

PLANNING

Date: Monday 28 April 2025
Time: 5.30 pm
Venue: Guildhall, High 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 Mark Devin, Democratic Services Manager on 01392 265477.

Entry to the Civic Centre can be gained through 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

Part I: Items suggested for discussion with the press and public present

1 Apologies

To receive apologies for absence from Committee members.

2 Minutes

To approve and sign the minutes of the meeting held on 27 January 2025 and 17 February 2025. (Pages 3 - 18)

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. For this meeting, the deadline for public speaking is Thursday 24th April 2025.

Full details on public speaking are available here: [Speaking At Planning Committee](#)

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| 5 | Planning Application No. 25/0072/LBC - 25 The Strand, Topsham
To consider the report of the Strategic Director for Place. | (Pages 19
- 36) |
| 6 | List of Decisions Made and Withdrawn Applications
To consider the report of the Strategic Director for Place. | (Pages 37
- 80) |
| 7 | Appeals Report
To consider the report of the Strategic Director for Place. | (Pages 81
- 90) |

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Wednesday 28 May 2025** at 5.30 pm in the Civic Centre.

Find out more about Exeter City Council services by looking at our web site [*http://www.exeter.gov.uk*](http://www.exeter.gov.uk). This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees) on (01392) 265107 for further information.

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

PLANNING COMMITTEE

Monday 27 January 2025

Present:-

Councillor Knott (Chair)

Councillors Patrick, Asvachin, Atkinson, Banyard, Bennett, Hussain, Jobson, Ketchin, Miller-Boam, Mitchell, M, Pole and Rolstone

Also present:

Councillor Moore (speaking under Standing Order No.44);

Councillor Read (speaking under Standing Order No.44); and

Councillor R. Williams (speaking under Standing Order No.44)

Also Present

Strategic Director for Place, Planning Solicitor, Principal Project Manager (Development) (HS) and Democratic Services Manager.

7

MINUTES

The minutes of the meeting held on 16 December 2024 were taken as read, approved and signed by the Chair as a true and accurate record.

8

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

9

PLANNING APPLICATION NO. 23/1007/OUT - WATER LANE (SOUTH), EXETER, EX2 8BZ

The Principal Project Manager (Development) presented the application for the demolition of existing buildings and structures and residential-led mixed use development providing new dwellings and workspace, retail, café/restaurant, community and cultural/leisure/education/hotel uses and associated infrastructure, including vehicular access, servicing, mobility hub, energy plant; alteration of ground levels; drainage and public open space; landscaping and public realm works; including pedestrian and cycle routes, with all matters reserved for future considerations, with the exception of access.

He referred Members to the update sheet and advised on the recent additional correspondence including:-

- Councillors Moore and Read, who were speaking at the meeting;
- Devon County Council;
- RDUH NHS Trust;
- ECC Environmental Health;
- additional correspondence from the Exeter Civic Society, who were speaking at the meeting; and
- a representation from a member of the public concerned with traffic congestion.

Members received a presentation which included:-

- site location plans;
- aerial view;

- various site location photographs;
- Liveable Water Lane Supplementary Planning Document (SPD);
- Water Lane SPD plans;
- Water Lane SPD regulating plans;
- proposal overview;
- application supporting documents;
- parameter plans for demolition and retention, access, building heights, uses, infrastructure and framework;
- tan lane access plan;
- key issues;
- flood risk assessment;
- future flood access options;
- contaminated land, air quality and noise;
- rerouting the high-pressure gas main;
- tree, ecology and biodiversity;
- parameter plan;
- impact visualisations for landscape and townscape;
- illustrative layout and plan;
- illustrative views and plans;
- illustrative phasing plan;
- conclusions; and
- officer recommendation

The Principal Project Manager (Development) responded to questions from Members as follows:-

- the development wasn't securing policy compliant affordable housing, but would be eligible to other affordable housing funding sources;
- parameters plans, which include building heights, limited the permission;
- only access was being considered in detail at the current stage, with layout, scale, massing, and design being reserved matters for future applications;
- the potential mix of PBSA and commercial development, there were conditions which set limits on the amount of residential, PBSA housing and other uses based on impact assessments;
- it was envisaged that infrastructure and access infrastructure, were secured by conditions and would be delivered in phase one. Any changes to the phasing, would require approval;
- building plots would be delivered individually through various phases;
- the ecology of the canal was sensitive to lighting, and as such there was a condition for the control of external lighting and automatic shutters for internal building lights;
- the ratio of S106 payments for education and healthcare provision was on a per person or dwelling basis and formulas to proportionate various uses would be contained within the S106;
- the site had its own energy own proposed network and there would be a requirement to endeavour to connect to the energy from waste plant;
- the S106 contributions needed to relate to the development and application site ;
- there was no land was being provided within the site for education, only a financial contribution towards offsite provision. The Water Lane SPD included a school site on the north side of Water Lane, but it was not part of this application;
- the building heights only set the maximum level. Matters such as appearance, scale and layout were all reserved matters and would be judged against planning policy accordingly;

- bed spaces were for Purpose Built Student Accommodation (PBSA);
- a specific condition had been included in the update sheet relating to access for Gabriel's Wharf and the requirements of access to the canal and would be consulting with the harbour master;
- the Heights Parameter Plan determined the maximum height, allowed 4.5 metres for the ground floor, 3.3 metres for the upper floors, and 4.5.5m for a pitched roof;
- if the number of PBSA bed spaces exceeded 320 spaces, it would fall outside the scope of the outline consent;
- the application identified areas at the north end of the site for PBSA or residential development, but the demand requirement for PBSA would be considered by the developer;
- the transport strategy and electric bikes was dependent on having a mobility hub which would need to be brought forward and managed by the developer;
- electric bike provisions would be delivered for residents supporting sustainable travel in the city; and
- as part of the S106 agreement, viability reviews would be undertaken at key stages throughout the development.

Speaking under Standing Order 44, Councillor Moore made reference to:-

- referred to the submitted supplement paper from herself and Councillor Read and sought clarity from the Planning Committee on what they were approving;
- St. David's ward Councillors had been working with the community for three years to ensure they were able to contribute to the Water Lane SPD and engage with the developer, but there were still a number of issues to be addressed;
- Planning Committee Members were being asked to agree the outline planning permission focused on access, however, there were a number of parameter plans and conditions in the report that were wider reaching and weren't clear;
- matters agreed during the outline stage, couldn't be changed at the reserved matters stage and anything agreed at this stage could have a serious implications in future years;
- the development was large and once outline planning was approved, there was a possibility that some of the site could be sold off;
- there was an issue regarding affordable housing, which included a requirement to provide 35% affordable housing, including social housing. The report conditions indicate this wasn't expected from the developer;
- the report highlighted that should the condition be removed; that affordable housing could be secured in other ways, which was unnecessary in the outline stage;
- a copy of the developers' financial viability assessment had been shared with the Planning Committee;
- the Council had undertaken an independent assessment of the financial viability assessment and reported that the viability gap wasn't as big as the financial viability assessment suggested and that affordable housing was unlikely to be delivered on site by the developer;
- the Financial Viability Assessment advised that viability would change across economic cycles and over a long-term project there would be many reserved matters applications being brought forward over 10 years;
- new viability assessments would be likely at future stages, however, if the condition were removed, the Council would be unable to negotiate new Section 106 conditions for affordable and social housing;
- changes in viability for affordable housing should be considered at each reserved matters stage and should be retained in principle;
- comparisons were made to the Clifton Hill case relating to affordable housing

- provisions and the importance of ensuring the developer wasn't relieved of the obligation to provide affordable homes and provide incentive for doing so;
- the site was described in the SPD as Exeter's quality flagship development, but without affordable housing, that claim was not correct. The St. David's community needed affordable and social housing;
 - the commitment to active travel was applauded, but critical gaps remained, including the developer's confirmation that a canal bridge would not be provided for cycle routes;
 - there were concerns about the lack of improvements to walking routes, notably having no proposals to improve the Gabriel's Wharf underpass, and ensuring safety;
 - public transport needed to be conditioned and put in place before any residents move into the area;
 - there was a need for a comprehensive transport strategy for the Haven Banks area and for the developer to work with residents and Councils to develop this strategy;
 - an objection was submitted relating to building heights exceeding those set out in the SPD and requested that building heights be aligned with the SPD; and
 - in summarising, the Planning Committee was urged to address the detail of the conditions to provide greater clarity to the community, the developer, and future Councillors;

In response to questions from Members, Councillor Moore made the following further comments:-

- the transport strategy mentioned in the list of conditions was limited to the development area but did not consider wider connectivity and there was a need for a comprehensive transport strategy which included the wider area;
- there was a need to ensure there was written commitment to provide affordable housing for future reserved matters stages. The current conditions relieved the developer of any obligation in providing affordable housing or engage in the viability process;
- the SPD (Supplementary Planning Document), determined what appropriate heights would be, however the proposed heights from the developer would be above the maximum six-story height identified in SPD and would have a significant visual impact on heritage views and conservation areas;
- the C bus had limited-service times, and it could not be conditioned for developers to consider its operation. The Council could, however, condition the requirement for developer contribution to support bus route viability during the initial phases;
- it was common practice for a Planning Committee to condition the provision of bus services; and
- it was important to provide safe walking and cycling routes and there was concern about access approval and the uncertainty of local design paths.

The Chair highlighted the need to stay focused on the current planning application and advised the committee to avoid speculative discussions unrelated to the report.

Speaking under Standing Order 44, Councillor Read made reference to:-

- the officer presentation highlighted that there would be a biodiversity net gain due to current low biodiversity in the area, notably the canal;
- a further condition needed to be applied on building heights to not to exceed five storeys to prevent overshadowing and protect the canal's important habitat;

- the parameter plan currently allowed for greater heights along the canal and across the site, which could impact the canal's ecology and needed to be limited to the requirement of the SPD;
- the importance of maintaining a 12-meter distance between buildings and the canal for safety, as reported by the Harbour Master;
- concern about the Strategic Flood Risk Assessment (FRA), particularly regarding unclear escape routes, the necessity of a bridge over the canal as part of the flood infrastructure being a condition;
- the need for clarity on where sewage from the development would go and whether it posed a risk; and
- the need for Section 106 payments for transport, active travel, flood egress, healthcare, and community infrastructure to be delivered before any occupancy takes place and to ensure the development supported active travel.

In response to questions from Members, Councillor Read made the following further comments:-

- clarified that the intention was not to object to the development but to ensure it benefited the city by through other necessary conditions; and
- highlighted the need for further clarity on the proposed flood rescue routes and the provision of a bridge.

Speaking under Standing Order 44, Councillor R Williams made reference to:-

- the importance of Gabriel's Wharf, notably its critical role at Gabriel's Wharf for maritime operations;
- welcoming the inclusion of condition 68 in addressing concerns in maintaining the Wharf's critical maritime role;
- recent maritime operations had required the craning in and out of vessels, notably the 190-ton Marie Claire trawler;
- a 500-tonne crane had been required for those operations which needed significant space for operations and a minimum 22 metre turning space for the lorries;
- the importance of having sufficient access through Water Lane for heavy vehicles and space for mobile cranes adjacent to the wharf;
- the canal wall at Gabriel's Wharf was reinforced, which was essential for maritime operations and negotiations between Planning and the Harbour Master would be ongoing; and
- any new bridge should be conditioned for easy opening using an automated opening mechanism to prevent any impact on maritime work.

In response to questions from Members, Councillor R Williams made the following further comments:-

- there was a need for clear access to the Wharf at all times considering previous emergencies. The Harbour Master would continue to work on access specifications with the Principal Project Manager (Development).

Mr GVH, in speaking against the application, made the following points:-

- he was speaking on behalf of the Exeter Civic Society in consultation with the Haven Banks Residence Group and the Friends of the Exeter Ship Canal;
- the recommendation to approve the outline application was supported, but there were significant reservations about the recommended condition;
- recent access to the financial viability assessment had raised questions about affordable housing and the need for comparable figures;

- an additional financial scenario was required to provide a better understanding of the financial implications of 35% affordable housing;
- supported Councillor Moore's comments in relation to affordable housing and related conditions;
- supported addressing transport flows within the development to prevent negative impacts on neighbouring areas;
- highlighted the need for collaboration with partners to address building parameter heights proactively; and
- advised that the developer had been responsive with the Exeter Civic Society, but further cooperation was still essential to implement changes sooner;

Mr GVH responded to questions from Members as follows:-

- the Exeter Civic Society's shared concerns about the overshadowing of the southern buildings and of the canal; and
- there was also concern about the adherence to SPD regulations, which limited new buildings to two storeys and clarification was sought on what constituted a two-storey difference.

Mr AW, speaking in favour of the application, made particular reference to:-

- the application would deliver much needed housing;
- having worked collaboratively with all stakeholders to develop a low-carbon, low-car, and mixed-use scheme on a sustainable brownfield site;
- the proposal aligned with the parameters of the Council's SPD and had been positively reviewed by the Independent Design Review on two occasions;
- the Independent Design Review panel had applauded the proposal and concluded that the Water Lane was an exemplar model for future schemes;
- the scheme aimed to transform the site and neighbourhood, whilst serving as a model for future developments and highlighted non-car-dependent lifestyles while protecting Exeter's greenfield setting;
- being an experienced developer with brownfield regeneration schemes and being committed to working with stakeholders;
- the application would provide many S106 contributions as detailed in the report;
- the understanding that affordable housing provision was a critical issue and the application highlighted the planned review mechanisms and key milestones; and
- affordable markets were currently fragile due to a lack of available funding, but markets would eventually improve to assist with providing affordable homes on the Water Lane site.

Mr AW responded to Members' questions as follows:-

- supported affordable housing developments;
- there were challenges in delivering affordable housing on complex brownfield sites, with standard review mechanisms in place to adapt to economic cycles;
- the mechanism proposed by the officers and the conditions were standard practice, which allowed appropriate checks and balances to be put in place to see if affordable housing was viable;
- the proposed building heights were within the parameters of the Water Lane SPD and had been considered as part of the landscape visual impact assessment;
- an example of a similar project was 'Harbury Cement Works,' where 19% affordable housing was achieved despite initial viability concerns;
- delivering the right type of affordable housing in Exeter was important;

- there was a commitment to improving the site's Biodiversity Net Gain (BNG) despite its current low value, but detailed ecological insights could not be provided without the ecologist present;
- four meters per storey was only applicable on ground floors for commercial uses and the standard height above the first floor would be 3.3 meters per storey, which aligned with the SPD documentation.

The meeting went into a recess at 20:05 and reconvened at 20:18

The Strategic Director for Place made the following concluding points:

- the application presented was one of the most important applications the Planning Committee had received in many years;
- the application was a response to a commitment made by the Council in 2005 for the development of Water Lane;
- the application site was the largest mixed-use brownfield site in the new Water Lane area and a top priority for regeneration;
- the project is part of the Liveable Exeter initiative, which would have strategic benefits for the city;
- the resolution to grant would provide strong evidence for the Local Plan, and provide confidence to invest in Exeter;
- a new Development Framework and Design Code for Water Lane was developed and a new SPD was adopted in 2024 after extensive engagement and provided detailed policy guidance to address the challenges of the application;
- infrastructure elements needed for the development would be secured through Section 106 agreements;
- collaboration between landowners and statutory bodies would be encouraged for broader infrastructure delivery;
- the outline planning application was demonstrating how 1000 new homes and infrastructure could be delivered and only access was being considered in detail at this stage;
- there were six important parameter plans that sat alongside the SPD providing a framework for future detailed proposals. The following key issues were considered as follows:-
 - Infrastructure and Delivery, had been secured by S106;
 - Flooding – the area was in Flood Zone 3; however, objections had been withdrawn by the Environment Agency and all technical assessments were satisfactory. All housing would be above the ground floors with buildings designed with flood resilience in mind;
 - Access and Movement – a strategy had been developed with Devon Highways to ensure neighbourhood connectivity, pedestrian-friendly designs and creating safer environments, which would be covered through Section 106 obligations;
 - Design – the parameter plan broadly met the SPD requirements on heights, although some differences were noted. SPD and designs would be finalised during the reserved matters stage, where the Council had more control;
 - Affordable Housing – there was no provision for affordable housing in Section 106 agreement at this stage due to exceptional costs and viability evidence. Review mechanisms were in place to revisit this at each stage of reserve matters; and
 - Housing Supply and Planning Balance – Exeter didn't have a five-year land supply and the 'tilted balance' applied. The scheme was recommended for approval regardless of the land supply position based on the planning benefits.

During debate, Members expressed the following views:-

- this was a complex and very important development and Members needed to get this right for residents;
- the Council had a policy to support affordable housing and the principle commitment to having affordable housing should be clear for stage reviews;
- the late Condition 68, didn't refer to Gabriel's Wharf during the construction period and the wording could be amended by officers;
- there were some discrepancies in the building heights and more clarity was needed on whether the SPD document or a new parameter plan was being followed;
- appreciation was expressed for the developer's consultation efforts with the community and the work put into the project;
- continued engagement with local communities and ward councillors was encouraged as the development progressed;
- informative suggestions rather than amending conditions regarding Gabriel's Wharf would be welcomed and a clear commitment affordable housing in Exeter included;
- condition 68 for Gabriel's Wharf doesn't deal with the issue of onsite works and ensuring 24-7 access;
- some discrepancy about the number of stories being permitted and clarity for future reports on whether the SPD was being followed or a new parameter plan;
- the site was a brownfield with viability plans in place, which if Members insisted on a certain amount of affordable housing, could prevent the project from proceeding;
- there was no funding for affordable housing current available and any conditions attached, needed to be enforceable;
- there was a Section 106 agreement commitment to continue negotiations on providing affordable housing;
- the Council was committed to affordable housing; however, the brownfield site presented many challenges and viability of the site needed to be considered;
- praise was made to the planning team for the work undertaken;
- there was a potential to amend Condition 16, concerning the construction method statement;
- concerns were raised about building heights, notably the additional height from roofing structures;
- the flat roof structures at the southern end could prevent overshadowing on the canal, and highlighted the importance compromises between the developer and the Council;
- were maximum heights were set by expectations to allow architectural freedom in the designs?
- it was clarified that specific building matters would be addressed in reserved matters stage at a later time;
- the project had been ongoing for three years and was 20 years in the making, with significant challenges due to the site's complexity;
- delivering a large number of housing units would strengthen the position on affordable housing under the local plan;
- objections that had been raised by speakers had been considered in the report and officer presentations; and
- members were in support of the proposal;

In response to questions raised by Members, the Principal Project Manager (Development) explained:-

- the development plans showed the public transport through the site in accordance with the SPD, delivery of which would be coordinated across the Water Lane area by officers and developers;
- there was a commitment to affordable housing included in the Section 106 agreement, to allow ongoing negotiations and viability reviews to be undertaken at each stage, which was preferable to setting unenforceable conditions; and
- the section 106 matters were a contractual legal agreement, whilst the conditions were part of the permission.

