated Decision	
Application Number: 24/0639/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 06/08/2024
Location Address: 2 Sunhill Lane Topsham EX3 0BR	
Proposal: Replacement porch, doors and windows, installation of timber cladding and alterations to existing two storey rear extension.	

Delegated Decision	
Application Number: 24/0645/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 03/09/2024
Location Address: 17 Ashford Road Topsham EX3 0LA	
Proposal: Demolition of existing garage, store and conservatory, construction of a side extension, dormer, alterations and enlarged driveway	
Delegated Decision	
Application Number: 24/0651/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 10/09/2024
Location Address: 25 Wessex Close Topsham EX3 0LU	
Proposal: The front Porch will be rebuilt using the existing footprint (no additional area will be provided).The external walls will be clad in grey Cedral above the existing window line.The existing flat roof Garage will be rebuilt to the rear with a pitched roof to allow storage of family equipment and for the provision of off-road parking. The front parking area will be surfaced in permeable brick paviers.The existing walls will be refinished in silicone-based K render.	
Delegated Decision	
Application Number: 24/0659/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 06/08/2024
Location Address: 9 Caroline Avenue Exeter EX2 7AT	
Proposal: Installation of air source heat pump in rear garden.	
Delegated Decision	
Application Number: 24/0663/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 29/08/2024
Location Address: 38 Monmouth Street Topsham EX3 0AJ	
Proposal: Single storey, side dining room and wet room extension.	
Delegated Decision	
Application Number: 24/0664/LBC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 29/08/2024
Location Address: 38 Monmouth Street Topsham EX3 0AJ	
Proposal: Single storey, side dining room and wet room extension.	
Delegated Decision	
Application Number: 24/0704/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 06/09/2024
Location Address: 36 Victoria Road Topsham Exeter EX3 0EU	
Proposal: Single storey detached dwelling within the curtilage of Parkfield House	

Delegated Decision	
Application Number: 24/0712/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 26/09/2024
Location Address: 82 Fore Street Topsham EX3 0HQ	
Proposal: Replacement roof, raise rear pitched roof, replace all windows and access door and repair chimney.	
Delegated Decision	
Application Number: 24/0729/VOC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 12/08/2024
Location Address: 40 Wear Barton Road Exeter EX2 7EQ	
Proposal: Variation of Condition 2 (2214-P104-Proposed Elevations) of planning permission 23/0933/FUL (Single Storey Rear Extension) to change the materials and appearance to painted render.	
Delegated Decision	
Application Number: 24/0734/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 06/08/2024
Location Address: Mansard Parkfield Road Topsham EX3 0ET	
Proposal: Rebuild boundary wall	
Delegated Decision	
Application Number: 24/0738/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 12/09/2024
Location Address: 23 High Street Topsham EX3 0ED	
Proposal: Discharge of conditions 3: outbuilding materials, condition 4: woodburner details, condition 5: hot tub details, condition 6: driveway details, condition 7: boardwalk path details, relating to planning permission ref: 22/0862/LBC granted 30th March 2023	
Delegated Decision	
Application Number: 24/0761/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: 9 Pidsley Crescent Exeter EX2 7NQ	
Proposal: Proposed single storey rear extension	
Delegated Decision	
Application Number: 24/0784/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 09/09/2024
Location Address: 4 Wear Barton Road Exeter EX2 7EH	
Proposal: Demolition of existing conservatory and construction of new flat roof extension with roof lantern and internal alterations to existing property.	

Delegated Decision	
Application Number: 24/0825/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 09/09/2024
Location Address: 26 Elm Grove Road Topsham Exeter EX3 0EQ	
Proposal: Replace existing conservatory with single storey rear extension, raised terrace, decking and associated landscaping	
Delegated Decision	
Application Number: 24/0827/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 28/08/2024
Location Address: 81 Exeter Road Topsham EX3 0LX	
Proposal: Single storey rear extension	
Delegated Decision	
Application Number: 24/0856/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 03/09/2024
Location Address: 9 Caroline Avenue Exeter EX2 7AT	
Proposal: Non-material amendment sought to planning permission 22/1601/FUL granted 10 January 2023 to change roof finish from zinc to glass reinforced plastic (GRP), to install uPVC guttering, replacement fascia, one rooflight instead of two and to raise patio height.	
Delegated Decision	
Application Number: 24/0866/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 12/08/2024
Location Address: 12 White Street Topsham EX3 0AA	
Proposal: 30T1 Eucalyptus- Fell and remove	
Delegated Decision	
Application Number: 24/0885/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 20/09/2024
Location Address: 12 Monmouth Street Topsham EX3 0AJ	
Proposal: Tree 1 - MagnoliaRequest to:- Reduce height by 5-7ft and shorten sides by 4-6ft, take back to a suitable side branch to thin the canopy, leaving a natural form- Shorten back away from the house to a distance of 3ft- Lift crown to 6ft high by removing lower branches	
Delegated Decision	
Application Number: 24/0902/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 09/09/2024
Location Address: 30 Monmouth Street Topsham EX3 0AJ	
Proposal: T1 - Oak - Reduce the height by 2 metres, and reshape the laterals by 1-2 metres, to leave a balanced form. Diameter cuts between 1-2 inch, no greater. The tree was pollarded in the past, so only the re-growth is to be pruned.	

