

PLANNING

Date: Monday 4 August 2025

Time: 5.30 pm

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

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

If you have an enquiry regarding any items on this agenda, please contact Liz Smith, Democratic Services Officer on 01392 265425.

Entry to the Civic Centre can be gained through the Customer Service Centre, Paris Street.

Membership:

Councillors Knott (Chair), Rolstone (Deputy Chair), Asvachin, Atkinson, Banyard, Bennett, Harding, Hughes, Hussain, Ketchin, Mitchell, M, Williams, M and Pole

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 28 April 2025

(Pages 3 -
6)

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 31 July 2025. Full details on public speaking are available here: [Speaking at the Planning Committee](#).

5 **Planning Application No. 24/1536/OUT - Land Adjacent Marsh Barton Train Station, Clapperbrook Lane East, Exeter, EX2 8QE**

To consider the report of the Strategic Director for Place.

(Pages 7 - 58)

6 **List of Decisions Made and Withdrawn Applications**

To consider the report of the Strategic Director for Place.

(Pages 59 - 110)

7 **Appeals Report**

To consider the report of the Strategic Director for Place.

(Pages 111 - 124)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 8 September 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>. 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 other formats on request to Democratic Services (Committees) on 01392 265425.

PLANNING COMMITTEE

Monday 28 April 2025

Present:-

Councillor Knott (Chair)

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

Apologies

Councillor Patrick

Also Present

Head of Service - City Development, Assistant Service Lead - City Development, Senior Planner Conservation and Democratic Services Manager

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MINUTES

The minutes of the meetings held on 27 January 2025 and 17 February 2025 were taken as read, approved and signed by the Chair as correct.

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DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

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PLANNING APPLICATION NO. 25/0072/LBC - 25 THE STRAND, TOPSHAM

Councillors Hughes and Pole arrived during the officer's presentation and did not participate in the debate or vote for this item.

The Assistant Service Lead - City Development presented the application for: roof and floor repairs; external masonry and wall repairs; re-building of the parapet; replacement of 20th Century windows in sail loft; the removal of external wall cement rendering and replacement with lime render; and replacement of 20th Century fixed slatted shutters on the south elevation. The property was grade II listed and located in the Topsham Conservation Area.

Members received a presentation (supplemented to the agenda) which provided detail on:

- the site location;
- aerial views and museum photos;
- the proposal overview and site photos of the roof;
- the Society for the Protection of Ancient Buildings (SPAB) objection to the roof repairs;
- officer advice in response to comments made by SPAB;
- an overview of the floor joist repair proposal and site photos;
- detail of the proposed cross-section;
- proposed first and second floor plans;
- an objection from SPAB for the structural joist repairs at the first and second floors;
- officer response to comments made by SPAB;
- proposal overview and west and north elevations;

- parapet photos;
- the proposal overview of the replacement of windows in the sail loft and site photos;
- an objection from SPAB relating to the window replacement and officer advice provided;
- the proposal overview for the removal of the external wall cement rendering and replacement with lime render and photos;
- the proposal overview for the replacement of 20th Century fixed slatter shutters on the south elevation and photos;
- an objection to replacement windows from SPAB; and
- officer recommendation was to approve with conditions outlined in the report.

Particular reference was made to the application being for a listed building consent and not a planning application, consequently the issues relating to neighbourhood impacts and highways were not for consideration.

The Assistant Service Lead - City Development and the Senior Planner - Conservation responded to questions from Members as follows:

- the floor struts, which had been objected to by SPAB would be concealed and not be visible;
- consultation with heritage groups was dependent on the building's era, however SPAB could comment on any relevant building;
- the conservation officer had counted the exact number of ceiling joists needing repair on the submitted plans, and this was fewer than the number identified in the SPAB objection; and
- the lead contractor was an experienced joiner, and their on-site assessment would determine the appropriate repair method for the joists.

During the debate, Members expressed the following views:

- it was important to there was a need to consider the application carefully and being open and transparent about the application;
- the historic building requires urgent extensive repairs to prevent further deterioration, and the scaffolding need to be removed as promptly as possible following this, as this is impacting on traffic and image of the building;
- the team had undertaken an excellent evaluation of the building; and
- expressed support for the officer's recommendations.

Councillor Atkinson moved and Councillor Ketchin seconded a motion to move to the vote to accept the officer's recommendations.

The recommendation was to GRANT subject to conditions as set out in the report and following a vote was carried unanimously.

RESOLVED that planning permission for roof and floor repairs, external masonry and wall repairs, re-building of parapet, replacement of 20th Century windows in sail loft, the removal of external wall cement rendering and replacement with lime render and replacement of 20th Century fixed slatted shutters on south elevation be approved subject to the conditions set out in the report.

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LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS

Members received the report of the Strategic Director for Place was noted.

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APPEALS REPORT

Members received the appeals report and the Head of Service - City Development advised that there was a typographical error in report relating to 170 Pennsylvania Road and confirmed that the appeal was allowed, but costs were not awarded.

In response to questions raised, the Head of Service - City Development advised that:

- appeal decision cases were decided upon by their merits and specific case facts and did not set a general precedent. There were often similar cases which referenced previous decisions; and
- the matter relating to the replacement shed at 16 Chapel Road would be raised with the enforcement team for an update. The working practice unauthorised structures was to undertake informal discussions to remove the structure and escalate to formal measures as needed.

The report of the Strategic Director for Place was noted.

(The meeting commenced at 5.30 pm and closed at 6.05 pm)

Chair

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Planning Committee Report 24/1536/OUT

1.0 Application information

Number:	24/1536/OUT
Applicant Name:	Exeter Energy Ltd
Proposal:	Outline application for the construction of Energy Centre for the Exeter Energy Network (seeking approval of layout, access, and scale).
Site Address:	Land Adjacent Marsh Barton Train Station, Clapperbrook Lane East, Exeter, EX2 8QE
Registration Date:	23 December 2024
Link to Documentation:	https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=24/1536/OUT
Case Officer:	Howard Smith
Ward Member(s):	Cllr Yvonne Atkinson, Cllr Bob Foale, Cllr Rob Harding.