Councillor Rolstone moved, and Councillor Miller-Boam seconded, that the wording “in the interests of ensuring access to Gabriel Wharf during construction” be added to Condition no. 16. On a vote this was CARRIED unanimously.

Councillor Ketchin moved, and Councillor Bennett seconded an amendment to avoid overshadowing of the canal on southern end of the development, in relation to biodiversity.

Following clarification from the Principal Project Manager (Development), that overshadowing would be limited and had no material impact on biodiversity, Councillor Ketchin withdrew the amendment.

The Chair moved, and Councillor Atkinson seconded the recommendation for approval.

RESOLVED

- a) to delegate to the Head of City Development to grant permission subject to; the confirmation of the hazardous substances’ revocation order by the secretary of state, and completion of a legal agreement under section 106 of the town and country planning act 1990 (as amended) to secure those matters listed in the report, and the conditions and their reasons set out in the report and as amended during the meeting, the wording of which may be varied.

and

- b) to delegate to the Head of City Development to refuse permission if the legal agreement under section 106 of the town and country planning act 1990 (as amended) is not completed within (12 months from the date of committee or such extended time as agreed in writing by the service lead (city development) as the development would be unacceptable in the absence of the matters listed being secured.

10 **LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS**

The report of the Strategic Director for Place was noted.

11 **APPEALS REPORT**

The report of the Strategic Director for Place was noted.

12 **REMINDER FROM THE CHAIR**

The Chair reminded Planning Members of the training session being held on 3 February 2025, and encouraged all Members to attend, emphasising the importance of the session.

(The meeting commenced at 5.30 pm and closed at 9.12 pm)

Chair

PLANNING COMMITTEE

Monday 17 February 2025

Present:-

Councillor Knott (Chair)

Councillors Patrick, Asvachin, Atkinson, Banyard, Hughes, Jobson, Miller-Boam, Mitchell, M, Pole and Rolstone

Apologies

Councillors Bennett, Hussain and Ketchin

Also Present

Strategic Director for Place, Assistant Service Lead – Development Management (Major Projects), Planning Solicitor, Principal Project Manager, City Development and Democratic Services Manager

13

MINUTES

The minutes of the meeting held on 13 January 2025 were taken as read, approved, and signed by the Chair as correct.

14

DECLARATIONS OF INTEREST

Members declared the following interests:

- Councillor Asvachin – Minute No. 16.

15

PLANNING APPLICATION NO. 25/0022/VOC - LAND SOUTH WEST OF BLAKESLEE DRIVE

The Principal Project Manager, City Development presented the application for a variation of condition 1 to supersede the affordable housing layout of approval 24/0317/RES (Approval of access, layout, scale, appearance and landscaping reserved matters pursuant to planning permission ref. 23/0584/OUT and additional details including lighting, drainage, and bat/bird boxes).

Members received a presentation which included:-

- site location plan;
- aerial view;
- approved tenure layout;
- proposed tenure layout;
- key issues; and
- officer recommendation.

Particular reference was made to the application proposed changing the approved 40 dwelling scheme from 35% affordable housing to 100% affordable housing, which would require a change to the Section 106 agreement. There was significant demand for affordable housing and the proposed tenure split of 55% social rent and 45% intermediate housing, was considered acceptable.

The Principal Project Manager, City Development responded to questions from

Members as follows:-

- the 100% affordable housing related only to this site and could not be carried forward to other sites;
- the selection of residents would be controlled through a choice system;
- the number of houses had remained the same;
- there were no changes to the layout of the site, but a change to the tenure of housing now being affordable housing;
- applicants would come through the Devon Home Choice scheme, but clarification would be provided by the speaker from Live West;
- Live West proposed managing public open space in house to prevent paying another company to manage it; and
- the original conditioned landscape management plan was still in place.

Mr GJ, speaking in favour of the application, made particular reference to:-

- Live West supported the revised application to deliver 40 additional affordable homes at the site;
- the revisions removed the requirement for first homes, removing the lower limits for the delivery of affordable homes, and amending the mortgage and possession clause within the Section 106 agreement;
- there were changes to the landscape management and a new layout plan;
- the changes aligned with recent national policy changes and were necessary for the funding and delivery of social rent homes;
- the application sought to vary the Section 106 to enable the delivery of affordable homes by Live West; and
- the Mortgage Possession Clause, sought to replace the clause to an industry standard and aid loan funding secured against homes.

Mr GJ responded to Members' questions as follows:-

- Live West worked proactively with Devon Home Choice to prioritise homes for those with priority housing needs to offer suitable accommodation;
- Live West was a strategic funding partner with Homes England, and had secured funds to deliver the homes;
- the proposal was to deliver 22 homes for social rent and 18 for shared ownership;
- social rent was normally 60% of the market rent, which was more affordable than affordable rent (80% of the market rent); and
- the mortgage clause changes related to securing funding from banks but were not directly related to shared ownership.

During the debate, Members welcomed the proposal and highlighted Live West as an excellent partner for housing provision.

The recommendation was for a variation of condition 1 to supersede the affordable housing layout of approval 24/0317/RES (Approval of access, layout, scale, appearance and landscaping reserved matters pursuant to planning permission ref. 23/0584/OUT and additional details including lighting, drainage, and bat/bird boxes) as set out in the report.

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

RESOLVED to

a) delegate to the Head of City Development to grant subject to the conditions listed in the report and the completion of a Deed of Variation to the S106 agreement relating to planning permissions 23/0584/OUT to increase affordable housing levels, remove reference to First Homes, adjust mortgagee in possession clause and modify public open space maintenance responsibilities as set out in this report. / and as amended during the meeting; and

b) refuse permission for the reasons set out below if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed by 17 August 2025 or such extended time as agreed in writing by the Head of City Development.

16

PLANNING APPLICATION NO. 24/1396/ECC - WONFORD COMMUNITY AND LEARNING CENTRE, BURNTHOUSE LANE

Councillor Asvachin declared a non-pecuniary interest and left the meeting as a Committee Member during consideration of the item. Councillor Asvachin, having registered to speak under Standing Order No. 44 and returned to speak during the Member and public speaking section of the item and left the meeting after speaking.

The Assistant Service Lead – Development Management (Major Projects) presented the application for the redevelopment of the existing Wonford Sports Centre and Community and Learning Centre, including the demolition of the existing gym, Phoenix Centre and Outdoor changing rooms and construction of a new hub and FA changing facilities. The new Hub would also accommodate a cafe area, changing facilities, studio, and gym.

Members received a presentation which included:-

- the site location and context;
- location plan;
- an aerial view;
- photos of the existing building and view;
- the proposed ground floor and mezzanine;
- the proposed north, east, south, and west elevations;
- the proposed landscape plan;
- axonometric and illustrative views;
- the planning balance; and
- the recommendation.

The Assistant Service Lead – Development Management (Major Projects), responded to questions from Members as follows:-

- this was a full application and existing solar panels would be retained, with additional panels also being added;
- existing gas boilers would also be retained due to their age, and improvements to the building's thermal dynamics would be made. The design also allowed for future connection to the local energy network;
- although the image was illustrative, the submitted layout plan showed the actual number of disabled parking spaces;
- the Police Designing Out Crime Officer recommendations included CCTV, square drain pipes, and flush doors and there would be no issue in including a condition for these details;
- sports pitches were not included in the application;
- changing the material from red brick to another type could have visual

benefits, however if Members were minded to condition the Police Designing Out Crime Officer recommendations, antisocial behaviour issues would be covered;

- policies did not specify a number for EV charging points, but there were two spaces available in the scheme with a condition for their provision;
- confirmation was needed on whether there were accessible changing rooms;
- the boundary treatment provided a guardrail to indicate public and private spaces;
- the impact of the cafe viability and removing seating was expected to be minor;
- the car park footprint and number of spaces remained unchanged; and
- no additional information was available on proposals to encourage inclusiveness as part of the scheme.

Speaking under Standing Order 44, Councillor Asvachin made reference to:-

- after many years and consultations, the final plan application was welcomed;
- the Wonford Community Centre, operated a wide variety of clubs and activities, a friendly café providing a social lifestyle for Wonford residents;
- the building was in urgent need of updating, notably the heating and leaks;
- if approved the updates would commence as soon as funding was provided; and
- a lot of work had been undertaken between, the planning team, the trustees, and the community to move this forward and it was hoped Members would support the application.

In responses to questions from Members, Councillor Asvachin made the following further comments:-

- several consultations had been held, starting before the COVID Pandemic, which included resident sounding boards, open days, and social media to gather community input; and
- funding was the primary concern for residents and Trustees. A full-sized football pitch would be welcomed but was not feasible due to space constraints.

During the debate, Members expressed the following views:-

- there was concern about crime and antisocial behaviour in the area and the need to include the recommendations from the Police Designing Out Crime Officer as a condition to address these concerns;
- concerns about funding availability;
- was there a potential for a phased development approach with funding and delivery?
- there appeared to be insufficient accessible parking and electric vehicle charging points, with the recommendation only including one double electric charging point for two cars;
- the improvements to biodiversity were welcomed;
- recessed doorways and access control were raised were potential issues relating to the crime measures on the design; and
- the Planning Committee needed to consider all aspects of the application, rather focus solely on anti-social behaviour.

The Strategic Director for Place made the following concluding points:

- there was a further design stage (RIBA stage 4) which would be fully funded to

- provide detailed engineering plans before going to tender; and
- the comments from the Police Designing Out Crime Officer were advisory and could be considered as planning condition to ensure safety and security in building design stage.

Councillor Hughes proposed and Councillor Pole seconded that a condition be added to include additional security measures as recommended by the Police Designing Out Crime Officer.

The Strategic Director for Place advised that the exact wording of this additional condition could be delegated to Planning Officers, in consultation with the Chair for inclusion in the decision notice, should Members be minded to grant planning permission. The reasoning of the condition would be in accordance with Members comments. It was noted that RIBA stage four, would be where the issues raised would be considered.

During the debate on the amendment Members expressed the following views:-

- there was concern about the potential financial implications later in the process and there needed to be an allowance for design variance for later in the process;
- the planning committee needed to ensure there was still room for sensible planning considerations going forward to incorporate the Police Designing Out Crime Officer recommendations without imposing restrictions;
- it was noted that the plan showed 12 out of 18 spaces were for disabled parking;
- it was suggested that wording of the amendment should be kept vague to allow for future design improvements; and
- full consideration should be given to police recommendations, but the amendment process could proceed if the proposer and seconder agree for the exact wording to be finalised by officers in consultation with the Chair.

Cllr Hughes advised that the additional security measures listed, were for public understanding, rather than a directive for inclusion in the amendment. Cllr Hughes emphasised trust in the Strategic Director for Place and the officers to appropriately word the planning conditions.

The Chair moved and Councillor Patrick seconded the recommendation and inclusion of the amendment, which was voted upon and CARRIED as amended.

RESOLVED that planning permission for the refurbishment of the existing Wonford Sports Centre and Community and Learning Centre, including the demolition of the existing gym, Phoenix Centre and Outdoor changing rooms and construction of a new hub and FA changing facilities. The new Hub would also accommodate a cafe area, changing facilities, studio and gym be approved subject to the conditions set out in the report update sheet and as amended during the meeting.

17

LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

Members received the report and following questions raised, the Strategic Director for Place and the Project Manager (Planning) advised:-

- a split decision in planning applications meant that one part of an application was approved and one part was refused;
- a certificate of lawfulness determined whether an HMO had lawful use and wasn't a planning judgment;
- the Article 4 direction required planning permission for the use of HMOs in

certain areas, to control their increased use.

The report of the Strategic Director for Place was noted.

18

APPEALS REPORT

The report of the Strategic Director for Place was noted.

(The meeting commenced at 5.30 pm and closed at 6.50 pm)

Chair

Planning Committee Report (25/0072/LBC)

1.0 Application information

Number: [25/0072/LBC](#)

Applicant Name: Mr Peter Davis,

Proposal: Roof and floor repairs. External masonry and wall repairs; re-building of parapet. Replacement of 20th Century windows in sail loft. Removal of external wall cement rendering and replacement with lime render. Replacement of 20th Century fixed slatted shutters on south elevation.

Site Address: 25 The Strand
Topsham
EX3 0AX

Registration Date: 23 January 2025

Link to Documentation: <https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=25/0072/LBC>

Case Officer: Matt Hall

Ward Member(s): Cllrs Rolstone and Williams (Topsham Ward)

REASON APPLICATION IS GOING TO COMMITTEE.

In line with the Council's terms of reference, this application will be considered by the Planning Committee as it is an application by Exeter City Council, for works to a Council owned building, and the consent has received an objection.

2.0 Summary of recommendation

GRANT subject to conditions.

3.0 Reason for the recommendation: as set out in Section 18 at end

The proposals are considered to preserve the significance of the listed building in accordance with Local Plan policies C1 and C2.

4.0 Table of key planning issues

Issue	Conclusion
Impact on Heritage Assets	The proposed works will repair failing structural elements, replace inappropriate or end-of-life 20th Century interventions, and ensure the

Issue	Conclusion
	conservation in situ of important historic fabric. The proposed work is considered to have an overall positive impact on the significance of the listed the building by ensuring its continued survival in a structurally sound and weathertight condition.
Impact on Conservation Area	Once works are completed the building's external appearance will appear unchanged. There will therefore be no impact on the character and appearance of the Topsham conservation area.

5.0 Description of site

25 The Strand is a Grade II listed building in Topsham Conservation Area. It is one of a number of high-status merchants' houses dating from the late 17th Century or very early 18th Century on the Strand which form an important group of distinctive buildings in this part of the conservation area.

The building has a fairly narrow linear plan form, with its west gable to the road and the principal (south) elevation facing onto a long and fairly narrow garden on the south side of the building. The main entrance doorway is on the south elevation, facing the garden. The formal reception rooms occupy the western half of the main building, with the service range occupying the eastern half. A later sail loft¹, thought to date from the 19th Century, is attached on the eastern end of the service range. This is now linked internally to the 17th Century part of the building via doorways at ground and first floor level, but historically was separate from the main part of the house. The sail loft has a very different character to the 17th Century part of the building.

The building's significance lies in the completeness of its survival as a late 17th Century merchant's house with its own mooring on the navigable River Exe, and also specifically in its historic fabric, plan form, and contribution to the historic character of the area as part of an important group of similar buildings. The internal decorative plasterwork at ground and first floor level, thought to date from the 18th Century, is particularly significant.

The building houses the Topsham Museum, and is normally open to the public.

¹A long room where sails would have been made.

List descriptions

THE STRAND 1. 1092 (East Side) TOPSHAM Wall and Gates of No 25 SX 9688 9/1173A II GV 2. Roughcast wall, panelled gates. Modern. All the listed buildings of the Strand form a group.

THE STRAND 1092 (East Side) TOPSHAM No 25 (Formerly listed in the rural district of St Thomas) SX 9688 9/1173 11.11.52 II GV 2. Late C17. Rainwater head dated 1739. Roughcast. Three storeys, two windows, sashes with glazing bars. Square parapet to gable end, hipped roof behind. Panelled door in courtyard. Good late C17 staircase and panelling. All the listed buildings of the Strand form a group.

The Surrounding Area.

All the historic buildings on the east side of The Strand are listed, either at Grade II or Grade II*. They are a very important group of listed buildings and are one of the defining features of Topsham.

The west side of The Strand is characterised by a series of small plots which originated as private moorings, each one associated with a merchants' house on the east side of the road. Some of these plots have been built on over time, and those of 31-38 The Strand redeveloped as a boatyard (now Strand Court flats). The plot associated with 25 The Strand is particularly well preserved, and is laid out as an attractive garden, open to the public as part of the museum.

6.0 Description of development

The application is for Listed Building Consent for the following works :- roof and floor repairs; external masonry and wall repairs; re-building of parapet; window repairs; removal and replacement of external wall cement rendering.

7.0 Supporting information provided by applicant

- Site Location Plan.
- Site Plan.
- Existing Roof Truss & Wall plates Details.
- Existing Elevations.
- Existing Floor Layouts and Roof Plan.
- Proposed Roof Truss & Wall plates Details.
- Window Details.
- Proposed Layout and Notes.
- Proposed Elevations and Notes.
- Floor Joist Repair Details.
- Planning and Heritage Statement.
- Flood Map.