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REPORT TO: PLANNING COMMITTEE
Date of Meeting: 7th October, 2024
Report of: City Development Strategic Lead
Title: Appeals Report

Is this a Key Decision? No

Is this an Executive or Council Function? No

1. What is the report about?

1.1 The report provides Members with information on latest decisions received and new appeals since the last report (19/07/2024).

2. Recommendation:

2.1 Members are asked to note the report.

3. Appeal Decisions

3.1 [23/1102/FUL](#) **1 Chudleigh Road, Alphington.** *Temporary planning permission for retention of storage container.* **Planning Inspectorate Decision Issued: 21st August, 2024**

Appeal is Allowed.

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

For the Decision Notice, see:

[Reference: APP/Y1110/D/24/3336849 \(planninginspectorate.gov.uk\)](#)

3.2 [23/1245/PMI](#) **14 Sylvan Road, Pennsylvania.** *Permission in principle application for demolition of existing garage and construction of 1no. detached dwelling (C3 Use Class).* **Planning Inspectorate Decision Issued: 22nd August, 2024**

Appeal Dismissed.

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

For the Decision Notice, see:

[Reference: APP/Y1110/W/24/3344015 \(planninginspectorate.gov.uk\)](#)

3.3 [22/1330/FUL](#) **St Andrews Yard, Willeys Avenue.** *Change of use of mixed use B8 storage and sui generis car sales to B8 storage and distribution use only.* **Planning Inspectorate Decision Issued: 23rd August, 2024**

Appeal is Dismissed.

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

For the Decision Notice, see:

[Reference: APP/Y1110/W/23/3335001 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/23/3335001)

- 3.4 [23/0691/FUL](#) **1 Nicholas Road, Heavitree.** *Construction of rear dormer and hip to gable roof extension (Retrospective Application).* **Planning Inspectorate Decision Issued: 28th August, 2024**

Appeal is Allowed.

The main issue was the effect of the proposal on the character and appearance of the host dwelling and the street scene.

The Council considered that due to the size and use of non-matching cladding as the external material, the works presented an unsympathetic top-heavy addition, that dominated the rear roof scape, and was harmful to the character and appearance of the dwelling and the street scene.

The Inspector observed a noticeable proportion of dwellings with loft conversions in the area, with dormers clad in composite cladding in various shades of grey, and this was now an integral part of the street scene. The Inspector also noted the cladding used on the neighbour at 3 Nicholas Road.

The Inspector said “the hip to gable element respects the appearance of others in the area and the use of grey composite cladding within the gable end is consistent with other gables in the local area and blends in with the use of such cladding in the immediate area. Accordingly, this element of the scheme respects and blends in readily with its surroundings. The proposed dormer covers most of the rear roof slope and is similarly clad in a grey composite cladding. Due to its combined size, form, height and the colour of its cladding the proposed dormer element dominates the rear roof- slope. Together with the large dormer at No.3 they dominate the roof-slope of the pair of dwellings and appear top heavy”.

The Inspector gave considerable weight to the principle that similar works could be carried out without requiring planning permission, and that large flat roof dormers are an integral part of the area. They also considered the choice of composite cladding and the grey colour would provide consistency with the neighbouring dwelling. The works were considered to comply with policy and was allowed with no conditions as the development had already been completed.

For the Decision Notice, see:

[Reference: APP/Y1110/D/24/3345794 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/d/24/3345794)

- 3.5 [22/1335/FUL](#) **75 & 75a Fore Street, Topsham.** *Conversion of uninhabited two bedroom maisonette into two self-contained one bedroom flats and installation of free-standing balcony, bin and bicycle storage in rear courtyard.* & [22/1336/LBC](#) *Conversion of uninhabited two bedroom maisonette into two self-contained one bedroom flats with associated internal alterations, removal of chimney and replacement rear door, installation of free-standing balcony in rear courtyard and*

alterations to rear of ground floor commercial unit **Planning Inspectorate Decision Issued: 23rd September, 2024.**

Appeal Dismissed.

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

For the Decision Notice, see:

[Reference: APP/Y1110/W/24/3336432 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/24/3336432)

[Reference: APP/Y1110/Y/23/3330653 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/y/23/3330653)

3.6

3.7

4. New Appeals

- 4.1 **23/0691/FUL** 1 Nicholas Road, Heavitree. *Construction of rear dormer and hip to gable roof extension (Retrospective Application).* **Start Date:** 19th July, 2024

For case details, see:

[Reference: APP/Y1110/D/24/3345794 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/d/24/3345794)

- 4.2 **23/1320/OUT** Land at St Bridget's Nursery, Topsham. *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).* **Start Date:** 11th September, 2024

For case details, see:

[Reference: APP/Y1110/W/24/3350940 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/24/3350940)

- 4.3 **24/0130/FUL** Manor Court, Dix's Field. *Formation of new office ground floor entrance to Units 1 and 2 with additional lighting. New Signage for the building. Additional Cycle Storage.* **Start Date:** 17th September, 2024.

For case details, see:

[Reference: APP/Y1110/W/24/3348838 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/24/3348838)

- 4.4 **24/0466/FUL** 54 Hurst Avenue, Priory. *Two-storey side extension.* **Start Date:** 25th September, 2024.

For case details, see

[Reference: APP/Y1110/D/24/3350975 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/d/24/3350975)

4.5

4.6

Ian Collinson

Strategic Director for Place, City Development

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report:

Letters, application files and appeal documents referred to in report are available for inspection from: City Development, Civic Centre, Paris Street, Exeter

Contact for enquiries: Democratic Services (Committees) - Tel: 01392 265275