REASON APPLICATION IS GOING TO COMMITTEE: The Head of City Development considers the application to be a significant, controversial, and/or sensitive application that should be determined by the Planning Committee in accordance with the Exeter City Council Constitution.

2.0 Summary of recommendation

DELEGATE to officers to GRANT permission subject to completion of a S106 Agreement relating to the matters identified and subject to conditions as set out in report, but with secondary recommendation to REFUSE permission in the event the S106 Agreement is not completed within the requisite timeframe.

3.0 Reason for the recommendation

The National Planning Policy Framework (NPPF) guides development is only acceptable in areas of flood risk if the Sequential Test and also the Exception Test are passed. The applicant has submitted a sequential site search that has not identified any alternative sites with lower flood risk that could accommodate the development proposed. The Flood Risk Assessment has demonstrated that the development can be delivered without increasing flood risk elsewhere and the public benefits of the proposed development, in providing economic benefits, enhancements to the wider open spaces, additional biodiversity net gain and in decarbonisation of heating in the interest of tackling climate change, are considered to outweigh the residual flood risk and all other harms.

4.0 Table of key planning issues

Issue	Conclusion
Principle of development open space	<p>The principle of development is dependent on there being no sequentially preferable site, in flood risk terms, being available. If so then the harms of the scheme need to have been minimised and the benefits of the scheme need to outweigh the harms through flood risk, impact on the valley park, loss of recreation space and all other harms.</p> <p>The benefits are considered to be the facilitation of a heat supply to a proposed District Heating network to connect existing buildings and new development to sources of low carbon heat, provide a route to zero carbon heat secured through a Carbon Descent Plan, enhancement of retained open space for recreation and biodiversity, Biodiversity Net Gain above the statutory requirement managed for a period of 30 years, and provision of education and economic benefits which would be secured by planning conditions and legal agreement. The proposals are not considered to result in the loss of current sports provision.</p> <p>There are tensions between Development Plan policies which seek to protect the open space and landscape setting of the city and those which promote some development in the area of this site. The Liveable Water Lane SPD and Design Code is a recently adopted Supplementary Planning Document which supports adopted Development Plan policy, takes into account recent developments and changes in land use in the area of the site and has been prepared alongside the emerging Exeter Plan.</p> <p>Liveable Water Lane Design Code SPD identifies the site as part of an areas for open space uses but also green energy opportunities and sets out that development should help meet Exeter's Net Zero Carbon ambitions. The proposals for an Energy Centre to support a District Heating Network serving the city and enhancing open spaces for recreation and biodiversity is considered to accord with the principles of the SPD.</p>

Issue	Conclusion
Scale, design, impact on character and appearance	<p>The proposed development has been reduced and amended in the interest of minimising impacts on openness, landscape and the visual prominence of industrial equipment.</p> <p>Impact on longer range views is limited, with the site screened by mature tree belts and the Energy from Waste plant. Impact on local views and openness of this part Valley Park are more affected.</p> <p>The scale and massing of buildings is applied for at this stage. Whilst the buildings are industrial in nature, visual impact has been reduced as far as possible. The character of the greenfield site is also influenced by the much larger Energy from Waste plant on the west side of the railway.</p> <p>Appearance and Landscaping are reserved matters to be considered in detail at Reserved Matters Application Stage.</p> <p>Given the operational requirements and flood and access constraints the development has been reduced and layout amended to reduce the adverse impact of the development on landscape and openness as far as possible. These impacts must be weighed against the benefits in determining the application.</p>
Access	<p>Access is proposed to be via Water Lane during construction phase, and via Clapperbrook Lane East in operational phase.</p> <p>The development incorporates a visitor facility for education purposes. In addition to operational parking for small vehicles, disabled parking for visitors is provided. Four parking spaces in total are shown.</p>
Impact on health or amenity through, noise, air quality or contamination	<p>The site is not identified as potentially contaminated and has no record of contaminative uses.</p> <p>The application is remote from existing dwellings; the closest noise sensitive receptors in this case are the open spaces of the Riverside Valley Park. The operation of the facility will be audible in its immediate surroundings including the valley park; however, these</p>

Issue	Conclusion
	<p>spaces are impacted by some industrial noise already. Noise is a minor adverse harm but, subject to noise restricting conditions, is not considered to constitute a noise nuisance.</p> <p>Additional information provided has enabled Environmental Health to conclude there is no objection on ground of local impact on air quality. The proposals will enable improvements in air quality impacts in other parts of the city through reduced combustion at sites supplied by heat from this development.</p>
Impact on natural environment	<p>The development set out in the application has been screened and in the opinion of the Local Planning Authority the development proposed is not EIA development.</p> <p>Whilst the site is within the 10km recreation buffer zone of the Exe Estuary Special Protection Area, the proposed development is not expected to result in increased recreational pressure upon the site or adverse impacts from noise or visual disturbance of over-wintering/migrating birds during construction.</p> <p>The development is considered unlikely to have a significant effect on a protected habitat or the achievement of its conservation objectives. Therefore, Appropriate Assessment is considered unnecessary.</p> <p>The site is an identified Site of Local Nature Conservation interest, and a range of species (including protected species) have been recorded on the site. The applicant has adopted a worst-case precautionary approach regarding reptiles on site. The survey results for Bats, in aggregate with the desk study data, shows that bats use the site for foraging and commuting, including some light-averse and very rare species. All recommended enhancement and mitigation measures in the EclA, along with more detailed mitigation for mammals during construction, and a full lighting strategy, should be secured by way of condition.</p> <p>The construction access for proposed development requires the removal of three trees on Clapperbrook Lane East. The trees on site are not protected trees.</p>