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
19/1615/LBC	Modification of existing modern external door to include a glazed panel	PER	08.01.2020
09/1314/LBC	Extension on south west elevation of boatshed	PER	16.11.2009
09/1313/FUL	Extension on south west elevation of boatshed	PER	16.11.2009
09/1298/ECC	Replacement roof and alterations to ceiling	PER	03.11.2009
06/1976/LBC	External alterations to provide ground floor rear extension and internal alterations to walls, floors and stairs (AMENDMENT to 03/0786/07 granted 2 May 2003)	PER	13.11.2006
03/2046/LBC	External alterations	PER	05.02.2004
03/2045/FUL	Provision of shed in rear garden and railings to boundary wall of front garden	PER	10.02.2004
03/0786/LBC	External and internal alterations	PER	27.06.2003
03/0785/FUL	Ground floor rear extension	PER	27.06.2003
02/1235/FUL	Ground floor side extension	PER	04.10.2002
02/1236/LBC	External alterations	PER	04.10.2002
02/0096/LBA	Demolition of existing rear extension and provision of ground floor extension for museum display area	PER	25.02.2002
02/0087/FUL	Ground floor rear extension to replace existing museum display area and formation of additional access to Lower Shapter Street	PER	25.02.2002
00/0680/LBC	Sign over entrance door on front elevation	PER	15.06.2000
99/0292/LBA	Erection of boat shelter	PER	19.05.1999
99/0291/FUL	Erection of boat shelter	PER	19.05.1999

Reference	Proposal	Decision	Decision Date
98/0459/LBA	Provision of blind to terrace	PER	22.12.1998
96/0080/LBA	Removal of internal partition walls and insertion of timber beams, erection of ground floor extension for provision of toilet and demolition of garden wall	PER	13.03.1996
96/0079/FUL	Erection of ground floor extension for provision of toilet	PER	13.03.1996
93/0336/LBA	Identification sign	PER	02.07.1993
91/0870/LBA	Erection of single-storey annexe to museum for storage and public display of maritime items	PER	05.03.1992
91/0869/FUL	Erection of single-storey annexe to museum for storage and public display of maritime items	PER	05.03.1992

9.0 List of constraints

- Grade II listed.
- Affecting the setting of listed buildings
- Topsham Conservation Area.

10.0 Consultations

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

Consultees

Statutory Consultees

Historic England:

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Non-statutory consultees

- **The Society for the Protection of Ancient Buildings:**

The need for structural repairs at the first and second floors in the south-west range is clear, and our preference for the works to the floor joists would be to employ steel angles. These offer a neater method by which to tie the floor joists to the walls when compared to the option utilising timber.

The need for repairs to the roof trusses in that range is also clear, but we have concerns about the proposed methods. The roof trusses may date to 1739 and are certainly C18, but it is not confirmed whether the ceiling joists are contemporary to the trusses or later additions. They are bolted to the truss chords at present but support a lath and plaster ceiling which invites further assessment: the ceiling joists are likely historic, if not original. The interventions as proposed would require the cutting back of these joists in, by our calculations, at least 32 locations. The trimmed joists would then be hung off joist hangers. This change is required as a direct result of the proposed interventions to stabilise the junction between the truss cords and the wall-head by encapsulating the ends of the chords in a timber boot. The boot would have the further negative impact of obscuring the chamfered edges of the cords (albeit within the attic space).

In our view that a more elegant solution is likely available which addresses the structural issues whilst requiring a less bulky and visually cumbersome addition and avoiding the need to cut away so much of the ceiling joists. We recommend that the applicant engages a CARE accredited engineer to advise in this matter, and that further investigation is made as to the age and significance of the ceiling joists.

Considering the 6 no. south-east facing windows at first floor level in the central Victorian range (sail loft), and the shutters and pelmets to the front elevation, we would have hoped to see a greater assessment of the age and significance of these elements within the application. As their significance has not been made clear, it is our view that the application has not yet satisfied paragraph 217 of the National Planning Policy Framework (NPPF) which requires applicants 'to describe the significance of any heritage assets affected' by proposals. Additional information is required to address this.

The application confirms that repair of the windows is feasible, and so their replacement would not be supported unless it can be demonstrated that these are modern introductions. Regarding the shutters and pelmets, the significance and condition of these elements should be made clear, so that an assessment can be made as to whether their replacement is appropriate.

At present the Society cannot support the application, and we recommend that it be withdrawn so that the items introduced may be addressed. We would be grateful if you could renotify us as and when additional information or revisions become available.

Highway Authority (Devon County Council): *No observations to make.*

Exeter City Council consultation

Exeter City Council's Conservation Officer:

The work proposed will repair failing structural elements, replace inappropriate or end-of-life 20th Century interventions, and ensure the conservation in situ of important historic fabric. The proposed work is positive for the building. (Detailed comment on specific elements of the proposed work is included further on in this report)

11.0 Representations

2 representations were received in support, highlighting that:

- The works are necessary restoration works.
- Deems SPABs comments to not be valid as the works are outside of their brief.
- Believes the comments from SPAB contradict themselves.

12.0 Relevant policies

Development Plan

NPPF

- Chapter 16: Conserving and enhancing the historic environment.
- Para: 210, 212, and 215.

Exeter Local Development Framework Core Strategy (Adopted 21 February 2012)

- Objective 8: Protect and enhance the City's character.
- Objective 9: Achieve excellence in design.
- CP17: Design and Local Distinctiveness.

Exeter Local Plan First Review 1995-2011.

- C1: Conservation Areas.
- C2: Listed Buildings.

Other material considerations

Conservation Area Appraisal

- Topsham Area Appraisal and Management Plan.

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 consideration of the application in accordance with Council procedures will ensure that 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 the development of land. 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 persons who do not share it.

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 in particular to the need to:

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

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and 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 Assessment

This application seeks consent for a significant programme of repair and remedial works. This report will set out the proposed works, identify their impact on the significance of the listed building and then weigh up the overall level of harm or benefit to the significance of the listed building along with any public benefits that may arise from the proposed work.

Roof works

The historic timber roof trusses are embedded within the brickwork of the external walls, as shown in plan no. SWN-XX-00-D-B-012 rev p2. The truss ends have rotted over time, probably partially as a result of the 20th century cement render on the exterior of the building preventing moisture from evaporating from the wall and the timber after periods of rain. The extent of the rot means there is no longer a sound bearing for the load-bearing roof timbers where they rest on the brickwork.

Consent is sought to carry out a repair fixing new timber either side of each truss end, to form a “sandwich” with each historic truss end in the centre of two new structural timbers. The new timbers will be bolted through the historic truss and each other, and will transfer the load from the roof to the brickwork.

The proposed structural intervention to the failing roof truss ends is considered to be a sensible and simple solution to the problem of localised rotting at the ends of the trusses. The conservation officer discussed the issue on site with the lead contractor (who is an experienced conservation joiner) at pre-application stage and is content that the proposed work will preserve the maximum amount of significant historic fabric in situ. It will also avoid the need to introduce a new structural material (steel) into the main structure of the roof. Topsham is an exposed maritime environment, and the conservation officer’s view is that it is wise to avoid introducing a new material which may be affected by the climate conditions of the building in a different way to the historic fabric it is replacing. Of the various options available to strengthen the roof structure, the proposed intervention is considered to result in the least loss of historic fabric and avoids the need to introduce significant quantities of new materials into the structure or interfere with the historic joints in the trusses.

An objection has been received from SPAB regarding the proposed methodology for truss strengthening. SPAB’s concern is that the proposed solution will necessitate the

cutting back of a significant number of second floor ceiling joist ends in order to insert the new timbers. This will result in the loss of historic fabric at the ends of the cut joists. They also have concerns that the introduced timbers will inhibit the ability to see the chamfer / moulding details at the truss ends.

The view of the ECC conservation officer is that the number of ceiling joists to be affected has been over-estimated by SPAB. Joist ends can give useful information on joinery methods (and thus date of construction) and the status of different parts of a building; however, the great majority of ceiling joist ends at second floor level will be unaffected by the proposed work meaning that the historic and evidential value of the ceiling as a whole will be unaffected. The conservation officer's view is that the cutting back of a number of joist ends (anticipated to affect around 10 joists – i.e. up to 20 joist ends) will result in a low level of harm to significance. This harm will be outweighed by the public benefit of ensuring the continued structural stability of the roof.

The ceilings at second floor level are plain historic lath and plaster² ceilings, without the decorative detail of the ceilings at ground and first floor level. At some point in the later 20th Century the ceilings have been reinforced with a hessian-type mesh and skimmed – probably to conceal cracks or possibly to reduce the risk of sections of the ceiling plaster falling. There is also significant undulation in the west room ceiling, suggesting that some sections of plaster may have become de-bonded from the lath above. There is therefore some concern that the ceilings may become unsafe during the course of the work to the trusses.

It is considered pragmatic to address the risk of loss of the second floor ceilings as part of this application, even though there is no intention to take down and replace the ceilings. Since the ceilings are not decorative and appear to have already been subject to a type of repair that will make localised repair very challenging and possibly unfeasible, the principle of like-for-like replacement using lath and lime plaster is considered acceptable. A condition is suggested should consent be granted, requiring submission of a plan and materials specification if more than 1 sq. m of the ceiling becomes unstable.

Taking down and rebuilding the parapet

The upper part of the parapet at the top of the west gable is unstable. Consent is sought to take down and rebuild exactly like-for-like, with improved laying of the coping stones in order to reduce the quantity of rainwater able to enter the wall.

The conservation officer has inspected the existing gable. It appears that the section proposed for rebuilding has been rebuilt during the mid 20th Century, and it is this

² a traditional building technique where narrow strips of wood (laths) are nailed to a frame and then coated with a lime based plaster

element that has now failed and needs rebuilding. It is therefore considered unlikely that any pre-20th century fabric will be removed in the proposed rebuilding, and the finished appearance will be identical to at present. The proposed work will reduce the risk of water ingress at the top of the gable wall, thereby preserving the historic fabric below parapet level. This element of the work will preserve the historic fabric of the building by ensuring it is weathertight, and this is considered to be a public benefit.

Removal of render and replacement with lime render

The existing external render is understood to have been applied in the mid 20th century. It is a cement-based render, which is not suitable for the building as it does not “breathe” and results in the build-up of dampness in the fabric of the building. The dampness build-up caused by the use of cement rather than lime has resulted in the rotting of structural timbers in the building, including lintels and roof truss ends (as discussed above). This application seeks consent to remove the inappropriate cement render and replace it with a lime render. This is considered to be very positive and will preserve the historic fabric of the building in the future by reducing the dampness in the building. There is a public benefit arising from this work.

Stitching cracks in the brickwork and carrying out repairs to the brickwork

Removal of the cement render has revealed a number of cracks in the brickwork and small areas where brickwork has been removed or decayed. Consent is sought to repair the cracks using helibar³ fixings to stitch across the cracks. This is a well-established method of repairing structural cracking without the need for significant rebuilding and without loss of historic fabric. This element of the work has received no objections from any party. There will be no loss of historic fabric and the work will ensure the structural stability of the listed building. There is a public benefit arising from this work.

Replacement of rotten timber lintels with new oak lintels

As discussed above, the inappropriate cement render has led to the build-up of dampness in the structure resulting in decay of timber lintels. Where lintels are decayed to the point where they are no longer performing their structural function, it is proposed to replace them like-for like with new oak lintels.

This element of the proposal will result in the removal of historic fabric in the removal of the failed historic lintels. However, the need for structural stability of the building is considered to outweigh the harm arising from the removal of failed historic lintels and replacement with new oak lintels. The public benefit (structural stability of the listed building) is considered to outweigh the harm.

³ this is a helical, stainless steel reinforcing bar used for masonry repair and strengthening

Removal of rotten timber from within the north wall and filling of the void with brick

There is a long timber embedded in the north wall at first floor level. Its former function is uncertain; it is possible it may relate to an early phase of the building, possibly linking a previous section of cob with brickwork, or it may have had a more prosaic function such as a means of fixing something to the exterior of the building. As with the lintels (above), this timber has decayed to the point where it cannot fulfil its structural function. The application seeks consent to remove the timber and fill the void in brick.

Topsham Museum trustees have arranged a historic building specialist to carry out a detailed analytical survey and written historic building record of the building once all the render has been removed from the exterior of the building. Until that work has been completed it is not possible to have certainty of the significance of this timber in the building. However, it is possible to have confidence that a full record will be made of it and any information that can be gleaned once it is removed for assessment will be suitably recorded.

There is no objection from any of the consultees to the proposal to fill the void in the wall with brickwork.

Structural work to the floor joists

As with the roof truss ends, a number of floor joist ends and first and second floor level have suffered rot to the point where they are unable to perform their structural function. The application planning / design and access / heritage statement gives a detailed methodology for joist repair, with several alternative options to be used depending on the condition of each joist and the extent of structural failure.

The ECC conservation officer is happy with the case-by-case approach and satisfied that the contractors who will be carrying out the work have sufficient skill and experience to make a judgement on the best option for repair to each joist.

SPAB comments, *“The need for structural repairs at the first and second floors in the south-west range is clear, and our preference for the works to the floor joists would be to employ steel angles. These offer a neater method by which to tie the floor joists to the walls when compared to the option utilising timber.”*

The officer opinion is that all the proposed options for different levels of repair as set out in the application documents are acceptable in conservation terms. There is not considered to be any planning reason to restrict the consent to just one joist repair method as recommended by SPAB.

Replacement of 20th Century windows to the sail loft

The existing windows in the sail loft date from the later 20th Century, although it is thought they replicate the design of the earlier windows that they replaced. The

windows themselves are therefore not historic, although their design and detailing has some significance.

The low quality of timber used to make windows in the last quarter of the 20th Century means that windows from this period generally have a design life of only 20-50 years, rather than the several hundred years of a more historic timber window. Consent is sought to replace the existing late 20th Century windows on the south elevation of the sail loft with near like-for-like replacements but incorporating slim profile double glazing.

Historic England guidance advises that where slim profile double glazing can be accommodated within structural glazing bars with no changes to glazing bar moulding profiles, it is very likely to be acceptable and will not cause harm to the significance of the listed building.

ECC conservation officer has no objection to the proposed replacement windows in the sail loft.

SPAB has expressed concern as they do not feel there was sufficient information provided to justify the replacement rather than the repair of the windows. A detailed window survey had been prepared by the applicant, but it seems this was not available to external consultees at the time SPAB prepared their response. The window schedule is now available and clearly identifies the windows proposed for replacement as dating from the late 20th Century and of low historic significance.

Specialist timber repairs to historic windows and historic external doors

As alluded to in SPAB's consultation response, there is an important presumption in favour of the retention and repair of historic timber windows, rather than their wholesale replacement. Historic windows are a vitally important component of a listed building and hold a huge amount of dating and stylistic information that helps current and future generations understand the listed building and appreciate its historic character and appearance.

Repair does not need Listed Building Consent; however, information has been provided in the detailed window survey submitted as part of this application to identify the historic windows which are programmed for repair and refurbishment. The programme of window repair is warmly supported and will preserve important historic fabric while also ensuring the building remains weathertight.

Exact like-for-like replacement of the 20th Century slatted shutters and pelmets on the west elevation

The west gable elevation has distinctive black-painted fixed slatted shutters and pelmets around the windows at ground, first and second floor level. These have been removed to facilitate the removal of the cement render. The available stylistic evidence

suggests the current shutters date from the 20th Century, and it is surmised they may have been installed when the building was re-rendered with the current cement render.

SPAB comments, *“Regarding the shutters and pelmets, the significance and condition of these elements should be made clear, so that an assessment can be made as to whether their replacement is appropriate.”*

The ECC conservation officer’s assessment is that the shutters and pelmets appear to date from the mid-late 20th Century, although it is possible they may replicate an earlier feature. The ECC conservation officer’s advice is that the exact like-for-like replacement of the shutters and pelmets will not be harmful to the significance of the building and is acceptable.

Impact on significance

Overall the package of proposed work is considered to have a positive impact on the significance of the listed building by ensuring the continued survival of its important historic fabric in weathertight and structurally sound condition.

Planning balance

The planning balance weighs up any harm or loss of significance against the public benefits that may reasonably be expected to arise from the proposed work. As set out above, the overall impact on the significance of the listed building is considered to be positive. There is also considered to be public benefit in ensuring the building is in structurally sound and weathertight condition, particularly given the fact the building is open to the public as a museum.

16.0 Conclusion

The views of the Society for the Protection of Ancient Buildings (SPAB) have been carefully considered as part of the decision making process as set out in the report above. On balance it is considered that the proposed work will preserve the significance of the listed building in accordance with chapter 16 of the NPPF and policies C1 & C2 of the Exeter Local Plan.

The proposals are in accordance with the development plan and the relevant legislation concerning listed buildings, and is recommended for approval.

17.0 Recommendation

GRANT permission subject to the following conditions.

Conditions

1) The works to which this listed building consent relate must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: To comply with Section 18 of the Planning Listed Building and Conservation Areas Act 1990 as amended.

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 the 23rd January and 27th February 2025 (including drawings numbers, SWN-XX-00-D-B-002-P1-Site Plan, SWN-XX-00-D-B-012-P2-Proposed Roof Truss and Wall plates Details, SWN-XX-00-D-B-010-P1-Window Details, SWN-XX-00-D-B-014-P1-Proposed Layout and Notes, SWN-XX-00-D-B-015-P1-Proposed Elevations and notes, SWN-XX-00-D-B-016-P1-Floor Joist Repairs, Window Survey Rev A, and Topsham Museum-Planning Validation and Planning Statements Rev 0) as modified by other conditions of this consent.

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

3) Prior to its first use on the building, a full specification of render and decorative surface finish shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include the thickness and composition of each coat of render, the finished appearance of the topcoat, and the decorative finish to be applied. Work shall be carried out in accordance with the approved specification and retained so thereafter.

REASON: In the interests of preserving the historic fabric and character of the listed building in accordance with policy C1 and C2 of the Exeter Local Plan and the NPPF.

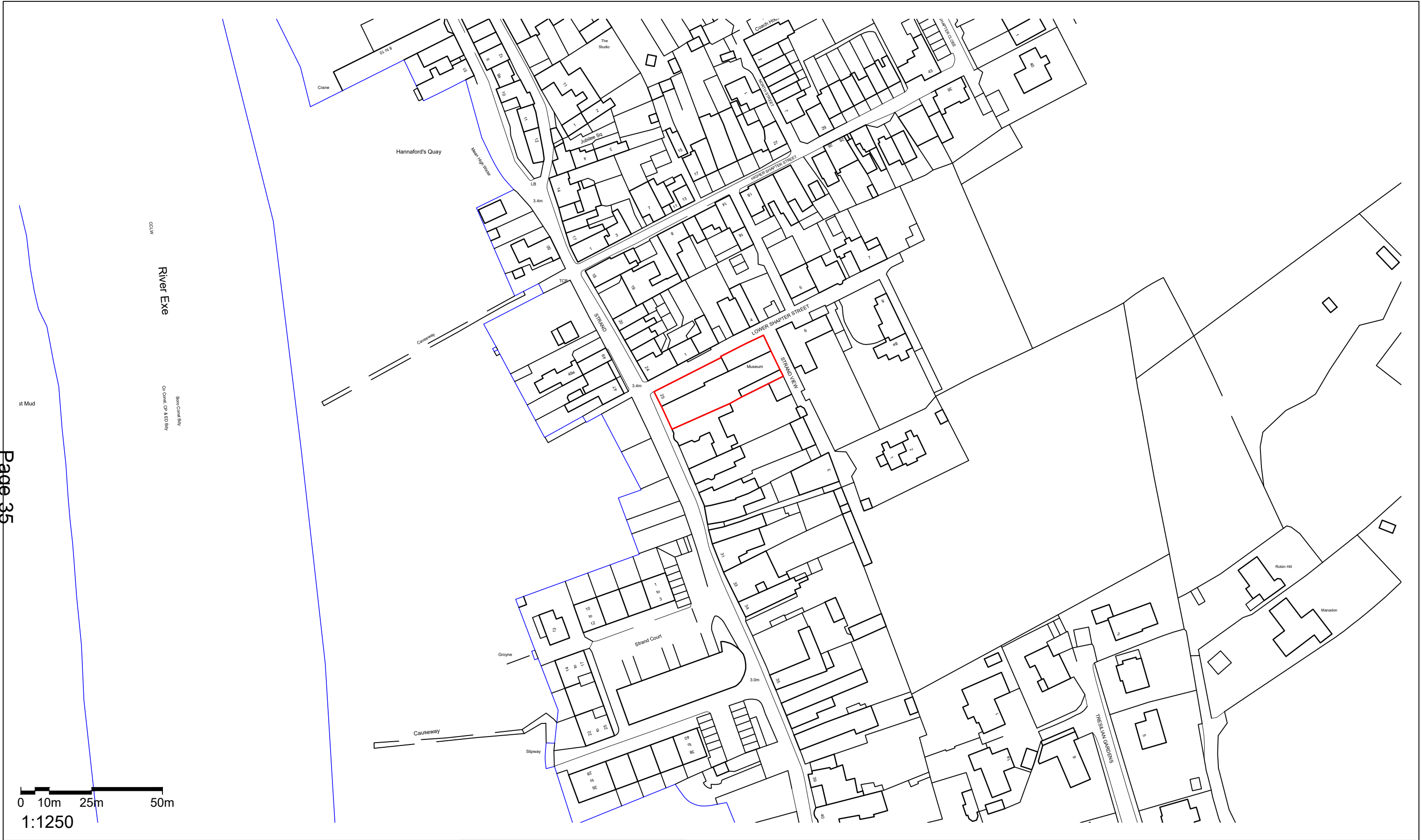
4) Any repair or replacement of any part of the ceilings at second floor level shall be carried out using well haired putty lime plaster on timber lath. If an area of plaster greater than 1m² becomes unsafe it shall not be taken down until a clear plan showing the precise extent and specification of any repair or replacement has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the historic fabric and special historic character of the listed building and for the avoidance of doubt in relation to the ceiling known to be in poor condition, in accordance with policy C1 and C2 of the Exeter Local Plan and the NPPF.

Informatives

- 1) 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.

- 2) 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.
- 3) All bats and their roosts are fully protected under the Conservation of Habitats and Species Regulations 2017 and Wildlife and Countryside Act 1981 (as amended). No evidence of roosting bats was identified during the bat survey; however, if bats are discovered during the proposed works, then sheltering materials should be replaced around the bat and works within the immediate vicinity stopped until advice is sought from Natural England or a licensed bat worker. Bats should not be handled without a licence, but if a bat is injured or in imminent danger it can at the discretion of the on-site personnel, be placed in a small breathable container before the advice is sought; however, bats should not be handled without thick gloves to protect from bites, scratches and saliva as bats can carry disease. Please also see <https://www.gov.uk/government/publications/rabies-risks-from-bat-bitesrabies>.



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KEY PLAN

REV DRAWN DATE CHECKED DATE APPROVED DATE

CLIENT
Exeter City Council

PROJECT
**Topsham Museum
Structural Repairs, Rendering & Redecoration**

TITLE
Existing Site Plan

FIRST ISSUE

P0

SCALE 1:1250	DISCIPLINE Building Surveyor	PROJECT NUMBER 118063
DRAWING NUMBER SWN-XX-00-D-B-001		REV CODE P1
STATUS CODE S0	PURPOSE OF ISSUE Planning Approval	Drawn by RDB Checked by

**SOUTH WEST
norse**

South West Norse
Venture House 1 Capital Court, Sowton Industrial Estate, Exeter, Devon, EX2 7FW
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REPORT TO: PLANNING COMMITTEE**Date of Meeting: 28th April, 2025****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

**All Planning Decisions Made and Withdrawn Applications
between 07/02/2025 and 15/04/2025**

Alphington			
Delegated Decision			
Application Number:	24/1132/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/04/2025
Location Address:	Bindle Lodge Perridge Close Exeter EX2 9PX		
Proposal:	Addition of cladding to part of the front elevation wall.		
Delegated Decision			
Application Number:	24/1235/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/03/2025
Location Address:	67 Cowick Lane Exeter EX2 9HJ		
Proposal:	Proposed end of terrace new dwelling, 4 bedroom, 2/3 storey on land adjacent to existing building.		
Delegated Decision			
Application Number:	24/1311/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/03/2025
Location Address:	109 Cowick Lane Exeter EX2 9HF		
Proposal:	Drop kerb widening, alterations to boundary walls, and 1.5m high entrance gate		
Delegated Decision			
Application Number:	24/1538/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	Newton Centre Thorverton Road Exeter EX2 8GN		
Proposal:	Two storey detached office building at rear and alterations to fenestration of existing building		
Delegated Decision			
Application Number:	25/0001/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/02/2025
Location Address:	129 Corn Mill Crescent Exeter EX2 8TN		
Proposal:	Enlarge front porch.		
Delegated Decision			
Application Number:	25/0046/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/02/2025
Location Address:	9 Myrtle Close Exeter EX2 8UX		
Proposal:	Single storey side extension and replacement roof to existing extension		

Delegated Decision			
Application Number:	25/0065/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/03/2025
Location Address:	2 Two Acre Court Exeter EX2 8YE		
Proposal:	T1 - Common Oak tree - Reduce in height by approximately 2-3 metres. Maximum cut size of 4-5 inches.Shorten back laterals by approximately 2 metres. Max cut size of 2-3 inches.Reasons - as provided by Hywel Davies, Consultant and director at Exe Tree Care- The tree has been in decline over a 10 year period. Pruning work has been carried out in this time, predominantly removal of deadwood. As a result the crown has become open and 'leggy' and the remaining stems have been subject to larger wind forces, causing some minor storm damage.- It is reasonable to take weight from the crown at this stage, given that the tree is more likely to fail in future storms. Carrying out remedial work now may prevent significant storm damage. Tears and splits caused by storm damage are more likely to be invaded by pathogens than smaller pruning cuts		
Delegated Decision			
Application Number:	25/0079/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	12/03/2025
Location Address:	28 Marsh Green Road West Exeter Devon EX2 8PN		
Proposal:	Discharge of conditions 6 (bird boxes) and 7 (secure cycle parking) of planning approval 22/0890/FUL granted 04 January 2023.		
Delegated Decision			
Application Number:	25/0080/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	Porche Centre Matford Park Road Marsh Barton Trading Estate Exeter EX2 8FD		
Proposal:	Installation of 2 no. illuminated fascia signs and 1 no. non-illuminated fascia sign.		
Delegated Decision			
Application Number:	25/0092/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/03/2025
Location Address:	Pixie Cottage Dawlish Road Exeter EX2 8TD		
Proposal:	Replacement of two Crittall kitchen windows with slimline timber windows.		
Delegated Decision			
Application Number:	25/0147/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	03/04/2025
Location Address:	65 Parkway Exeter EX2 9NB		
Proposal:	Two storey extension replacing detached double garage.		

Delegated Decision			
Application Number:	25/0178/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/04/2025
Location Address:	Vertu Land Rover Exeter 6 Matford Way Matford Exeter EX2 8FN		
Proposal:	Erection of canopy		
Delegated Decision			
Application Number:	25/0272/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	26/03/2025
Location Address:	Units 6-9 Alphinbrook Road Marsh Barton Trading Estate Exeter EX2 8RG		
Proposal:	Discharge of Conditions 3 and 4 of Planning Permission Ref. 24/0919/FUL, granted on 22 November 2024, relating to Biodiversity Net Gain and tree protection		
Duryard And St James			
Delegated Decision			
Application Number:	24/1043/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	20/02/2025
Location Address:	23 New North Road Exeter EX4 4HF		
Proposal:	INVALID: Bathroom renovation.		
Delegated Decision			
Application Number:	24/1044/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	20/02/2025
Location Address:	23 New North Road Exeter EX4 4HF		
Proposal:	INVALID: New accessible bathroom for elderly tenant.		
Delegated Decision			
Application Number:	24/1402/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	Shelter 2102 0342 45 Sidwell Street Exeter		
Proposal:	Replace existing double-sided 6-sheet bus shelter advertising displays with double-sided digital displays.		
Delegated Decision			
Application Number:	25/0029/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/03/2025
Location Address:	58 West Garth Road Exeter EX4 5AN		
Proposal:	Dormer roof extension on the south west (side) roof slope.		

Delegated Decision			
Application Number:	25/0053/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	04/03/2025
Location Address:	1 Sidwell Street Exeter EX4 6NN		
Proposal:	Replacement of existing Rainscreen Cladding Panels (Carea Ardal) with Rockpanel Premium Cladding System		
Delegated Decision			
Application Number:	25/0056/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/03/2025
Location Address:	Hillsborough Lodge Lower St Germans Road Exeter EX4 4PW		
Proposal:	Widening of existing driveway parking area, with retaining wall and removal of laurel tree. Construction of a rear external staircase to provide access from upper French doors to garden level. Erection of a fence along top of northern boundary wall.		
Delegated Decision			
Application Number:	25/0073/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	19/03/2025
Location Address:	25 Blackall Road Exeter EX4 4HE		
Proposal:	House in multiple occupation for 6 persons (Use Class C4) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/0146/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	28/02/2025
Location Address:	16 Howell Road Exeter EX4 4LG		
Proposal:	Discharge of Condition 4 of Planning Permission Ref. 24/1040/FUL, granted on 4 December 2024, relating to landscaping		
Delegated Decision			
Application Number:	25/0149/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/03/2025
Location Address:	Grassway House Clydesdale Road Exeter EX4 4QX		
Proposal:	Tree No - T637Species - RobiniaRecommendations? Reduce crown height and spread by 2-3m, cutting back branches to suitable growth points. Maximum diameter of cuts 150mm? Install inclination monitoring station on western trunk aspect		
Delegated Decision			
Application Number:	25/0151/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/03/2025
Location Address:	20 Velwell Road Exeter EX4 4LE		
Proposal:	Single storey rear extension		

Delegated Decision			
Application Number:	25/0159/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/03/2025
Location Address:	35 Devonshire Place Exeter EX4 6JA		
Proposal:	Two storey side/rear extension and single storey rear extension		
Delegated Decision			
Application Number:	25/0162/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/03/2025
Location Address:	24 Velwell Road Exeter EX4 4LE		
Proposal:	The tree concerned is an Ash tree. The tree has grown a lot in recent years and branches have already broken off in high winds. Some of the branches threaten our house and others overhang the public footpath. The Exeter University arborist has viewed the tree and identified a small bit of ash die back. He has advised taking about 30% of the height and weight out of the tree. He felt that this would increase safety and better enable the tree to fight off ash dieback.To achieve the above selected branches would need to be shortened by 3-4 metresI am applying to get this work done.		
Delegated Decision			
Application Number:	25/0195/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/04/2025
Location Address:	10 Horseguards Exeter EX4 4UU		
Proposal:	Install 1 no. rooflight, new door and replacement window to rear to serve partial garage conversion.		
Delegated Decision			
Application Number:	25/0203/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/04/2025
Location Address:	26 Pennsylvania Road Exeter EX4 6BH		
Proposal:	Change of use from a flat (C3 use) and 7 person House in Multiple Occupation (sui generis use) to a 9 person House in Multiple Occupation (sui generis use)		
Delegated Decision			
Application Number:	25/0227/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	34 Thornton Hill Exeter EX4 4NS		
Proposal:	G1 - Hedge line of approx. three Bay trees and one Yew tree: Reduce to approx. 3 metres above ground level.		

Exwick

Delegated Decision

Application Number: 24/1186/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 19/02/2025
Location Address: Land At Redhills Exwick Lane Exeter
Proposal: Discharge conditions 9 (CEMP) and 10 (LEMP) of planning permission 20/1380/OUT - Outline planning application for up to 80 dwellings and associated infrastructure (All matters reserved except for access).

Delegated Decision

Application Number: 24/1294/TPO Delegation Briefing:
Decision Type: Permitted Date: 12/02/2025
Location Address: 48 Knowle Drive Exeter EX4 2DG
Proposal: Oak. One large limb which now looks exposed due to the removal of damaged branches adjacent. The plan is to lessen the exposure of this limb by the removal of the two lowest branches from the end group approx. 75mm diameter and 3m long each.

Delegated Decision

Application Number: 24/1299/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 25/02/2025
Location Address: Kinnerton Court Kinnerton Way Exeter EX4 2EZ
Proposal: Change of use of rear ground floor void space to provide a one-bedroom flat.

Delegated Decision

Application Number: 24/1478/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 20/02/2025
Location Address: Land At Redhills Exwick Lane Exeter
Proposal: Condition Discharge: Conditions 11 (Construction Method Statement) and 12 (Waste Audit Statement) of planning permission 20/1380/OUT (Outline planning application for up to 80 dwellings and associated infrastructure (All matters reserved except for access))

Delegated Decision

Application Number: 24/1483/TPO Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 13/03/2025
Location Address: 2 Ely Close Exeter EX4 2EY
Proposal: T1 - Scots Pine Tree TPO number 399 - full removal of T1 due to severe highway and private property damage due to root structure lifting curb, tarmac, block paving and retaining wall. Replacement tree is not opposed but would ideally be a different species.

Delegated Decision			
Application Number:	25/0011/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/02/2025
Location Address:	22 St Andrews Road Exeter EX4 2AF		
Proposal:	G1 - mixed broadleaf consisting of hawthorne/ash/birch - crown lift and trim back to boundary allowing maintenance of grass underneath, at the same time this will let in the light to allow more grass to grow where currently it cannot.The crown lifting along the hedge row will be taken to approximately 15 foot approximately 3-4m The ash tree at one end closest to the car park area is to be crown lifted slightly higher in line with the adjacent conifers approximately 6 to 8 m leaving the main crown break intact.		
Delegated Decision			
Application Number:	25/0060/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/03/2025
Location Address:	The Vicarage Exwick Hill Exeter EX4 2AQ		
Proposal:	T5 Sycamore. Fell		
Delegated Decision			
Application Number:	25/0214/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/04/2025
Location Address:	Garage Rackfield Cottages Exwick Hill Exeter		
Proposal:	3 x Thuja plicata - Fell1 x Quercus Robur - remove 4 lowest limbs.		
Heavitree			
Delegated Decision			
Application Number:	24/0699/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	22 First Avenue Heavitree Exeter EX1 2PL		
Proposal:	Proposed single storey front extension to create porch to dwellinghouse.		
Delegated Decision			
Application Number:	24/1243/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	13/03/2025
Location Address:	5 Regents Park Exeter EX1 2NT		
Proposal:	Replacement lower ground floor front elevation windows.		
Delegated Decision			
Application Number:	24/1353/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/02/2025
Location Address:	95 Fore Street Heavitree EX1 2RN		
Proposal:	Change of use from shop (use class E) and flat (use class C3) to five bedroom HMO (use class C4)		

Delegated Decision			
Application Number:	24/1407/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/03/2025
Location Address:	159 Sweetbrier Lane Exeter EX1 3DG		
Proposal:	Replacement dwelling.		
Delegated Decision			
Application Number:	24/1441/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/02/2025
Location Address:	9 Roseland Avenue Exeter EX1 2TN		
Proposal:	Proposed single storey rear extension and loft conversion including hip-to-gable enlargement and rear dormer (revised proposal further to Planning Permission 23/1250/FUL).		
Delegated Decision			
Application Number:	24/1456/LED	Delegation Briefing:	
Decision Type:	Was not lawful use	Date:	14/02/2025
Location Address:	110 Park Road Exeter EX1 2HT		
Proposal:	Certificate of lawfulness of existing use as a house in multiple occupation for three persons (C4 use)		
Delegated Decision			
Application Number:	24/1457/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/02/2025
Location Address:	11 Broom Close Exeter EX2 5JF		
Proposal:	Rear flat roof dormer, one north west second storey side window, and one front roof light.		
Delegated Decision			
Application Number:	24/1514/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/03/2025
Location Address:	21 Lower Avenue Exeter EX1 2PR		
Proposal:	Replacement single storey rear extension.		
Delegated Decision			
Application Number:	24/1519/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	40 Fore Street Heavitree EX1 2QL		
Proposal:	Change of use of ground floor from takeaway (sui generis) to Commercial, Business and Service (Class E), change of use of upper floors from ancillary flat to House in Multiple Occupation (Class C4), plus kitchen on ground floor, and alterations to shopfront		

Delegated Decision			
Application Number:	24/1522/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	13/02/2025
Location Address:	1 Lymeborne Avenue Exeter EX1 3AU		
Proposal:	Demolition of garage and erection of a 2-storey side extension.		
Delegated Decision			
Application Number:	25/0131/PD	Delegation Briefing:	
Decision Type:	Prior Approval Required and Granted	Date:	21/03/2025
Location Address:	18 Chard Road Exeter EX1 3AX		
Proposal:	Single storey rear extension 5.6m depth x 3.90 m height x 2.0 m eaves height.		
Delegated Decision			
Application Number:	25/0138/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/02/2025
Location Address:	Flat 2 61 Polsloe Road Exeter EX1 2EA		
Proposal:	x2 Bay trees to be removed as restricting light and access to wall x1 Crinodendron to be reduced in height so as to not impact neighbour, thinned and pruned to prolong lifex3 Holly trees removedx1 Wintersweet shrub - stems cut to ground level and reduced in height		
Delegated Decision			
Application Number:	25/0168/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/04/2025
Location Address:	38 Sweetbrier Lane Exeter EX1 3AF		
Proposal:	Single storey rear extension.		
Delegated Decision			
Application Number:	25/0231/CAT	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	03/03/2025
Location Address:	38 Church Terrace Exeter EX2 5DU		
Proposal:	T1 - Robinia - Prune back the overhang laterally from the property of No 38, in line with the boundary fence.T2 - Small (previously pruned from the property) Holm Oak: Prune back the overhang laterally from the property of No 38, in line with the boundary fence.T3 - Large Holm Oak: Prune back the overhang laterally from the property of No 38, in line with the boundary fence.		