Issue	Conclusion
	<p>Whilst the loss of existing trees is regrettable, the opportunity for replacement compensatory and additional tree planting is considered to mitigate this loss. An indicative landscape design is provided with the application.</p> <p>The ecological benefit through uplift in BNG above the statutory requirement delivered on site and further enhancement of the wider field should be given weight in decision making.</p> <p>Carbon savings of 13,000 tonnes annually are estimated by the applicant from the development proposed, by supplying heat to networked sites. Importantly, by connecting these sites future further decarbonisation of heating is achieved through the network rather than the connected sites adopting individual building or on-site measures. The energy centre, via the heat network, provides a route to future zero carbon heating for the connected sites.</p>
Impact on heritage assets	<p>The construction works associated with the proposed development have the capacity to affect the potential buried archaeological resource identified in the desktop study. Further archaeological investigation can be secured by condition.</p> <p>The development is not considered to affect the setting of any statutory listed buildings or designated Conservation Areas. The setting of Ship Canal structures at Clapperbrook Lane East, which are locally listed, are not considered to be impacted to such a degree as to cause substantial harm. As such the proposals are not considered to conflict with the aims of Policy C5.</p>

Issue	Conclusion
Economic and Community benefit	<p>The applicant has advised creation of 150 jobs in construction, including creation of apprenticeships with Exeter College. Local benefits can be secured with an employment and skills plan secured as part of any consent.</p> <p>The proposal would improve resilience of local energy supply.</p> <p>The development of renewable energy infrastructure is supported by local planning policies EN6 and CP16 and national planning policy set out in the NPPF. Education and outreach opportunities will be provided on site through provision of visitor and education space as part of the development.</p> <p>Community access to an enhanced landscaped open space would also be secured on the wider site.</p>
Drainage and Flood Risk	<p>DCC as Lead Local Flood Authority has objected to the details of the proposed drainage design. DCC approval of a scheme of drainage can be secured prior to commencement of development by condition.</p> <p>The development is essential infrastructure, and the buildings, with the exception of the thermal stores, are designed to be able to operate during flood events and to convey flood water underneath by being raised 2m above existing ground level.</p> <p>The application site is at risk of flooding and is predominantly within and surrounded by Flood Risk Zone 3. The application is accompanied by a Flood Risk Assessment and a Sequential Site Search that has not identified any alternative sites with lower flood risk.</p> <p>The NPPF guides that essential infrastructure is only acceptable in areas of flood risk if the Exception Test is also passed. The exception test has two parts: a) wider sustainability benefits to the community need to outweigh the flood risk, and b) the development is safe for its lifetime taking account the vulnerability of its users without increasing the risk of flooding elsewhere.</p>

Issue	Conclusion
	<p>The EA has confirmed that it does not object on flood risk grounds (subject to the planning sequential and exception tests being passed) as the proposals would not increase flood risk elsewhere.</p> <p>It is considered that the second part of the exception test has been demonstrated to be satisfied.</p> <p>The first part of the exception test will be addressed below in the planning balance.</p>
Planning Balance	<p>The site search has demonstrated that the proposed development cannot currently be located on a site outside the valley park or flood risk zone 3.</p> <p>The design has been amended to reduce the footprint of the development as far as practicable. As such the residual harm to the openness of the valley park and the landscape setting of the city is considered to have been reduced as far as possible.</p> <p>The first part of the exception test requires that the development would provide wider sustainability benefits to the community that outweigh the flood risk; it is a matter of planning judgement whether the wider sustainability benefits outweigh the flood risk.</p> <p>The principal sustainability benefits include increased biodiversity of the wider site, improvements to air quality in the city, economic and employment benefits that would be delivered and the carbon savings achieved.</p> <p>None of the adverse impacts, individually or cumulatively, are considered to significantly and demonstrably outweigh the public benefits of the development when assessed against the policies in the NPPF or the Local Development Plan when taken as a whole.</p> <p>The proposal is therefore considered to constitute sustainable development overall and permission should be granted subject to conditions.</p>

5.0 Description of site and surroundings

The site red line comprises 3.6 hectares and makes up just under two thirds of the open level ground between the new Marsh Barton Rail Station and the Exeter Ship Canal at Grace Road Field on Clapperbrook Lane East. The site is bounded to the north and east by an established belt of mature trees and opens onto the remaining part of the field to the south, which itself is enclosed by mature trees along its southern edge. Including the surrounding tree belts, Grace Road Field extends to approximately 6 hectares. The open space as a whole (c.4.7ha) is currently used for informal recreation. The northernmost part of the site was used as a temporary construction compound in relation to the Marsh Barton Station development. The site was previously used for playing pitches which ceased around 12 years ago.

Construction access from the highway is proposed from Water Lane with operational phase access from Clapperbrook Lane East.

To the east, immediately beyond the tree belt, is the Exeter Ship canal, and beyond that the Riverside Valley Park. To the south, beyond the remaining open space and trees to the south the area is contained by the Alphinbrook flood relief channel. To the north the Clapperbrook Lane East rail bridge embankment encloses the site and provides access to the site, rail station and the green waste processing site. To the west the site adjoins Marsh Barton Station and the main rail line, with the Energy from Waste plant immediately on the other side of the rail line.

Trees on the north and west boundaries of the site are 15 metres tall and trees on the eastern (canal) boundary are up to 29 metres tall.

6.0 Description of development

This is an outline planning application for the construction of an Energy Centre for the Exeter Energy Network, seeking approval for the principle of development and approval of details of layout, access, and scale. Landscape and external appearance details are Reserved Matters.

The application has been amended since first submitted to exclude the Data Centre and associated plant and ancillary works from the application.