Delegated Decision			
Application Number:	25/0245/TPO	Delegation Briefing:	
Decision Type:	Split Decision	Date:	31/03/2025
Location Address:	38 Church Terrace Exeter EX2 5DU		
Proposal:	T1 - Small (previously pruned from the property) Holm Oak: Prune back the overhang laterally from the property of No 38, in line with the boundary fence.Diameter cut size of up to 12 cm. Reasons: It has been previous pruned back to this point, and so we would be removing re-growth back to previous points. Damage has been caused to the roof due to squirrels using the branches as access.T2 - Large Holm Oak: Prune back the overhang laterally from the property of No 38, in line with the boundary fence. Cut size of up to 9-12cm, consisting of predominantly 3rd order growth. Reason: To reduce excessive leaf matter covering the roof and patio areas. The pruning work will be sympathetic to the balance of the tree. Pruning cuts to be less than third diameter of parent branches.		
Mincinglake And Whipton			
Delegated Decision			
Application Number:	24/1029/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	07/04/2025
Location Address:	Land Off Spruce Close And Celia Crescent Spruce Close Exeter		
Proposal:	Discharge condition 6 (Materials) of reserved matters approval 23/1174/RES - Approval of reserved matters of layout, scale, appearance and landscaping pursuant to planning permission ref. 20/0538/OUT for the erection of 93 dwellings with associated access, drainage, open space, play area and landscaping.		
Delegated Decision			
Application Number:	25/0141/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/04/2025
Location Address:	49 Beacon Heath Exeter EX4 8QA		
Proposal:	Conversion of domestic garage to ancillary accommodation including raising the roof and the installation of solar panels.		
Delegated Decision			
Application Number:	25/0143/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/04/2025
Location Address:	34 Kennerley Avenue Exeter EX4 8BW		
Proposal:	Single storey rear extension.		
Delegated Decision			
Application Number:	25/0278/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	14/04/2025
Location Address:	15 Pinwood Meadow Drive Exeter EX4 9LA		
Proposal:	A new single storey rear measuring approximately 4m deep, 3.95m high and 2.2m to the eaves.		

Newtown And St Leonards

Delegated Decision

Application Number: 24/1193/LBC Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 12/02/2025
Location Address: County Hall Topsham Road Exeter EX2 4QD
Proposal: Installation of replacement projector screen to the Daw committee room

Delegated Decision

Application Number: 24/1222/FUL Delegation Briefing:
Decision Type: Permitted Date: 18/02/2025
Location Address: 20 St Leonards Road Exeter EX2 4LA
Proposal: Demolition of extensions to the west and north and their reconstruction with associated internal and external alterations.

Delegated Decision

Application Number: 24/1223/LBC Delegation Briefing:
Decision Type: Permitted Date: 18/02/2025
Location Address: 20 St Leonards Road Exeter EX2 4LA
Proposal: Demolition of extensions to the west and north and their reconstruction with associated internal and external alterations.

Delegated Decision

Application Number: 24/1268/LBC Delegation Briefing:
Decision Type: Permitted Date: 10/02/2025
Location Address: Flat 2 34 Belmont Road Exeter EX1 2HG
Proposal: On first floor: Floating wooden floor in the living room. On second floor, remove the existing stud wall to the rear bedroom and rebuild the stud wall, 500mm into the bedroom to create a larger bathroom and fit new sanitaryware. Form a new en-suite shower-room in the front bedroom, to accommodate a shower, basin and toilet.

Delegated Decision

Application Number: 24/1401/ADV Delegation Briefing:
Decision Type: Permitted Date: 27/02/2025
Location Address: Shelter 2102 0055 89 Dove Tree House, 89-91 Heavitree Road Exeter EX1 2ND
Proposal: Replace existing double-sided 6-sheet bus shelter advertising displays with double-sided digital displays.

Delegated Decision

Application Number: 24/1542/FUL Delegation Briefing:
Decision Type: Permitted Date: 07/03/2025
Location Address: 8 Wonford Road Exeter EX2 4EQ
Proposal: External stair to rear garden with timber slat fence.

Delegated Decision			
Application Number:	24/1552/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/03/2025
Location Address:	5 Mount Radford Crescent Exeter EX2 4EN		
Proposal:	T1 Birch. Fell		
Delegated Decision			
Application Number:	25/0016/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	Dove Tree House 89 - 91 Heavitree Road Exeter EX1 2ND		
Proposal:	T1 - SycamoreSuggested Works: Fell and treat the remaining stump to prevent regrowthRationale: The tree is out-growing its location and will cause progressive damage to the building by the incremental growth of both the tree?s roots and trunk in future years.		
Delegated Decision			
Application Number:	25/0017/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	36 - 40 St Leonards Road Exeter EX2 4LR		
Proposal:	G1 - SycamoreSuggested Works: Prune secondary and tertiary growth to achieve a 2 metre clearance from adjacent buildingRationale: These works are proposed as part of the reasonable and responsible maintenance of this vigorous tree		
Delegated Decision			
Application Number:	25/0023/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	27 Matford Avenue Exeter EX2 4PL		
Proposal:	T1 - Cherry tree: Reduce by approximately 2 metres (previous growth points), and reshape the laterals by 1-2 metres (previous growth points).G2 - Thuya/Bay/Laurel hedge: Reduce to 1 metre above the height of the fence.T3 - Willow: Reduce the central leader by approximately 3 metres. Shorten the lateral branches overhanging the neighbour back to the boundary.		
Delegated Decision			
Application Number:	25/0030/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	30 Matford Avenue Exeter EX2 4PL		
Proposal:	T1- Tilia ? europaea to re-pollard back to previous pollard points as recommended in section 7.10 in BS3998T2- Tilia ? europaea to re-pollard back to previous pollard points as recommended in section 7.10 in BS3998		

Delegated Decision			
Application Number:	25/0033/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/02/2025
Location Address:	7 - 9 Blackboy Road Exeter EX4 6SG		
Proposal:	Subdivision of ground floor retail unit into 3 retail units and associated new shopfronts		
Delegated Decision			
Application Number:	25/0036/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/02/2025
Location Address:	21 Belmont Road Exeter EX1 2HF		
Proposal:	In front garden, to reduce T1 willow, T2 cherry & T3 holly tree & in rear garden, to reduce T4 silver birch to previous growth points in order to retain appropriate size for site and away from buildings and general maintenance and longevity of the trees.The reduction would be 2-3 meters and the final height approximately 7-8 meters.		
Delegated Decision			
Application Number:	25/0037/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/03/2025
Location Address:	7 Creswell Court St Margarets Residences Magdalen Road Exeter EX2 4BJ		
Proposal:	T001- Holm Oak - Fell		
Delegated Decision			
Application Number:	25/0055/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/02/2025
Location Address:	4 Baring Crescent Exeter		
Proposal:	T1 - Eucalyptus tree - Fell		
Delegated Decision			
Application Number:	25/0064/LPD	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	Land Adjacent To 3 Albert Street, Exeter, EX1 2BH.		
Proposal:	Certificate of lawfulness for the proposed installation of an air quality monitoring station.		
Delegated Decision			
Application Number:	25/0095/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/03/2025
Location Address:	48 Wonford Road Exeter EX2 4LD		
Proposal:	Bay tree with several trunks.To fell the tree and prevent it growing again.		

Delegated Decision		
Application Number:	25/0096/CAT	Delegation Briefing:
Decision Type:	Permitted	Date: 17/03/2025
Location Address:	24 Matford Avenue Exeter EX2 4PW	
Proposal:	T1? Cedrus atlantica? to carry out a deadwood throughout the crown and target prune 2 lower branches impeding the garden and the fence, also to prune the rubbing branches image below. T2? Cedrus atlantica? to carry out a deadwood throughout the crown.	
Delegated Decision		
Application Number:	25/0097/CAT	Delegation Briefing:
Decision Type:	Permitted	Date: 17/03/2025
Location Address:	38 Matford Avenue Exeter EX2 4PL	
Proposal:	T1- Eucalyptus - to re-pollard back to previous pollard points as recommended in section 7.10 in BS3998	
Delegated Decision		
Application Number:	25/0108/FUL	Delegation Briefing:
Decision Type:	Permitted	Date: 28/03/2025
Location Address:	105 Gras Lawn Exeter EX2 4ST	
Proposal:	Enlarge rear uvpc window.	
Delegated Decision		
Application Number:	25/0160/CAT	Delegation Briefing:
Decision Type:	Permitted	Date: 24/03/2025
Location Address:	Maynard School For Girls Denmark Road Exeter EX1 1SJ	
Proposal:	T15 Sycamore trim low branches G1 Cut back from building T47 Willow re-pollard T48, T49 Willow fell G2 Cut back from fence and building T35 Cypress Fell T50 Ash fell. T51 Cypress fell.	
Delegated Decision		
Application Number:	25/0177/DIS	Delegation Briefing:
Decision Type:	Condition(s) Partially Approved	Date: 24/02/2025
Location Address:	4 St Leonards Place Exeter EX2 4LZ	
Proposal:	Discharge of Condition 7 Subsection (ii) of Planning Permission Ref. 24/1141/LBC, granted on 28 November 2024, relating to rooflights	

Delegated Decision			
Application Number:	25/0189/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	25 St Leonards Road Exeter EX2 4LA		
Proposal:	DTS Consultancy Quantified Tree Risk Assessment Work Recommendations; T001 - 1x Mature Cedar of Lebanon (Cedrus libani) - Reduce overall canopy of the tree by reduce the height of the tree by approximately 1.0 metres leaving a final tree height of approximately 13.0 metres. Reduce radial canopy spreads by approximately 2.0 metres leaving a final radial crown spread of approximately 13.0 metres at all compass points 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. Pruning wounds shall not exceed 75 mm in diameter.Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy.The amenity value of the tree is high; it has historical heritage and is a significant feature of the area. Despite the tree being considered a tolerable risk, another failure may impact the trees longevity and the social considerations around the tree. The recommendations will have very minimal impact on the amenity value of the tree but a significant impact on the probability of branch failure, thus producing a balance of management and amenity.		
Delegated Decision			
Application Number:	25/0199/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	2 St Leonards Place Exeter EX2 4LZ		
Proposal:	G1 - BeechSuggested Works: Crown reduce central and north easternmost stems by 2-3 metres, Maximum Diameter of Cuts (MDC) 50mm. Reduce lateral spread of roadside stem by 2 metres, MDC 50mm. Install 2 tonne Cobra bracing system to central tree.Rationale: This stand of trees exhibits some potential structural defects (see photos). The above works will alleviate some of the weight on the tree's structural weak point.		
Delegated Decision			
Application Number:	25/0246/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/04/2025
Location Address:	County Hall Topsham Road Exeter EX2 4QD		
Proposal:	Replacement of ceiling to members' lounge		
Delegated Decision			
Application Number:	25/0263/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/03/2025
Location Address:	2 Mount Radford Crescent Exeter EX2 4EN		
Proposal:	T1- Cork -Re-Pollard back to previous pollard points. Cut below damaged on limb		

Delegated Decision			
Application Number:	25/0264/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/04/2025
Location Address:	Exeter School Victoria Park Road Exeter EX2 4NS		
Proposal:	T026 - Common Beech - Remove secondary limb at 4m East over playground. All arisings to be removed from site.T016 Monterey pine - Remove hanging limb. All arisings to be removed from site.T019 - Dying Rowan - Section fell to ground level. All arisings to be removed from siteT013 - Cherry - Section fell to ground level and grind out stump to approximately 200mm below ground level. All arisings to be removed from site. W3W - ///most.arch.testT005 - Pedunculate oak - Reduce lower limbs to east aspect of tree by approximately 3 metres to compensate for increased exposure		
Delegated Decision			
Application Number:	25/0326/CAT	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	04/04/2025
Location Address:	Newtown Primary School Clifton Road Exeter EX1 2BP		
Proposal:	T001 x1 Multi Stemmed Sycamore - Sectionally dismantle fell & remove to ground level.Please see attached SCH for justification.		
Delegated Decision			
Application Number:	25/0330/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	03/04/2025
Location Address:	3 The Quadrant Exeter EX2 4LE		
Proposal:	Discharge of condition three (window details) of 21/0660/LBC		
Pennsylvania			
Delegated Decision			
Application Number:	22/0539/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	10/04/2025
Location Address:	The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE		
Proposal:	Discharge conditions 9 (contamination), 17 (Routeing of Underground Apparatus), 24 (Materials) and 32 (Travel Plan) for Phase 2 of permission ref. 21/0910/VOC - Outline application for the construction of 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works (Landscaping reserved for future consideration) (Variation of condition 3 of 19/0650/OUT to carry out minor alterations to the design of Phase 1).		

Delegated Decision			
Application Number:	22/1012/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	10/04/2025
Location Address:	The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE		
Proposal:	Part-discharge condition 16 (SAP calculation) of permission ref. 22/0037/VOC - Outline application for the construction of up to 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works (Landscaping reserved for future consideration)		
Delegated Decision			
Application Number:	22/1089/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/02/2025
Location Address:	The Grange Stoke Hill Exeter Devon EX4 7JH		
Proposal:	Partial change of use, extension and alteration of domestic garage to incorporate beauty salon and include office, storage areas, car port and first floor terrace, and external parking area for clients (Retrospective)		
Delegated Decision			
Application Number:	22/1571/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	10/04/2025
Location Address:	The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE		
Proposal:	Discharge conditions 18 (sound insulation), 25 (details of provision for nesting birds and roosting bats in buildings) and 31 (LEMP) for phase 2 of planning permission ref. 22/0037/VOC - Outline application for the construction of up to 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works (Landscaping reserved for future consideration) (Variation of condition 3 to carry out minor material amendments to Phase 2 including reducing the number of residential dwellings (Class C3) to 395 and variation to the wording of conditions 25, 26, 30, 38 and 39 of planning permission ref. 21/0910/VOC).		

Delegated Decision			
Application Number:	23/0048/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	10/04/2025
Location Address:	The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE		
Proposal:	Discharge condition 33 (cycle parking - details) for phase 2 of planning permission ref. 22/0037/VOC - Outline application for the construction of up to 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works (Landscaping reserved for future consideration) (Variation of condition 3 to carry out minor material amendments to Phase 2 including reducing the number of residential dwellings (Class C3) to 395 and variation to the wording of conditions 25, 26, 30, 38 and 39 of planning permission ref. 21/0910/VOC).		
Delegated Decision			
Application Number:	23/0736/FUL	Delegation Briefing:	03/10/2023
Decision Type:	Permitted	Date:	06/03/2025
Location Address:	Exmouth Junction Gateway Site Prince Charles Road Exeter Devon EX4 7BY		
Proposal:	Redevelopment of the site and construction of a part 3, part 5 storey building containing 53no. residential units with associated access and servicing arrangements, car parking, landscaping and infrastructure ancillary to the residential use.		
Delegated Decision			
Application Number:	23/1325/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	10/04/2025
Location Address:	Phase 2, Exmouth Junction Mount Pleasant Road Exeter EX4 7AE		
Proposal:	Discharge condition 8 (Hard Surface Materials) of permission ref. 22/0817/RES - Approval of landscaping reserved matter for phase 2 of outline planning permission ref. 22/0037/VOC for the construction of up to 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works.		

Delegated Decision			
Application Number:	24/0646/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	10/04/2025
Location Address:	Phase 1 The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter EX4 7AE		
Proposal:	Discharge second part of condition 9 (contamination) and condition 22 (unsuspected contamination) for Phase 1 of planning permission 22/0037/VOC - Outline application for the construction of up to 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works (Landscaping reserved for future consideration) (Variation of condition 3 to carry out minor material amendments to Phase 2 including reducing the number of residential dwellings (Class C3) to 395 and variation to the wording of conditions 25, 26, 30, 38 and 39 of planning permission ref. 21/0910/VOC).		
Delegated Decision			
Application Number:	24/1395/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	24/02/2025
Location Address:	6 St Johns Road Exeter EX1 2HR		
Proposal:	Certificate of lawfulness of existing use as a House in Multiple Occupancy for 5 persons (C4 use).		
Delegated Decision			
Application Number:	24/1506/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	11/02/2025
Location Address:	14 Stoke Hill Exeter EX4 7DA		
Proposal:	Proposed demolition of brick outbuilding, with erection of a single storey side extension and front dormer roof extension.		
Delegated Decision			
Application Number:	24/1533/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/02/2025
Location Address:	22 Bridespring Road Exeter EX4 7EY		
Proposal:	Single storey rear and side extension.		

Delegated Decision		
Application Number:	25/0006/CAT	Delegation Briefing:
Decision Type:	Permitted	Date: 07/02/2025
Location Address:	61 Sylvan Road Exeter EX4 6EY	
Proposal:	G1 - 5x Sycamore Stems - Dismantle & coppice to a height of approximately x1.0 metre from ground level to allow coppice stools to regenerate.T1 - 1x Sycamore Stem (leaning out over the road) - Dismantle & coppice to a height of approximately x1.0 metre from ground level to allow coppice stools to regenerateCut logwood into rings & stack neatly on site at an agreed location.Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy.Garden Areas of 61, Sylvan Road;6x Sycamore Stems - Sectionally dismantle fell & remove to ground level.Cut logwood into rings & stack neatly on site at an agreed location.Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy.Justification; The cohesive group require a holistic approach;Coppicing the sycamores at a controlled height allows the trees to regenerate from their stools, promoting sustainable tree management.Safety Considerations - The leaning sycamore stem overhanging the road is of poor form & has the potential to become a hazard if left in situ; dismantling & coppicing it mitigates the risk.This plan reflects a balance between maintaining the ecological health of the area and ensuring the safety and usability of the surrounding environment.	
Delegated Decision		
Application Number:	25/0335/MPS	Delegation Briefing:
Decision Type:	Pre-Application Advice Given	Date: 09/04/2025
Location Address:	Land At Exmouth Junction, Mount Pleasant Road, Exeter, Devon, EX4 7BP	
Proposal:	Vary the S106 to include a for profit provider delivering the homes in addition to non for profit as currently drafted. We are still doing these as shared ownership but looking at transferring them to a different entity within PfP but they are for profit. The planning reference is 22/0037/VOC and the S106 Agreement dated 21 May 2021 was varied on 17 December 2021 and further conditionally varied on 27 May 2022.	
Pinhoe		
Delegated Decision		
Application Number:	23/1190/DIS	Delegation Briefing:
Decision Type:	Condition(s) Fully Discharged	Date: 10/04/2025
Location Address:	Land At Pulling Road Pinhoe Exeter	
Proposal:	Discharge condition 6 (Detailed Landscaping Scheme) of permission ref. 19/0962/FUL - Residential development for 40 dwellings with associated access, landscaping, open space and infrastructure.	

Delegated Decision			
Application Number:	24/1115/VOC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	27/02/2025
Location Address:	Land To Southwest And Northwest Of Church Hill Pinhoe Exeter		
Proposal:	Variation of condition 2 of reserved matters approval 19/0255/RES (Reserved matters for the appearance, landscaping, layout and scale for 90 units comprising the second phase of Outline approval 16/1576/OUT)) to substitute drawings 2162 09 O ('Planting Specifications'), 2162 06 J ('Planting Plan 3 of 5') and 2162 08 H ('Planting Plan 5 of 5') for the previous approved versions of these drawings.		
Delegated Decision			
Application Number:	24/1448/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/02/2025
Location Address:	Land Lying To The East Of 358A Pinhoe Road Exeter		
Proposal:	Construction and operation of a micro energy storage facility.		
Delegated Decision			
Application Number:	24/1495/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	20/02/2025
Location Address:	The Paddocks Harts Lane Exeter EX1 3RE		
Proposal:	Change of use from dwellinghouse (Use Class C3) to children's home for two children (Use Class C2) (Certificate of lawfulness of proposed use)		
Delegated Decision			
Application Number:	25/0021/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	05/03/2025
Location Address:	Fairwind Main Road Pinhoe Exeter EX4 9HD		
Proposal:	Erection of 2-storey detached outbuilding to provide a double garage with playroom above.		
Delegated Decision			
Application Number:	25/0038/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	07/03/2025
Location Address:	Coppins The Poplars Exeter EX4 9HH		
Proposal:	Increase single storey front protrusion height to a pitched roof with removal of front porch to replace with enlarged porch and revised entrance door location.		

Delegated Decision			
Application Number:	25/0042/MDO	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	Tithebarn Development Land Tithebarn Lane Exeter EX1 3FS		
Proposal:	Modification to S106 Agreement to remove reference to the Code for Sustainable Homes (in relation to approval 12/0802/OUT - Development of site to provide up to 930 dwellings, link road, employment area (B1(a) use class), park and ride facility, local retail area and community facility, health and fitness centre, creche, public and private open space and car and cycle parking)		
Delegated Decision			
Application Number:	25/0101/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/04/2025
Location Address:	4 Pinnbridge Court Old Pinn Lane Exeter EX1 3RT		
Proposal:	Erection of single storey side extension		
Delegated Decision			
Application Number:	25/0124/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	18/02/2025
Location Address:	Lacey Hickie And Caley Limited The Design Studio Emperor Way Exeter EX1 3QS		
Proposal:	Use of the property as a veterinary clinic (Class E use).		
Delegated Decision			
Application Number:	25/0239/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/04/2025
Location Address:	37 Viking Grove Exeter EX1 3YH		
Proposal:	Loft conversion to include two forward facing dormers and one rear dormer.		
Delegated Decision			
Application Number:	25/0311/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/04/2025
Location Address:	Land For Residential Development Hill Barton Road Exeter		
Proposal:	Non-material amendment to planning permission 19/0699/FUL to reword condition 19 to:"The dwellings hereby approved shall be designed and built to meet M4(2) of the Building Regulations Access to and Use of Building Approved Document M, 2015 edition, with the exception of those identified on drawing 2018-HB3 -200 M4-2 NMA Plan."		

Priory

Delegated Decision

Application Number: 24/1253/FUL Delegation Briefing: 25/02/2025
Decision Type: Permitted Date: 07/03/2025
Location Address: 48 Masterson Street Exeter EX2 5GR
Proposal: Installation of air source heat pump in rear garden.

Committee Decision

Application Number: 24/1396/ECC Delegation Briefing:
Decision Type: Permitted Date: 21/02/2025
Location Address: Wonford Community And Learning Centre Burnthouse Lane Exeter EX2 6NF
Proposal: Refurbishment of the existing Wonford Sports Centre and Community and Learning Centre, including the demolition of the existing gym, Phoenix Centre and Outdoor changing rooms and construction of a new hub and FA changing facilities. The new Hub will accommodate a cafe area, changing facilities, studio and gym.

Delegated Decision

Application Number: 25/0123/LED Delegation Briefing:
Decision Type: Permitted Date: 17/02/2025
Location Address: The Old Barn Countess Wear House 59 Countess Wear Road Exeter EX2 6LR
Proposal: Certificate of lawfulness for existing works for digging of foundation trenches to rear extension, as granted planning permission under 21/1811/FUL.

Delegated Decision

Application Number: 25/0174/FUL Delegation Briefing:
Decision Type: Permitted Date: 11/04/2025
Location Address: 59 Hazel Road Exeter EX2 6HQ
Proposal: Addition of a rear conservatory (retrospective)

St Davids

Committee Decision

Application Number: 21/0350/FUL Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 10/02/2025
Location Address: 9 Bedford Street Exeter Devon EX1 1GG
Proposal: Change of use of part of the ground floor and the third floor from retail (Use Class E) to cinema (Sui Generis) with ancillary bar/restaurant facilities (Use Class E), creation of a roof extension, new entrance at ground floor and reconfiguration of lifts and stairs connecting through the building.

Delegated Decision			
Application Number:	24/0492/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/03/2025
Location Address:	190 High Street Exeter EX4 3DU		
Proposal:	Installation of a roller shutter to the front elevation (retrospective).		
Delegated Decision			
Application Number:	24/1034/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/04/2025
Location Address:	Bendene Townhouse 15 - 16 Richmond Road Exeter EX4 4JA		
Proposal:	Conversion of existing guesthouse into 2no. townhouses together with minor internal works to facilitate conversion.		
Delegated Decision			
Application Number:	24/1035/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/04/2025
Location Address:	Bendene Townhouse 15 - 16 Richmond Road Exeter EX4 4JA		
Proposal:	Conversion of existing guesthouse into 2no. townhouses together with minor internal works to facilitate conversion.		
Delegated Decision			
Application Number:	24/1106/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/02/2025
Location Address:	Vulcan Estate Water Lane Exeter EX2 8BY		
Proposal:	Installation of 8 shipping containers in yard area to provide storage to support use of main building as a micro-brewery		
Delegated Decision			
Application Number:	24/1118/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/03/2025
Location Address:	The Town House 54 - 54B St Davids Hill Exeter EX4 4DT		
Proposal:	Change of use from guesthouse (C1 Use Class) to single dwelling house (C3 Use Class).		
Delegated Decision			
Application Number:	24/1128/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/02/2025
Location Address:	2 Cathedral Court Southernhay East Exeter EX1 1AF		
Proposal:	Change of use of part of ground floor from medical centre (Class E) to a two bedroom apartment (Class C3)		

Delegated Decision			
Application Number:	24/1153/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/04/2025
Location Address:	60 South Street Exeter EX1 1EE		
Proposal:	Change of use from use class E (c) (financial and professional services) to use class F1 and F2 (learning and local community uses). Replacement air con units. (Retrospective)		
Delegated Decision			
Application Number:	24/1154/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/04/2025
Location Address:	60 South Street Exeter EX1 1EE		
Proposal:	Internal alterations to ground floor including installation of fitted kitchen and removal of internal wall. Replacement air con units.		
Delegated Decision			
Application Number:	24/1284/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/03/2025
Location Address:	14 Russell Terrace Exeter EX4 4HX		
Proposal:	Replace front wood bay window. Repair wooden window sills frames and repaint. Repair exterior render with lime based render and re-paint. Repair interior plasterwork with lime-plaster and re-paint.		
Delegated Decision			
Application Number:	24/1304/FUL	Delegation Briefing:	14/01/2025
Decision Type:	Permitted	Date:	11/02/2025
Location Address:	20 Cathedral Yard Exeter EX1 1HB		
Proposal:	Proposed extension to rear at first floor level to accommodate kitchen and hoists. Proposed extension at rear at second floor to accommodate hoists.		
Delegated Decision			
Application Number:	24/1494/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	13/02/2025
Location Address:	Flat 5 La Chine House 56 St Davids Hill Exeter EX4 4DX		
Proposal:	Replace five single glazed timber framed windows with UPVC double glazed windows.		

Delegated Decision			
Application Number:	24/1497/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/03/2025
Location Address:	22 Melbourne Street Exeter EX2 4AU		
Proposal:	To replace rear garden fence with a block and render wall, matching the existing side wall by laying a new concrete footing, then building a new 9inch block work wall with a gate opening and then rendering the wall with coping stones on top to match the existing wall.		
Delegated Decision			
Application Number:	24/1505/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	10/03/2025
Location Address:	Former Exeter Royal Academy For Deaf Education 50 Topsham Road Exeter Devon EX2 4NF		
Proposal:	Discharge condition 18 (Details of pedestrian/cycle connection) 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:	24/1511/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	The Imperial New North Road Exeter EX4 4AH		
Proposal:	New air conditioning (AC) unit to existing staffroom, with the condenser located in the service yard.		
Delegated Decision			
Application Number:	24/1512/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	The Imperial New North Road Exeter EX4 4AH		
Proposal:	New air conditioning (AC) unit to existing staffroom, with the condenser located in the service yard.		
Delegated Decision			
Application Number:	24/1523/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	10/02/2025
Location Address:	16 Haldon Road Exeter EX4 4DZ		
Proposal:	Certificate of lawfulness of existing use for a house in multiple occupation (C4 use) for six people		

Delegated Decision			
Application Number:	24/1527/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/04/2025
Location Address:	Sense West 37 Northernhay Street Exeter EX4 3ER		
Proposal:	Change of Use to Use Class F1(f), for use as a Place of Worship. Minor internal reconfigurations on the ground floor.		
Delegated Decision			
Application Number:	24/1530/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/02/2025
Location Address:	Roof Above 22 Princesshay Exeter EX1 1GE		
Proposal:	Installation of ventilation plant on roof		
Delegated Decision			
Application Number:	24/1531/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	9 Richmond Road Exeter EX4 4JA		
Proposal:	Proposed conversion of existing Grade 2 Listed single dwelling into 2 flats.		
Delegated Decision			
Application Number:	24/1532/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	9 Richmond Road Exeter EX4 4JA		
Proposal:	Proposed conversion of existing Grade 2 Listed single dwelling into 2 flats.		
Delegated Decision			
Application Number:	24/1550/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/02/2025
Location Address:	1 West Street Exeter EX1 1BB		
Proposal:	Removal of 18.1 square metres of roof sheets to create open-air amenity space		
Delegated Decision			
Application Number:	25/0002/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/04/2025
Location Address:	36-37 High Street Exeter EX4 3LN		
Proposal:	Installation of 2 no. roof-mounted A/C condenser units and extract ducts.		

Delegated Decision			
Application Number:	25/0010/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/03/2025
Location Address:	Custom House The Quay Exeter EX2 4AN		
Proposal:	Installation of fixed signage to the south elevation of the Custom House		
Delegated Decision			
Application Number:	25/0034/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/04/2025
Location Address:	25 Bonhay Road Exeter EX4 4BP		
Proposal:	Ground floor infill rear extension.		
Delegated Decision			
Application Number:	25/0049/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	03/03/2025
Location Address:	First Floor 65 - 67 High Street Exeter EX4 3DT		
Proposal:	INVALID NEEDS FURTHER INFORMATION AND A FUL APPLICATION: Convert the existing first floor office into a single 2 bedroom apartment. The proposals comprise the following elements; Existing bathroom and kitchen removed, New kitchen and two new bathrooms, New lightweight walls added to form the living accommodation and make good.		
Delegated Decision			
Application Number:	25/0082/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	21/03/2025
Location Address:	The Harlequin Centre Paul Street Exeter EX4 3TT		
Proposal:	Discharge condition 1 (confirmation development lawfully begun within three years) 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:	25/0091/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	02/04/2025
Location Address:	The Old Malthouse Bartholomew Street East Exeter EX4 3BG		
Proposal:	Discharge of condition 4 (noise assessment) of planning permission 20/1349/FUL granted on 22 July 2022.		

Delegated Decision			
Application Number:	25/0102/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	28/02/2025
Location Address:	The Palace Palace Gate Exeter EX1 1HY		
Proposal:	INVALID: Restoring previously blocked windows. Replacement of external render finish. Internal wall repairs. Fitting of external metal security bars.		
Delegated Decision			
Application Number:	25/0105/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	26 - 28 Guildhall Shopping Centre Queen Street Exeter EX4 3HH		
Proposal:	Installation of vinyl graphic signage around entrance in south-west elevation.		
Delegated Decision			
Application Number:	25/0107/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	8 Eldertree Gardens Exeter EX4 4DE		
Proposal:	Ground floor front extension.		
Delegated Decision			
Application Number:	25/0120/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	04/04/2025
Location Address:	2 West Street Exeter EX1 1BA		
Proposal:	Repair of windows, installation/rationalisation of Soil Vent Pipes and extract vents. Replacement staircase to basement level with new stair to upper floors within new lobby, fire doors, noise/fireproofing ceilings and insertion of partition walls at all levels.		
Delegated Decision			
Application Number:	25/0125/PD	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	24/03/2025
Location Address:	2 West Street Exeter EX1 1BA		
Proposal:	Application to determine if prior approval is required for a change of use from commercial, business and service (Use Class E), to a mixed use for any purpose within that Class and as to 2 flats (Use Class C3).		

Delegated Decision			
Application Number:	25/0129/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/03/2025
Location Address:	22 Melbourne Street Exeter EX2 4AU		
Proposal:	Remove the existing fence, and replace it with a white block and render wall approximately 200cm high, to match the existing wall which connects to the house.The existing gate will be kept.Concrete foundations will be dug to at least 45cm, working around the tree roots in the current raised bed.		
Delegated Decision			
Application Number:	25/0130/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/04/2025
Location Address:	William Tarrant House Cowley Bridge Road Exeter EX4 4NU		
Proposal:	Alterations to the mansard roof on the north and west elevations to remove the parapet wall (retrospective).		
Delegated Decision			
Application Number:	25/0132/LPD	Delegation Briefing:	
Decision Type:	Was not lawful use	Date:	09/04/2025
Location Address:	2 St Bernards Close Exeter EX2 4RX		
Proposal:	Enlarge roof with adjoining northwest and southwest flat roof dormer, remove chimney, replace window on northeast elevation with front door and single window, remove entrance door from northwest elevation and insert single window.		
Delegated Decision			
Application Number:	25/0134/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	31 St Davids Hill Exeter EX4 4DA		
Proposal:	T1 Monterey Pine. Remove branch touching house roof		
Delegated Decision			
Application Number:	25/0211/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/04/2025
Location Address:	77 Waterside Exeter EX2 8GY		
Proposal:	Replace wooden windows and doors with uPVC windows and door		
Delegated Decision			
Application Number:	25/0225/PDCD	Delegation Briefing:	
Decision Type:	Prior Approval Required and Granted	Date:	10/04/2025
Location Address:	231 High Street Exeter EX4 3NE		
Proposal:	Change of use on first and second floors from offices (Class E) to 16 self-contained apartments (Class C3)		

Delegated Decision			
Application Number:	25/0226/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/03/2025
Location Address:	1 West Street Exeter EX1 1BB		
Proposal:	Reduction in original wall height following removal of roof (Non material amendment to 24/1550/FUL)		
Delegated Decision			
Application Number:	25/0240/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	Larkbeare House Topsham Road Exeter EX2 4NG		
Proposal:	Broken branch removal, Monterey pine.		
Delegated Decision			
Application Number:	25/0255/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	Lawn House Friars Green Exeter EX2 4DB		
Proposal:	T1 - MagnoliaSuggested Works: Reduce to previous pruning points and reduce lateral spread to shape.Rationale: These works are proposed as part of the reasonable and responsible maintenance of this vigorous tree.		
Delegated Decision			
Application Number:	25/0270/CAT	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	15/04/2025
Location Address:	Wellpark House Alphington Street Exeter EX2 8AU		
Proposal:	T1 - Monterey Cypress - Monterey cypress- crown reduce in height and crown spread by 2 to 3 meters. Remove split limbs on the property side of the treeWe are looking to undertake these works as several large branches have recently failed, falling on to Wellpark house. The tree is in physiological decline due to age, there are numerous dead branches in the canopy and over extended limbs over the highway. In order to retain the tree and make it safe reducing end weight limbs, removing dead and failed branches is the best option.		
St Loyes			
Delegated Decision			
Application Number:	24/0971/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/03/2025
Location Address:	36 Honiton Road Exeter EX1 3ED		
Proposal:	Detached double garage converted to annex/short term holiday let (C3 use) (Certificate of lawfulness of existing use/development)		