The scheme has also been amended to reduce the extent of development footprint and amount of built development to that which is essential. The boilers, heat pumps, electrical substations, electrical switch gear, visitor facilities and operational accommodation have been incorporated and enclosed in a single building, with the evaporators associated with the air source heat arranged on the roof. This building, which measures 118.8m by 21.3m, is raised two metres to reduce flood risk to the operation and not reduce flood water storage. The main range of the building has a roof height of 11.5 metres above ground level, with a 1.2 metre parapet. The meeting and exhibition space, intended for educational visits, forms a partial third floor and

reaches a roof height of 16.6 metres. Evaporators, occupying approximately half of the overall roof area and arranged along the building, are elevated above roof level to facilitate air flow, with the top of their acoustic enclosure at 19.1 metres. Five flues project above this to a height of 22.1 metres, while the thermal stores rise to 13 metres.

The two structures relating to gas supply, and 33kV electrical substation are separate structures for legislative and safety reasons, but have been positioned, as far as possible, to reduce the overall footprint of buildings and the extent of the enclosing fenced compound.

Space for the plant associated with future water source heat extraction, and a hardstanding for temporary back-up generators, is allowed for within the development area, which is enclosed by a fence.

The buildings are sited towards the eastern (canal) side of the site for flood risk and flood water movement reasons. The circular thermal stores are unable to be raised above ground level, but this has been assessed in flood modelling. The six smaller thermal stores are essential to the operation and larger store will significantly improve efficiency and reduce carbon emissions by supporting greater use of lower temperature heat sources and better accommodate the differences between heat availability and demand.

Reducing the extent of development has increased the area of landscaped open space for public access within the development site.

7.0 Supporting information provided by applicant

Submitted 23 December 2024, with revisions and amendments submitted 15 May 2025.

- Plans, elevations and renders
- Landscape and Visual Appraisal
- Air Quality Assessment
- Contaminated Land Desk Based Assessment
- Lighting Assessment
- Design and Access Statement
- Flood Risk Assessment
- Hydraulic Modelling Report
- Archaeology
- Statement of Community Involvement
- Transport Statement
- Noise Impact Assessment
- Arboricultural Impact Assessment
- Sustainability Statement
- Ecological Impact Assessment

- Statutory Biodiversity Net Gain Metric Calculation
- Biodiversity Net Gain Statement and Assessment
- GI and Waste Statement
- Planning Statement
- Concept Designs for wider Grace Road Field

8.0 Relevant planning history

Reference	Proposal	Decision	Decision Date
24/0119/SO	Request for a Screening Opinion to ascertain whether or not an Environmental Statement (ES) is required for an Energy Heat Network (EHN) facility on open land at Clapperbrook Lane.	Not EIA development	01.03.2024

9.0 List of constraints

Landscape Setting
 Site of Nature Conservation Importance
 Valley Park
 Flood Zone 3
 Aerodrome Safeguarding
 Area of Special Advertisement control

10.0 Consultations

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

External Consultees

Health and Safety Executive (HSE) does not advise, on safety grounds, against the granting of planning permission in this case.

Environment Agency – Sufficient information has now been provided to enable us to remove our previous objection, provided that conditions are included within any permission granted in respect of: Finished floor levels (FFLs), detailed design of voids and fencing, detailed design of landscaping for flood flow conveyance, emergency/continuity planning, and contaminated land. Before determining the application, your Authority will also need to be content that the flood risk Sequential Test has been satisfied in accordance with the NPPF if you have not done so already. As you will be aware, failure of the Sequential Test or either part of the Exception Test is sufficient justification to refuse a planning application.

National Grid Electricity Distribution (NGED) has reviewed the application and has no comments to make on the proposed development. However, high voltage electricity distribution apparatus is located within the vicinity of the site, both overhead & underground. Any construction works in proximity to this apparatus must be in accordance with the relevant HSE guidance.

Wales & West Utilities (WWU) – we enclose an extract from our mains records of the area; you will note the presence of our intermediate / high pressure gas main(s) in proximity to your site. No excavations are to take place above or within 10m of the confirmed position of these mains without prior consultation with Wales & West utilities. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used.

Police Designing Out Crime Officer – No objection; design recommendations made.

Network Rail has no objections in principle to the proposals; however, any works on this land will need to be undertaken following engagement with NR asset protection due to the proximity to NR owned land. The applicant should be aware of the weight restrictions (3 Tonnes) of the nearby railway bridge especially for transport of heavy materials as part of the construction process. The NR standards should be considered by the developer and included on the decision notice as informatives.

Sport England raise a non-statutory objection to the application because it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 104 of the NPPF. Sport England would however be willing to reconsider its position should an appropriate form of mitigation be offered to compensate for the loss of playing field here, either with a view to bringing this site back into use, or investing in nearby sites.

Internal and including DCC

DCC Lead Local Flood Authority – The site generally follows a consistent elevation of approximately 4.0mAOD to 6.0mAOD. Levels along the adjacent Clapperbrook Lane are at approximately 5.00m AOD to 5.6m AOD. Groundwater has been encountered in nearby excavation in the superficial layers. The industrial nature of the site poses several potential contamination risks including transformer oil leaks and refrigerant leaks. Although separate dedicated systems will be in place to mitigate contamination in such event, the drainage network will have anti-pollution measures in place should those systems fail. There is a drainage ditch running parallel to the eastern boundary of the site. The site is located within Flood Zone 3 and at a low risk of surface water flooding. It is currently proposed to attenuate the surface water runoff via a series of SuDS features, including swales and attenuation basins before discharging into the existing drainage ditch parallel to the Exeter Canal. Oil separators will be used to trap runoff from hardstanding areas before discharging to the swales. The applicant has confirmed that the rate is 0.9l/s lower than the greenfield runoff rate. Our objection is

withdrawn, and we have no in-principle objections to the above planning application at this stage, assuming that a recommended pre-commencement planning condition is imposed on any approved permission.