Delegated Decision			
Application Number:	24/0995/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/03/2025
Location Address:	Osprey House 5 Osprey Road Sowton Industrial Estate Exeter EX2 7JG		
Proposal:	Building refurbishment including roof replacement and associated alterations to existing car park, to provide designated pedestrian access, 5 x accessible parking bays, 2 x electric vehicle charging bays and 2 x visitor parking bays and retention of x 6 lorry parking bays		
Delegated Decision			
Application Number:	24/1354/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/03/2025
Location Address:	67 Thornpark Rise Exeter EX1 3HH		
Proposal:	Proposed single storey side and rear extension		
Delegated Decision			
Application Number:	24/1498/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/03/2025
Location Address:	38 Quarry Park Road Exeter EX2 5PB		
Proposal:	Single storey rear flat roof extension, decking, and reduction to height of front ground floor window		
Delegated Decision			
Application Number:	25/0003/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/02/2025
Location Address:	9 Sidmouth Road St Loyes Exeter EX2 5QJ		
Proposal:	Side extension and internal modifications		
Delegated Decision			
Application Number:	25/0014/FUL	Delegation Briefing:	25/02/2025
Decision Type:	Permitted	Date:	26/02/2025
Location Address:	53 Sullivan Road Exeter EX2 5RB		
Proposal:	Two storey side extension		

Delegated Decision			
Application Number:	25/0054/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/02/2025
Location Address:	31 Russell Walk Digby Exeter EX2 7TN		
Proposal:	G001- Mixed species- Crown lift to 3 m for pedestrian clearance. Localise pruning of lateral extended limb marked in photos in yellow remove back to parentstem. Remove deadwood - greater than 25 mm. Rectify previous pruning stubs. Sever ivy at base.T001- Red oak- Remove deadwood - greater than 25 mm. Localise pruning of extended laterals towards N63 causing an unreasonable relationship by approx 2m, and growth around street light by, approx 1.5m		
Delegated Decision			
Application Number:	25/0057/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/04/2025
Location Address:	41 Birchy Barton Hill Exeter EX1 3EX		
Proposal:	For alterations to the roof to form gables and two dormer windows.		
Delegated Decision			
Application Number:	25/0093/FUL	Delegation Briefing:	11/03/2025
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	3 Woodland Drive Exeter EX2 7PR		
Proposal:	Single storey rear extension, 3 no. front rooflights and side door to garage.		
Delegated Decision			
Application Number:	25/0109/PDPV	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	12/03/2025
Location Address:	Howmet Ltd Kestrel Way Sowton Industrial Estate Exeter EX2 7LG		
Proposal:	Installation of rooftop photo-voltaic panels (107.88 kWp)		
Delegated Decision			
Application Number:	25/0119/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/03/2025
Location Address:	Water Tower Digby Road Exeter		
Proposal:	G1 - X19 Poplars situated on the raised bank - West side of the carpark. - The tree have been previously reduced in height. All trees are to be reduced to a height of 10m (approx 3rd) and shaped accordingly, to reduce wind loading.		

Delegated Decision			
Application Number:	25/0161/DIS	Delegation Briefing:	
Decision Type:	Permitted	Date:	09/04/2025
Location Address:	Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF		
Proposal:	Application for approval of Biodiversity Gain Plan and associated details as required by condition 4 of consent 24/1061/FUL.		
Delegated Decision			
Application Number:	25/0166/TPO	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	25/03/2025
Location Address:	11 Clyst Heath Exeter EX2 7TA		
Proposal:	TPO 372 7th Dec 2004 2 x Pine trees at G4These are two very large (80-100 ft) trees at the bottom of my garden, some 40/50 ft from my house. About 10 ft beyond the trees is our boundary and Digby Drive. Both trees lean towards the house, but one now has a 30 degree lean. It's trunk is 8 ft circumference and 3 ft diameter. Having lived here for over six years, we have become increasingly concerned at the lean, with the realisation that should one of these trees fall, the house could be catastrophically damaged and there is danger of loss of life.When we bought the house we were assured that the trees had been recently checked and found to be safe. This was over six years ago, but we have no documentation on this. However, we have noticed over time that the lean has gotten worse. A gardener we employ from time to time and who does a lot of work with tree surgeons noticed the lean this week and has suggested that we contact the Council's Tree Officer to assess their safety. Basically we are living in fear that either tree could fall on our house and we wish to be allowed to take whatever steps are necessary to make them safe.		

Delegated Decision			
Application Number:	25/0196/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	Western Power Distribution (Wpd) Site Moor Lane Exeter EX2 7JA		
Proposal:	1A small woodland of predominantly coppice alder, but including birch, oak, sycamore, lime, Norway maple, elder and hawthorn. The works include a thin of the whole woodland area. The intension is to achieve an even thin of approximately 15% of the crown area. A small open area will be enlarged to create a glade. The trees to be removed have been marked on site with a blue dot and total of 31 alder, 9 oak, 3 birch, 1 ash. The works are recommended for ecological improvements associated with planning approval 22/1633/FUL. They are required in relation to the hazel dormouse licence and these works were set out in the initial Ecological Assessment and the subsequent Landscape and Ecology Management Plan (24/0730/DIS). The licence has been approved by Natural England (2023-65908-EPS-MIT). The Ecological Assessment and Landscape and Ecology Management Plan have both been approved by Exeter City Council. The works within the woodland are targeted to improve the understorey extent and composition, as well as the species diversity and structural components of the woodland, with a view to supporting the favourable conservation status of hazel dormouse. We are making a felling license application to the forestry commission which we understand will exempt the works from the need to make a parallel TPO application. However, to guard against the felling license application being deemed unnecessary of superfluous this TPO application is submitted to ensure that works are not delayed, because some tree felling may be desirable in spring. Regardless of the formal applications process, we consider it beneficial for the LPA to be informed about the detail of the proposed works.		
Delegated Decision			
Application Number:	25/0254/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	13 Miller Close Exeter EX2 5NE		
Proposal:	T1 - Ash - Reduce to 8m in height (previous pruning height) and shape accordingly - Reduce shading into the garden - Sever Ivy at base		
Delegated Decision			
Application Number:	25/0316/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/03/2025
Location Address:	Tesco Stores Ltd Russell Way Exeter EX2 7EZ		
Proposal:	Non-material amendment to planning permission 24/0009/FUL to reword condition 7 to: "A BREEAM post completion report of the building providing evidence of a BREEAM Excellent as-built rating shall be carried out by a licensed BREEAM assessor and submitted to the Local Planning Authority within three months of substantial completion of the building, including details of any changes made from the submitted Pre-assessment report (Method Consulting Report Ref 2041SMT-MET-ZZ-RP-Y-9811-P01-BREEAM Planning Revision P01, 29 November 2023)."		

St Thomas

Delegated Decision

Application Number: 24/1183/FUL Delegation Briefing:
Decision Type: Permitted Date: 27/03/2025
Location Address: 1 Pinces Road Exeter EX2 9EL
Proposal: Single storey side extension and brick wall to side boundary

Delegated Decision

Application Number: 24/1399/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 14/02/2025
Location Address: 12 Pinces Gardens Exeter EX2 9EE
Proposal: Proposed porch

Delegated Decision

Application Number: 25/0043/FUL Delegation Briefing:
Decision Type: Permitted Date: 10/04/2025
Location Address: 47 Beaufort Road Exeter EX2 9AB
Proposal: Change of use from a 6 person HMO (C4 use class) to a large HMO for 8 persons (Sui Generis) including dormer extension and alterations.

Delegated Decision

Application Number: 25/0059/FUL Delegation Briefing:
Decision Type: Permitted Date: 26/02/2025
Location Address: 19 Dorset Avenue Exeter EX4 1NB
Proposal: Two storey rear extension.

Delegated Decision

Application Number: 25/0066/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 04/04/2025
Location Address: 44 Barley Lane Exeter EX4 1TD
Proposal: Ground floor rear extension and side (south) flat roof dormer.

Delegated Decision

Application Number: 25/0265/TPO Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 07/04/2025
Location Address: STREET RECORD Kingfisher Avenue Exonia Park Exeter
Proposal: G2 Three Ash. Fell two higher trees with Ash Dieback.

Topsham

Delegated Decision

Application Number: 24/0253/RES Delegation Briefing: 11/02/2025
Decision Type: Permitted Date: 14/02/2025
Location Address: Apsham Grange Land On The West Side Of Clyst Road Topsham Exeter
Proposal: Reserved matters application for approval of appearance, landscaping, layout, scale, and access pursuant to phased outline planning application 21/0894/OUT for the construction of up to 100 dwellings and associated infrastructure (all matters reserved)

Delegated Decision

Application Number: 24/1305/LBC Delegation Briefing:
Decision Type: Permitted Date: 07/02/2025
Location Address: 15 Fore Street Topsham EX3 0HF
Proposal: Installation of replacement AC system, new interior wall and ceiling finishes and minor alterations to shopfront.

Delegated Decision

Application Number: 24/1313/FUL Delegation Briefing:
Decision Type: Permitted Date: 17/03/2025
Location Address: 7 Globefield Topsham EX3 0EY
Proposal: Replacement front porch, reconstruction of existing single storey rear lean-to and utility extension to provide flat roof extension with canopy over side entrance.

Delegated Decision

Application Number: 24/1346/FUL Delegation Briefing:
Decision Type: Permitted Date: 07/02/2025
Location Address: 15 Fore Street Topsham EX3 0HF
Proposal: Replacement refrigeration plant

Delegated Decision

Application Number: 24/1376/TPO Delegation Briefing:
Decision Type: Permitted Date: 12/02/2025
Location Address: 6 Balmoral Gardens Topsham EX3 0DJ
Proposal: Yew Tree - TPO 647 Pruning cuts to BS3998 British standard No more than 50mm in diameter. No more than 1 meter in length to include removal of crossing and damaged branches, and crown raise 4 meters from the ground, final height of 10 meters. 30% reduction to overall tree to BS3998 standards max diameter cut 75mm. This tree although it has a high amenity value, is too large for the location it is in. It encroaches on the named property blocking almost all the light. I cannot use my security light as the movement of the tree sets the light off, so it is difficult for me to access the property at night. It overhangs the council path in front of my property, dropping berries and needles, which constantly need sweeping away. This is causing me serious mental health difficulties, I am a retired lady living on my own.

Delegated Decision			
Application Number:	24/1397/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/03/2025
Location Address:	39 The Strand Topsham EX3 0AY		
Proposal:	Kitchen/porch roof/entrance hall, rear lead roof annex connection, stairwell lead roof repairs. Install PIR insulation into the ceiling and board over. Install breather upstand and grade A 1 F building paper to the porch. New 45mm wood core roll to the porch. Make good rendering. Gable end wall capping repairs. Replace faulty cast iron & plastic guttering at the rear with steel half round guttering. Repair brickwork, repaint with suitable material. Garage repairs. Installation of a wood burner.		
Delegated Decision			
Application Number:	24/1417/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	27/02/2025
Location Address:	River View Church Path Fore Street Topsham EX3 0HX		
Proposal:	Creation of new rear flat roof dormer & replacement of existing stair (1st-2nd) to increase headroom below new dormer.		
Delegated Decision			
Application Number:	24/1418/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	27/02/2025
Location Address:	River View Church Path Fore Street Topsham EX3 0HX		
Proposal:	Creation of new rear flat roof dormer & replacement of existing stair (1st-2nd) to increase headroom below new dormer.		
Delegated Decision			
Application Number:	24/1432/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/02/2025
Location Address:	46 Newport Road Exeter EX2 7EE		
Proposal:	Reduce height of north eastern stem by approximately 4m, maximum diameter of cut (MDC) 100mm.Reduce secondary limb growing south, arising from failure point, by 5m, MDC 100mm.Reduce branches on northern aspect by 3m, MDC 50mm.		
Delegated Decision			
Application Number:	24/1462/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/02/2025
Location Address:	44 Highfield Clyst Road Topsham Exeter EX3 0DA		
Proposal:	Rear southeast dormer, southwest side window, and two northwest roof lights.		

Delegated Decision			
Application Number:	24/1486/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/02/2025
Location Address:	14 Rydon Lane Exeter EX2 7AW		
Proposal:	Construction of double garage adjoining to the front of existing house.		
Delegated Decision			
Application Number:	24/1551/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/02/2025
Location Address:	47 Blakeslee Drive Exeter EX2 7FN		
Proposal:	Conversion of garage to provide additional habitable accommodation.		
Delegated Decision			
Application Number:	25/0015/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/03/2025
Location Address:	49 Victoria Road Topsham EX3 0EU		
Proposal:	First floor side extension, single storey rear extension and addition of photo-voltaic panels to the front roof slope.		
Delegated Decision			
Application Number:	25/0019/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	23 Monmouth Street Topsham EX3 0AJ		
Proposal:	T1 Holly: Fell to ground level. Small tree on the end of a hedge that extends over the garage. The hedge is to be removed and consists mostly of climbers below 75mm dbh. I believe T1 is the only tree in it above 75mm dbh.T2 Pear: Thin a shape canopy, no more than 30% of canopy to be removed. Reduce protruding limbs to give a more symetrical and compact shape. Cuts will not exceed 2" diameter.T3 Elder: Remove NE branch (approx. 100mm diameter at base) that overhangs garden, cutting back to main stem. Thin canopy by maximum of 30%.T4 Bay: Reduce height to 3m by a single cut to the main stem.		
Committee Decision			
Application Number:	25/0022/VOC	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/03/2025
Location Address:	Land South West Of Blakeslee Drive Exeter		
Proposal:	Variation of condition 1 to supersede affordable housing layout of approval 24/0317/RES (Approval of access, layout, scale, appearance and landscaping reserved matters pursuant to planning permission ref. 23/0584/OUT and additional details including lighting, drainage and bat/bird boxes)		

Delegated Decision			
Application Number:	25/0031/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/02/2025
Location Address:	53 Exeter Road Topsham EX3 0LX		
Proposal:	Two storey rear extension & internal alterations		
Delegated Decision			
Application Number:	25/0040/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/02/2025
Location Address:	Church Of The Holy Cross 17 Station Road Topsham EX3 0EE		
Proposal:	Eucalyptus T1Proposed specification - Reduce the side of the north western crown aspect by 2-3m with a maximum cut diameter of 75mm Reason - Tree is dominating the driveway of '6 Elm Grove Road', such pruning will mitigate thisElm T2Proposed specification - Fell Reason - Tree is dead and overhangs the roadElm T3Proposed specification - FellReason - Tree is dead and overhangs the road		
Delegated Decision			
Application Number:	25/0116/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	27/03/2025
Location Address:	2 Mount Howe Topsham EX3 0BG		
Proposal:	Proposed Ensuite and Proposed Detached Garage.		
Delegated Decision			
Application Number:	25/0117/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	27/03/2025
Location Address:	2 Mount Howe Topsham EX3 0BG		
Proposal:	Proposed Ensuite and Proposed Detached Garage.		
Delegated Decision			
Application Number:	25/0133/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	18/03/2025
Location Address:	The Lodge Grove Hill Topsham EX3 0EG		
Proposal:	Replacement of six roof windows		

Delegated Decision			
Application Number:	25/0153/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	2 Tresillian Gardens Topsham EX3 0BA		
Proposal:	T1 Eucalyptus. Re-pollard crown back to the previous cuts which were made around 8 years agoT2 Ornamental Conifer, fell. this tree was erroneously bought as a miniature and planted in a small rockery and has out grown its space. My client would like to replant with an actual miniature .T3 Eucalyptus, Reduce crown by a third to keep as screen from next door. This tree was planted as a screen and although it does its job well, my client hadn't realised that they would need permission to keep it as a screen by not allowing it to grow into a large tree. The silver Birch adjacent to it will be allowed to grow up instead .		
Delegated Decision			
Application Number:	25/0157/CAT	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	12/02/2025
Location Address:	7 Parkfield Way Topsham EX3 0DP		
Proposal:	10Tree 1 Sycamore: - Request to reduce height by 8-10 ft- Request to reduce spread by 3-5 ftTree 2 Sycamore: - Request to reduce height by 8-10 ft - Request to reduce spread by 3-5 ftTree 3 Sycamore: - Request to reduce height by 8-10 ft - Request to reduce spread by 4-6 ft		
Delegated Decision			
Application Number:	25/0185/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/02/2025
Location Address:	Apsham Grange Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Amendments to conditions 7, 8, 10, 11, 19, 21, 22, 23 to incorporate wording revisions agreed with the planning officer prior to determination, the agreed revisions being omitted in error.		

Delegated Decision			
Application Number:	25/0215/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	The Mews Bowling Green Road Riversmeet Topsham EX3 0BE		
Proposal:	Sycamore (T1) - It is recommended to approve the felling of the tree due to significant bark damage caused by grey squirrels (Sciurus carolinensis). Grey squirrels are known to strip bark from trees, particularly during the spring and summer months, to access the nutrient-rich phloem layer beneath. This activity disrupts the tree's vascular system, impairing its ability to transport water and nutrients, which can lead to reduced vitality, increased susceptibility to disease, and ultimately, tree death. In this case, the extent of the damage has compromised the tree's structural integrity, posing a potential safety risk. Additionally, the tree's canopy fails to contribute to the visual amenities that enhance the character and setting of the Conservation Area. A healthy and well-structured canopy is essential for maintaining the aesthetic and ecological value of such areas, providing shade, habitat for wildlife, and visual cohesion with the surrounding landscape. However, this tree's canopy is sparse, uneven, or otherwise detracts from the overall visual harmony of the area, diminishing its contribution to the Conservation Area's distinctive character.		
Delegated Decision			
Application Number:	25/0242/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	11A High Street Topsham EX3 0EA		
Proposal:	Birch (T1) - The crown will be reduced by a maximum of 1.5 meters, as the outer crown is interfering with the neighbouring dwelling.		
Delegated Decision			
Application Number:	25/0288/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	6 Higher Shapter Close Topsham EX3 0AR		
Proposal:	A self-seeded silver birch tree is in our rear garden that we wish to remove urgently due to the condition of the stem at its base and instability of the tree in high winds		
Total Applications: 203			

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 28th April, 2025
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 (07/02/2025).

2. Recommendation:

- 2.1 Members are asked to note the report.

3. Appeal Decisions

- 3.1 [21/0601/FUL](#) **School House, Dunsford Road, St Thomas.** *Creation of access onto Buddle Lane.* **Planning Inspectorate Decision Issued:** 7th February, 2025.

Appeal Dismissed.

Planning Officer's Summary:

This relates to the appeal against our refusal of planning application 21/0601/FUL for the creation of a new vehicular access on to Buddle Lane at School House, Dunsford Road.

The application was refused on the basis of poor design which was out of character with the area and due to the objection raised by the highways authority who were concerned that the proposal could lead to queueing, delays in traffic movement resulting in longer periods of stationary traffic and reduction in air quality.

The Inspector highlighted that the main issues with the proposals were the impacts on air quality and highway safety, with paragraphs 115b, 116 and 117 of the NPPF of particular note. In assessing the application, the Inspector considered that the proposals would create a hazard for pedestrians, cyclists, and drivers directly, adjacent to a busy road junction. It was further considered that any reversing out of the site would have limited visibility with the high boundary wall obstructing sightlines. Even though the amount of additional traffic movements from and to the site would be small in number, the Inspector judged that the proposals would lead to additional queuing and delays which would contribute to a reduction in air quality.

The Inspector therefore concluded that the proposals were contrary to the NPPF and our development plan, therefore the appeal was dismissed.

[Reference: APP/Y1110/D/24/3336465 \(planninginspectorate.gov.uk\)](#)

- 3.2 [24/0569/FUL & 24/0570/LBC](#) **5 Lower Shapter Street, Topsham.** *Demolition of existing low front boundary wall, convert the front area to cobbling for off street parking and the installation of an electric car charging point.* **Planning Inspectorate Decision Issued:** 7th February, 2025.

Appeal Dismissed.

Planning Officer's Summary:

The application was refused on the basis of its negative impact on the street scene, the setting of the listed building and the surrounding conservation area.

The appeal decision was returned to ECC on the 7th February. The Inspector highlighted that the main issues with the proposals were the harm to the significance of the designated heritage assets and, if so, whether this would be outweighed by any public benefits.

In assessing the application, the Inspector considered that the area has special architectural qualities, with many houses on Lower Shapter Street not having off street parking. Garden space and lack of off-street parking adds to the charm and character of the area. The Inspector considered the removal of the brick low boundary wall would be no great loss; however, it would represent a harmful loss of enclosure and garden space.

The Inspector further considered that off-street parking would detract from the building's special architectural interest, would be visually unappealing and it would diminish the building's contribution to the street scene. The harm was assessed at being at the lower end of less than substantial to both the listed building and to the Topsham Conservation Area which would not be outweighed by any public benefit.

The Inspector therefore concluded that the proposals were contrary to the NPPF and our development plan; therefore, the appeals were both dismissed.

Reference: [APP/Y1110/W/24/3351437 \(planninginspectorate.gov.uk\)](#)

- 3.3 [24/0645/FUL](#) **17 Ashford Road, Topsham.** *Demolition of existing garage, store and conservatory, construction of a side extension, dormer, alterations and enlarged driveway.* **Planning Inspectorate Decision Issued:** 17th February, 2025.

Appeal Allowed with Conditions.

Planning Officer's Summary:

Reference: [APP/Y1110/D/24/3355083 \(planninginspectorate.gov.uk\)](#)

- 3.4 [24/0466/FUL](#) **54 Hurst Avenue, Priory.** *Two-storey side extension.* **Planning Inspectorate Decision Issued:** 17th February, 2025.

Appeal Dismissed.

Planning Officer's Summary:

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

- 3.5 [23/0547/FUL](#) **Upper Rooms, 1 Polsloe Road, Pennsylvania.** *Replace wood windows with UPVC windows.* **Planning Inspectorate Decision Issued:** 20th February, 2025.

Appeal Dismissed.

Planning Officer's Summary:

[Reference: APP/Y1110/W/23/3332625 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/23/3332625)

- 3.6 [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.* **Planning Inspectorate Decision Issued:** 21st February, 2025.

Appeal Dismissed.

Planning Officer's Summary:

The new entrance would be approximately 4.25m wide, 3.5m high using a square powder coated metal frame. Replacement of the existing single building signage which measures approximately 1.6m high, 1.8m wide, 0.36m deep and constructed from brick with a pitched top, with 1 x new square designed sign measuring approximately 1.3m high, 1.65m wide and 0.17m deep and one identical sign fixed to the railings near the front entrance. Provide additional lighting to terrace access walkway and facade together with the additional provision of a 40-cycle, secure shelter and storage system. The cycle shelter was proposed to be two tier, and made from mild steel. Both the existing and proposed cycle racks are located to the front right-hand side of the building adjacent to Dix's Field.

This application was refused on the grounds that the proposals were considered contrary to section 12 and 16 of the NPPF, Policy CP17 and Objective 8 of Exeter City Council's Core Strategy, Policies C1, and DG1, of the Exeter Local Plan, because its design, and scale, would create an unsympathetic development, which would be harmful to the established character of the building, street scene and wider conservation area; and the proposal would cause harm to the special architectural and historic interest of the setting of nearby listed building, and the Southernhay and The Friars Conservation Area, as a result of the increased size and design of the proposed building's entrance, which would not provide public benefit.

The Inspector considered the main issues with this application were the potential impact on the character and appearance of the Conservation Area and the impact on the Grade II* listed 13-15 Dix's Field.

In the Inspector's assessment they considered that the proposals would incorporate large panes of glass which would be a stark contrast to the immediate area, with an

overall incongruous appearance. The proposed new signage would also introduce an uncommon feature that would be harmful to the building's appearance.

Overall, the Inspector concluded that the proposals would fail to preserve or enhance the character and appearance of the Conservation Area and the setting of the nearby Grade II* listed building. Therefore, contrary to the NPPF, Local Plan policies C1 and DG1, Objective 8 and CP17 of the Core Strategy.

Reference: APP/Y1110/W/24/3348838 (planninginspectorate.gov.uk)

- 3.7 **23/0631/VOC** **130 Fore Street, St David's.** *Variation of Condition 2 (approved drawings) of approval 12/1426/FUL (Alterations and roof level redevelopment to provide 13 flats with associated access and communal facilities) to alter the height and internal layouts.* **Planning Inspectorate Decision Issued: 21st February, 2025.**

Appeal Dismissed.

Planning Officer's Summary:

The application sought to revise the approved plans to create an additional storey on the building and retention of lower-ground floor commercial aspects.

It was refused at Planning Committee against the Officer recommendation by virtue of the increased height, massing and scale that created an unacceptable impact on local character, the Central Conservation Area and nearby listed buildings.

In addition, the increased height, scale and massing will impact on the amenity of neighbouring dwellings by creating a dominance in contrast to the previously open skyline. The proposal was considered contrary to Local Plan First Review saved policies DG1(f), (g) and (h), C1, C2 and H5(a), Core Strategy policies CP4 and CP17. The Inspector considered that those reasons, as well as the impact on the integrity of protected marine sites to be the primary impacts for consideration in the appeal.

Preservation of local character, conservation area and listed buildings

The Inspector noted that the appeal site gives a neutral contribution to the Conservation Area, with little change through the new scheme and relatively limited views of the site itself. The increase in height would be above properties opposite but, alongside the stepping back of the upper floor, would continue to follow the stepped nature of development going up Fore Street. Whilst there is an increase in bulk from private views, this will be difficult to view in the context of the street scene given the dense nature of surrounding development.

The existing building is of a different character and appearance to nearby listed buildings and the appeal proposal is similar in design to the extant consent. The additional bulk and height were not considered to detract or impose on the historic fabric or obscure views of key buildings.

Impact on neighbouring dwellings

Properties on West Street are directly opposite the site. The Inspector noted that there the primary impacts are through the extant scheme, with limited change to sky visibility, overlooking and loss of light in comparison to the previous scheme. To the rear there would be additional bulk visible to dwellings at 128 and 129 Fore Street, however this is a dense area of development and no greater detrimental harm was noted by the Inspector.

Integrity of protected sites

The site is within 10 kilometres of the Dawlish Warren SAC and Exe Estuary SPA and Ramsar site and the original approval secured a Unilateral Undertaking to mitigate for the identified recreational impacts to these protected sites. This payment was made to the Council during the appeal process.

The Inspector noted that this contribution was set at 2012 (index linked) rates, however this falls significantly short of the current financial requirements and would not provide suitable mitigation. As a new permission would be granted the Inspector undertook a new Appropriate Assessment, alongside consultation with Natural England, confirmed that the amount paid would not be adequate to mitigate the harm generated.

The appeal was found contrary to the Conservation of Habitats and Species Regulations 2017 and Core Strategy policy CP16.

Conclusions

The Inspector considered that the increase in height of the building would not generate harm to surrounding heritage assets or to the living conditions of neighbouring occupants.

However, it was considered that there would be significant harm to the integrity of protected sites and the appeal was dismissed.

No applications for costs were submitted and none were granted by the Inspector.

[Reference: APP/Y1110/W/24/3339991 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/24/3339991)

- 3.8 **[24/0670/LBC](#) 16 Chapel Road, Alphington. *Replacement shed.* Planning Inspectorate Decision Issued: 25th March, 2025.**

Appeal Dismissed.

Planning Officer's Summary:

An appeal for retrospective listed building consent for a shed at 16 Chapel Road has been dismissed.

The main issue was the effect of the dark green coloured corrugated metal shed on the listed group of cottages and the Alphington Conservation Area.

The Inspector noted the listed building has been altered and extended over time and there have been numerous changes within the setting. Nevertheless, this listed row of cottages remains a pleasing example of a vernacular building within this part of Devon.

They concluded, by virtue of its height, massing and the contrasting colours of the door and walls, the shed appears as a conspicuous and somewhat 'awkward' addition to this part of the appellant's garden. It 'draws the eye' away from the listed row and intrudes into the setting of 6-16 Chapel Road. To a limited extent, it detracts from an appreciation of the pleasing qualities/significance of this listed building and its contribution to the Alphington Conservation Area. The new shed results in less than substantial harm to the significance of 6-16 Chapel Road and the Conservation Area.

The Inspector did not note any public benefit to outweigh the harm to heritage assets. The appeal was dismissed.

An associated planning application was also refused by the Council, but the appeal was not submitted within the time limit and was not considered.

Reference: APP/Y1110/Y/24/3356201

- 3.9 **24/0359/FUL 170 Pennsylvania Road.** *Use of outbuilding as an annex for existing small HMO (Use Class C4).* **Planning Inspectorate Decision Issued:** 1st April, 2025.

Appeal Allowed with Costs.

Planning Officer's Summary:

An appeal for the use of an outbuilding as an annex for an existing small House in Multiple Occupation, at 170 Pennsylvania Road has been allowed.

The main house on the appeal site is an existing House in Multiple Occupation (HMO) falling under Use Class C4 as it is used by between 3 and 6 occupants. The outbuilding to which the appeal relates is used by the current occupants of the house.

Main Issues Considered

Ancillary Use: Whether the proposed use would be ancillary to the existing HMO.

- The outbuilding is considered ancillary as it shares access and facilities with the main house. Due to the large windows and doors on each building there is intervisibility between them. Given the arrangement the Inspector did not find that the outbuilding is separate from the main dwelling and they are currently being used in conjunction with one another.
- The proposed change of use would provide the future occupier with a bedroom, kitchen and bathroom. Whilst it is accepted that this would be similar in size to a one-bedroom flat this does not in itself mean that it would be a separate dwelling. The occupier of the building would share facilities with the main house, including use of the communal spaces, the access and the garden.
- The whole property will be let out as a single tenancy, reinforcing the connection between the buildings. This has not been conditioned by the Inspector. The Inspector also said whilst a future occupier may choose not to regularly use the main house this would not result in the building operating as a separate dwelling. The Inspector was satisfied that the building could be used as an annex and that there would be functional links with the main house. It can therefore be accepted as ancillary to the HMO.

Living Conditions: Impact on the living conditions of neighbouring properties regarding noise and disturbance.

- The proposal would not significantly increase noise or disturbance beyond the existing situation. The proposal would result in an individual having a bedroom in the outbuilding. There would likely be some increased movement between the main house and the annex as well as the occupant accessing and egressing the annex and the site as they go about their day. However, the

noise and disturbance generated by the movement of a single individual in the context of the existing use and activity levels would not result in significant harm over and above the existing situation.

- Given that an additional individual could reside in the main house without the need for further permission as part of the existing HMO the level of noise and activity could increase to some extent in any regard
- The annex would not adversely affect the living conditions of neighbouring occupiers.

Character and Appearance: Effect on the character and appearance of the area.

- No external physical alterations are proposed.
- The proposal would not harm the character of the area or the nearby conservation area.

Other Considerations

HMOs in the area: Whilst there may be other HMOs in the area the property is already in use as an HMO, so the proposed change of use does not increase the intensity of this type of use.

Parking and Refuse: The proposal would not cause additional parking pressures or highway safety concerns.

Privacy: The change of use would not result in any loss of privacy for neighbouring occupiers.

Precedent: The decision is based on the specific facts of this case and does not set a precedent for future development.

Conclusion

The appeal is allowed, and planning permission is granted with conditions including the provision of secure covered cycle parking facilities

An application for costs was dismissed.

[Reference: APP/Y1110/W/24/3355233](#)

- 3.10 **[24/0849/FUL](#) 28 Cliff Bastin Close, St Loyes.** *First floor extension to detached residential dwelling.* **Planning Inspectorate Decision Issued:** 4th April, 2025.

Appeal Allowed.

Planning Officer's Summary:

This application was for an open fronted, covered area in front of the existing garage, which would measure approximately 4m wide and 2.2m deep, a first-floor side extension above existing garage to accommodate 2 additional bedrooms measuring approximately 5.8m deep and 3m wide. The existing front elevation kitchen window to be enlarged in depth by approximately 30cms, and the removal of the exiting bay window brackets and infill with facing brick on new concrete foundations.

In line with my own thoughts, that of the Council's Urban Design & Landscape Officer and senior colleagues this application was refuse on the grounds of harmful impact on

the amenity of the neighbouring dwelling (18 Grecian Way) and due to the reduction in gap between buildings which would have a terracing affect that would have a detrimental impact on the character, appearance and layout of the local townscape. This being considered contrary to our Development Plan.

The Inspector judged the main issues with this application to be the impact upon the character of the area and the potential impact on the amenity of the neighbouring dwelling at 18 Grecian Way.

In conclusion, the Inspector considered there to be little in the way of an established rhythm to the street scene and therefore the spatial arrangements between the application site and 18 Grecian Way are not oversensitive to change. In addition, due to the layout of the street and the proposed development the Inspector judged there to be no harm to the neighbouring amenity.

The appeal is therefore allowed subject to conditions

[Reference: APP/Y1110/D/24/3357765](#)

4. New Appeals

- 4.1 **[24/0933/LPD](#) 6 Matford Lane, Newton & St Leonard's.** *Development over 4 phases including single storey rear extensions, front and side porches, two outbuildings in the rear garden, additional and replacement doors and windows on dwelling and garage, rendering and painting of walls to dwelling, solar panels and rooflights on dwelling including extensions, removal of chimney, resurfacing of front driveway, new boundary gates, installation of 3 electric vehicle charging points, Air Source Heat Pump, CCTV and external wall insulation on dwelling including extensions, porches and garage*

Planning Inspectorate Start Date: 25th March, 2025.

[Reference: APP/Y1110/X/25/3361520](#)

- 4.2 **[24/1220/FUL](#) 8 Shelley Close, Alphington.** *Detached double garage to the front of property (Retrospective).*

Planning Inspectorate Start Date: 25th March, 2025.

[Reference: APP/Y1110/D/25/3362140](#)

- 4.3 **[24/1381/ADV](#) Land Adj. Units 6-9 Alphinbrook Road, Marsh Barton.** *Display of 1 no LED signboard (displaying static images).* **Planning Inspectorate Start Date:** 25th March, 2025.

[Reference: APP/Y1110/Z/25/3362313](#)

- 4.4 [24/0989/FUL](#) **23 Lucas Avenue, Newtown & St Leonard's.** *Change of use from dwelling house C3 to small HMO C4.* **Planning Inspectorate Start Date:** 26th March, 2025.

[Reference: APP/Y1110/W/25/3360755](#)

- 4.5 [24/1392/FUL](#) **79 Wear Barton Road, Topsham.** *Increased width of front dormer window* **Planning Inspectorate Start Date:** 1st April, 2025.

[Reference: APP/Y1110/W/25/3362317](#)

- 4.6 [25/0245/TPO](#) **38 Church Terrace, Heavitree.** *T1 - Small (previously pruned from the property) Holm Oak: Prune back the overhang laterally from the property of No 38, in line with the boundary fence. Diameter cut size of up to 12 cm. Reasons: It has been previous pruned back to this point, and so we would be removing re-growth back to previous points. Damage has been caused to the roof due to squirrels using the branches as access.*
T2 - Large Holm Oak: Prune back the overhang laterally from the property of No 38, in line with the boundary fence. Cut size of up to 9-12cm, consisting of predominantly 3rd order growth. Reason: To reduce excessive leaf matter covering the roof and patio areas. The pruning work will be sympathetic to the balance of the tree. Pruning cuts to be less than third diameter of parent branches. **Planning Inspectorate Start Date:** 7th April, 2025.
[TREE APPEAL – NOT AVAILABLE ON PLANNING INSPECTORATE WEBSITE](#)

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

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