DCC Highways – The developer has been able to demonstrate that in the worst-case scenario, when constructed, the site would generate 22 vehicle movements per day. For planning applications, the Highway Authority must consider the peak hour movements and in this worst-case these are going to be very low. The usual movements are likely to be materially less than this (likely to be a transit style panel van 3 times a week and a panel sided lorry once a month) and as such in terms of trip generation, the Highway Authority raises no objection to this aspect of the planning application. When taking the total number of vehicle movements that the site would generate and the level of Non-Motorised User (NMU) movements here it is the opinion of the Highway Authority that this is unlikely to cause a severe highway safety impact as defined within the National Planning Policy Framework (NPPF).

Vehicles will access the site from Clapperbrook Lane East; access that extends the red line to Water Lane is designed for larger vehicles (especially during construction). It is the opinion of the Highway Authority that the arrangements would not be a severe reason under the NPPF to recommend refusal of this planning application.

The developer must enter into a suitable legal agreement with the Highway Authority to undertake the access arrangement works.

The developer has identified the need for parking within the site and has provided parking broadly in line with the requirements that are set out within the Exeter City Council Sustainable Transport SPD.

While this planning application is an outline planning application and the red line has been provided, the end use of this proposal should be considered which does sit outside of the red line. Whilst there are no defined routes, details or final destinations for the heat network to take through Exeter City, it could assume that the heat network would provide sustainable heat across the city. The laying of any pipework associated with this development could have an impact on all types of traffic (vehicular and NMUs) throughout the city and cause delays for all users of the highway network. When considering the size of Exeter City and the potential spread across the city of end users for the heat network, there could be a requirement for a substantial amount of traffic works throughout the city and these works could involve traffic management and or road closures to complete the work. While all these works would not be undertaken at the same time, there may be cases where there are multiple works to take place within the city at the same time, this will still represent a sustained level of roadworks throughout the city for a considerable time. In order for any works to take place on the highway, under the New Roads and Street Works Act (NWRSA) a Section 50 Licence from the Highway Authority will be required which will take into consideration the requirements and level of works already taking place within the city before any licence is granted. If the developer of the pipework

becomes a statutory undertaker this will mean they move from S.50 licenced operations to permit applications with statutory rights to lay/maintain apparatus.

Whilst this aspect of the planning application does sit outside of the red line of the planning application, it will likely cause there to be disruption within the city of Exeter. There is no information regarding scale of the pipe networks nor what routes this would take and no way to assess the impact at this time. Whilst the Highway Authority has no objection to the planning application for the site itself, Local Members should be aware that there could be an impact on the highway network due to the installation of the pipe network.

Conditions are recommended to be attached to any consent to secure Construction Management, surface water disposal, access visibility splays, cycle parking provision, pipework routing.

DCC Waste Planning advise that the site is within the Waste Consultation Zone for the Exeter Energy from Waste Incinerator and therefore Policy W10 of the Devon Waste Plan applies. Policy W10 protects existing waste management facilities from constraint by non-waste development to ensure the continued availability of adequate capacity. It is considered that the construction of Energy Centre for the Exeter Energy Network is a compatible use within the Waste Consultation Zone.

It is noted that a waste audit statement has been submitted which notes that a further, detailed waste audit statement is required. Therefore, we recommend a condition is attached to any consent to require the submission of an updated Waste Audit Statement prior to the commencement of the development

ECC Environmental Health – This development has the potential to have a significant negative impact on the popular local amenity of the canal pathways and the Exe Estuary Trail as a result of noise from the proposed development. The applicant has submitted additional information which is now sufficient to determine that such impacts will be adequately controlled. Recommendation: Approval with condition requiring approval of plant details.

Subsequent to the air quality assessment, and the additional submission of RAMBOLL's memo dated 18 June and updated air quality assessment version 3 dated 19 June, we confirm to approve the application and additional submissions.

Environmental Health has considered the Phase I Contamination Land Desk Study Rev 3.0 of the above application, and recommends that the application can be approved with conditions to secure the recommendations of the study and the further investigation of the site prior to commencement, and any unexpected contamination during construction to be remediated.

Dorset Council Ecology – The Ecological Impact Assessment (EclA) as described in the report by GE Consulting (December 2024), was conducted in line with relevant

best practice. The EclA is sufficient to identify the site's ecological receptors and those within the zone of influence. The adjacent Exeter Canal County Wildlife Site is considered unlikely to be impacted by the proposed development provided precautionary mitigation measures during the construction period and a lighting strategy for the construction and post construction periods is secured. The EclA identifies a number of protected species and makes recommendations for mitigation and enhancement features.

All recommended enhancement and mitigation measures, along with more detailed mitigation for mammals during construction, and a full lighting strategy should be secured by way of condition and detailed within a CEMP and a Landscape and Ecological Management Plan (LEMP) covering the operational phase for any ecological interests not covered by the Habitat Management and Monitoring Plan (HMMP) which relates to Biodiversity Net Gain.

The submitted BNG is indicative at this outline stage, but the Metric calculation and BNG assessment demonstrates the proposals are capable of delivering an on-site net gain above the 10% mandated minimum. Currently, the proposed post development BNG includes medium distinctiveness habitat types. Additionally, the development relies upon the delivery of the entire 10% on-site. For these reasons, the BNG is considered as 'on-site significant' and as such will require managing and monitoring for a period of 30 years and an accompanying HMMP, secured by legal agreement.

ECC Trees advisor raises no objection subject to clarification regarding treatment of arboricultural features adjacent to the proposed access. The site is surrounded by a high-value arboricultural feature that provides multiple benefits to both the site and the wider landscape. The proposed development is generally well-positioned away from this feature, and as such, there are no significant concerns regarding overall impact. A Tree Protection Plan (TPP) that indicates how the trees will be protected should be conditioned as part of any approval.

ECC Heritage Officer advises that the potential archaeological impact is considered to be medium/low for previously unknown archaeological deposits based on the current available information. A pre commencement archaeological field survey of the site and a subsequent mitigation strategy based upon the results of that intervention would be sufficient to mitigate any potential harm. This should be secured by condition to any forthcoming approval.

ECC Net Zero Team – District Heating Networks work best in densely populated areas like Exeter. They can play a pivotal role in enhancing sustainability by reducing a reliance on fossil fuels to heat our buildings. They make strides in efficiency but also help towards decarbonisation efforts to improve public health (better air quality). Overall, there are considerably less carbon emissions associated with district heating and cooling.

Decentralising the production of heat and its distribution through a network of insulated pipes can significantly reduce carbon emissions. It will allow for the redistribution of surplus heat amongst other buildings across the city and will enhance the energy security for the city and customers of the heat network. It can also reduce the dependence on external fluctuating energy markets. Exeter is a growing city with new commercial and housing developments planned. There is scalability with a DHN in servicing new developments across the city. The need for indoor climate control will become increasingly important, especially during warmer summer months. This not only meets the present demands but also anticipates future cooling needs, ensuring cities are prepared for changing climates. Once completed, new users of a DHN can be added over time, meaning buildings can benefit from cheaper, more efficient heating without having to make significant structural changes to other buildings or roads. In Exeter there is a reliance on the main gas network: As of the 2021 Census, 1.1% (579) of homes in Exeter are connected to a District Heat Network, 0.3% (171) having renewable energy; with the majority of homes using some form of fossil fuel to heat their homes. The future expansion of the Exeter Energy Network to serve new and existing homes across the city, will significantly contribute to the well-being of residents. DHN foster healthier, cleaner living environments, enhancing the overall quality of life for communities.

ECC Urban Design and Landscape officer – The site is in one sense an extension of the Marsh Barton area of existing commercial and industrial uses but, in extending east of the railway, it is also firmly in the perceived realm of the Riverside Valley Park, with its recreational walking and cycling routes and waterborne activities associated with the canal. As was evidenced in the design review presentation, the layout has been influenced by a good deal of technical consideration, but the challenge of creating an acceptable visual impact – indeed, to some degree, in *celebrating* this important new facility/function - had not yet been as influential as it will need to be. Appearance is a Reserved Matter, but the fundamental presence and posture of the project will, of course, be largely determined by the site layout. We are pleased to now see a much-improved configuration of the various constituent parts of the complex which has allowed for a clearer and more rationally organised ensemble of the technical parts. We also see merit in the new alignment of the layout – which relates much more successfully with the railway line and adjacent station. The reduction in the brief (data centre omitted) and the stacking of some other elements has allowed a reduction in the built footprint and this too is a welcome revision.

The outline silhouette of the proposals is not modelled in the Landscape Visual Impact Assessment (LVIA) views and therefore they do not fully assist in facilitating an assessment of scale, but with the energy to waste plant and mature trees in the immediate setting, this is a location that can accommodate buildings of considerable height. The new drawings suggest that a (modest) increase in height has been necessary in rationalising the three-dimensional composition, but this does not materially affect this, our earlier assessment of acceptable height. The LVIA study

seems to confirm that longer distance views are not the most critical due to the strong existing tree-planting along the canal-side and the dominance of the existing 'waste to heat' facility which is located on an adjacent site on the other side of the railway. The closer viewpoints demonstrate that localised visual impacts will be subject to the greatest change and the mitigating effects of the detailed landscape proposals will be very important at Reserved Matters stage.

Landscape is a Reserved Matter, but the Outline application needs to be able to suggest a successful framework which emanates from the site layout and is inevitably influenced by it. A set of character areas (which in terms of ecology will no doubt correspond to different habitat types) needs to be created. The landscape framework proposed and shown on the "Site Masterplan (version 2 layout)" should therefore be formalised as a 'parameter plan' and recognised by way of a condition thereby providing the strategic basis for a later Reserved Matters submission setting out the detailed landscape treatments. The vehicular access into the site has been re-considered and is now designed to be secondary to the movement of active travel movements (particularly cycling) along Clapperbrook Road. The original idea of a 'Gate House' educational building at the entrance to the site has now been omitted with these important publicly accessible functions of the project brief now being included in the main buildings. This makes for a neater and more secure arrangement, which is supported.

Community Groups

Devon Wildlife Trust object to the planning application because we consider that the proposals do not provide sufficient evidence to satisfy the requirements relating to biodiversity in paragraphs 174d, 180a and 180d of the National Planning Policy Framework or the requirements of paragraph 99 of ODPM Circular 06/2005 Biodiversity and Geological Conservation. Furthermore, the Environment Act 2021 and National Planning Practice Guidance requirements relating to biodiversity net gain have not been fully addressed. Bat survey does not conform with BCT survey methodology and reptile survey deficient.

Friends of Exeter Ship Canal object citing grounds of negative impact on the strategic development of the Port of Exeter and Exeter Ship Canal as a working waterway. They consider proposal conflicts with Section S15 of the Water Lane SPD, which calls for public consultation on alternative uses of the site, and council planning policy CP16, which limits development in the Riverside Valley Park to enhancements of park use. Additionally, the Energy Centre would restrict maritime services, hinder plans for an urban campsite, and compromise Exeter's green leisure initiatives. The group also questions the project's environmental credentials, as the proposed heat sources do not align with the original justification for the site. Granting the application would harm public benefits, climate change mitigation efforts, and the long-term viability of the Port and waterway.

Exeter Civic Society objects and raises concerns about the loss of green infrastructure in the Riverside Valley Park, which is vital for recreational use and biodiversity, especially for future residents of nearby brownfield developments. The justification for the site (proximity to the river and incinerator) is no longer valid, as the energy plant will not use these sources. The site is in a Flood Zone 3, and alternative sites have not been adequately explored. The proposal does not align with the Riverside & Ludwell Valley Parks Master Plan, which prioritises recreational and ecological uses for the area. The visual impact of the proposed thermal store tanks has not been adequately addressed. The application lacks a comprehensive strategy for the site, as required by the Water Lane SPD code S15. The society recommends refusal or deferral of the application until alternative sites are investigated, and a comprehensive strategy is developed. It also urges the council to condition the proposal to ensure the use of green energy production processes.

Further to submission of revised plans Exeter Civic Society advises that while they prefer the new, decluttered design of the plant, they strongly object to its positioning on the east side of the site. They consider the Sequential Test flawed given use of air source heat. They suggest that the current positioning of the plant could worsen flooding. They recommend positioning the plant closer to the railway and implementing flood mitigation measures. They argue that the proposed green space between the plant and the railway is uninviting. They also question the installation of ponds and suggest playing fields as a better alternative. They question the proposed cladding materials and suggest a single material finish for better aesthetics. They recommend an annual report on energy sources used and suggest conditions to prevent increased use of gas, aligning with ECC's net zero targets.

Exeter Cycling Campaign – The Transport Statement seems to assume the E17 cycle route (from the Exeter LCWIP) is already in place. This is not so, the applicant should be asked for a developer contribution to delivering some of this planned E17 route improvement. We welcome the declared intention to adhere to the transport hierarchy which prioritises people on foot above people on bikes above motorised vehicle users at the entrance, however layout and signage does not properly enforce priority.

South West Business Council supports the application to develop an energy centre. The energy centre will use renewable energy sources to provide secure, local, and low-carbon heat, improving energy resilience in Exeter. It will help reduce carbon emissions, decommission older gas boilers, and improve local air quality. The heat network will enable businesses to reduce greenhouse gas emissions, meet statutory requirements, and attract investment by demonstrating environmental responsibility. The project will create over 150 jobs during construction, engage local suppliers, and fund apprenticeships at Exeter College to develop green energy skills. The development aligns with Exeter's status as a global leader in climate science and enhances its attractiveness to investors.

The Royal Devon University NHS Trust supports the application. The NHS, like other public sector bodies, has committed to transforming services to a low carbon future. In fact, the NHS was the first health system in the world to commit to a series of Net Zero targets ahead of those mandated by UK law. In addition, the Trust has been focused on working in partnership and through collaboration with Exeter city partners to explore numerous opportunities where a system or place-based approach can support low carbon activity. Whilst this support does not imply that the Trust will automatically procure services from this or any other supplier of low carbon energy, we do believe that the development of key assets for low carbon energy across the city is essential for the delivery against Net Zero targets.

ECC St. David's Ward Cllr Moore – The development is a departure from existing and emerging planning policy. Community engagement was on the basis of water source heat pumps, no longer the case. Further information should be required from the developers showing the GHG emissions created by the Plant to evidence the 'low carbon' assertion and in order to demonstrate compliance with new Local Plan Policy CC1 and Exeter's Net Zero 2030 priority set out in the emerging Local Plan. Compensation should be offered for loss of amenity of the field. Any tree loss must be compensated. Impact on SSSIs not considered. BNG assessment considered flawed. Support for DWT objection.

11.0 Representations

The application has been advertised by site notice press notice and neighbour letter.

13 public objections have been received raising the following concerns:

- Only buildings which enhance the use of the Valley Park should be permitted.
- No water source heat so no longer needs to be by river
- The inclusion of a data centre on site is a case of including something which is not in line with the council policy on the Valley Park.
- Will reduce the green space available for residents of the recently approved Water Lane development
- Access is single track with passing spaces and not suitable for use by heavy goods vehicles
- The statement that the building will be single storey is misleading as it will need to be raised from the ground.
- The idea of the energy centre may be a good one but it should be on another genuinely brownfield site with no risk of flooding.
- The site is an important wildlife corridor
- Contrary to the Exeter Plan policy NE2 and the Liveable Water Lane SPD.
- Great idea, wrong location.
- The owners are likely to want to expand it in future,
- We have not been told how open space requirements for the Water Lane SPD housing will be fulfilled.
- Deliberate deception not referring to Valley Park in application.

- No information on what buildings and disruption will be involved in constructing the heat distribution network and the off-take from the River Exe.
- The park location was only chosen because it is easy.
- Solar Farm site should have been considered.
- Primarily gas fired heat network with no indication of the CO2 savings forecast risks locking in carbon emissions
- Will set a precedent for further development of the Riverside Valley Park.
- The destruction of habitats.
- The loss of green spaces; and the disruption of wildlife.
- Noise levels for recreational users of Riverside Valley Park
- Impact on the character and appearance of the Riverside Valley Park.
- The consultation was misleading as the actual application removes almost all the renewable energy sources previously claimed.
- Application does not incorporate the pipe network
- Takes away land that is well used by residents of Exeter for recreational purposes and is so designated.
- Building on this site is contrary to the Exeter Plan policy NE2 and the Liveable Water Lane SPD.
- Opposition to proposed construction of a Heat Exchange Plant near the river Exe, Exeter Canal & Belle Island which will adversely affect this area & Belle Island
- Will increase the pollution in this area
- The site is in Flood Zone 3, the category with the greatest probability of flooding.
- Site does not contain space for the biodiversity or drainage aspects which must therefore be viewed as potentially undeliverable.
- the proposal is 50/50 gas and air [source heat] to provide 20MW heat. The development is reduced carbon, not "Low-to-Zero Carbon (LZC) heat network" as claimed
- A written commitment to implement decarbonisation plan which should be published alongside regular reviews of progress towards fossil fuel free heat
- Other sites within the industrial estate may be suitable. It cannot be demonstrated that there are material benefits for this site that outweigh the harm of building on this green space.
- A Renewable Heat Network is a desirable facility, as is an unspoilt Riverside Valley Park long protected by council policy documents and plans. Need to be sure that the sacrifice of the existing benefits of one will deliver the promised, but presently absent, benefits of the other.
- The Concept Design for wider Grace Road Field showing tranquil ponds and wildlife walks is not assessed for noise. Clearly the intention is for people to spend some time there relaxing, so should be assessed for noise impact.

12.0 Relevant policies

National Planning Policy Framework (NPPF) 2025

Sections 2 Achieving Sustainable Development, 8 Promoting healthy and safe communities, 14 Meeting the Challenge of climate change flooding and coastal change, and 15 conserving and enhancing the natural environment are particularly relevant.

Development Plan

Exeter Core Strategy (2012)

CP11 – Pollution

CP12 – Flood Risk

CP13 – Decentralised Energy

CP15 – Sustainable Construction

CP16 – Green Infrastructure, Landscape and Biodiversity

CP17 – Design and Local Distinctiveness

Exeter Local Plan First Review (2005)

L1 - Valley Parks

L3 - Development on Open Space

L5 - Loss of playing fields

L7 - Loss of sporting facilities

LS1 - Landscape setting of the city

LS4 - Site of nature conservation

T1 - Sustainable travel

T3 - Sustainable transport

T10 - Parking standards

T14 - Safeguarded land - Grace Road link

C5 - Archaeology

H3 - Housing

S1 - Retail

S6 - Amusement Arcades

TM1 - Hotels

TM3 - Tourism

EN2 - Contamination

EN3 - Air and water quality

EN4 - Risk of flooding.

EN5 - Noise

EN6 - Renewable energy facilities

DG1 - Design

DG3 - Design of commercial development

DG7 - Design for safety

Devon Waste Plan 2011 – 2031 (Adopted 11 December 2014) (Devon County Council)

W4 – Waste Prevention

W21 – Making Provision for Waste Management

Other relevant planning policy documents

Liveable Water Lane SPD: Development Framework and Design Code.

M01 - Contextual analysis
M02 - Local engagement
M03 - Character and cultural identity
M04 - Relationship with the River and Canal
Q01 - Global city qualities
Q02 - Zero Carbon
Q03 - Site analysis and community engagement
Q04 - Energy hierarchy
Q05 - Passive and climate responsive design
Q06 - Local clean energy networks
Q07 - SMART grid and infrastructure
Q08 - Renewable energy
Q09 - Air quality and pollution
Q10 - Water hierarchy
Q11 - Materials and waste hierarchy
Q12 - Embodied carbon
Q13 - Resilience
Q14 - Building performance standards
Q15 - Flood risk
Q16 - Development coordination
Q17 - Stewardship and governance
W01 - General land use and activity
W02 - Land use plan
W07 - Employment opportunities
W12 – Clapperbrook Hub
L26 - Public, private thresholds
L28 - Designing out crime
A01 - Mobility strategy
A02 - Active travel plan
A03 - Vehicle access plan
A07 - Target vehicle thresholds
A11 - Car parking
A12 - Cycle and mobility parking
A13 - Safe access and egress
A14 - Mobility coding plan
A28 - Canal tow path
A29 - Railway crossings
A30 - Off-site connectivity and improvements
S01 - Green infrastructure plan
S02 - Open space
S03 - Green and blue infrastructure
S04 - Biodiversity
S05 - Urban Greening Factor (UGF)
S06 - Sustainable Drainage Systems (SuDS)
S07 - Trees

S08 - Planting
S09 - Play
S10 - Food growing
S13 - Canal
S15 – Grace Road Fields
C01 - Culture led development
C02 - Public realm placemaking

Sustainable Transport SPD 2013
Public Open Space SPD 2005
Trees and Development SPD 2009
Planning Obligations SPD 2014

Other material considerations

Draft Exeter Plan Regulation 19 Publication Draft

The site is identified as a strategic mixed-use development in the emerging Exeter Plan, as part of the Water Lane regeneration area (Site 15).

Liveable Exeter: A transformational housing delivery programme.
Liveable Exeter Principles.

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 Financial issues

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

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

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

Material considerations

Biodiversity Net Gain of 57% (significantly above 10% statutory requirement) provided on site.

Additional Area 1.1 hectares of enhanced public open space and BNG opportunity. 150 of jobs projected to be created in construction and operation.

Non-material considerations

This proposal is not CIL liable.

The proposal will generate business rates.

16.0 Planning assessment

The assessment addresses the key planning issues in the following order:

1. Principle of development
2. Scale, design, impact on character and appearance
3. Access
4. Impact on amenity, noise, and air quality
5. Impact on environment
6. Impact on heritage assets
7. Economic and Community benefit
8. Flood Risk
9. Planning Balance

16.1 Principle of Development

The site is allocated in the Exeter Local Plan First Review and saved Policies L1, L3, L5, LS1, EN6 and KP6 are considered to benefit from full weight in decision making. The Exeter Core Strategy Policy CP16 includes the site as Riverside Valley Park and Policy CP17 designates Water Lane as a Regeneration Area and again are considered to carry full weight in decision making. The Water Lane Design Code SPD was adopted in July 2024 giving detailed up to date planning guidance regarding the way in which the wider area should be developed. The emerging Exeter Plan carries minimal weight in decision making at this stage.

Grace Road Field was used for formal playing pitches until 2012. Since use as formal pitches ceased the site has been used as informal recreation and public gated access from Clapperbrook Lane East and informal access from the canal towpath at the southern end of the field. The proposals are not considered to result in the loss of sports pitches or sports facilities and are not considered to be contrary to Policies L5 or L7 of the Exeter Local Plan First Review. The adopted Playing Pitch Strategy identifies Bromhams Farm as an opportunity for a Community and Sports Hub and the provision of enhanced sports facilities, and this is included in Code W12 of the Liveable Water Lane SPD and Design Code as the “Clapperbrook Hub”. The application site is not allocated specifically for sport in the Exeter Local Plan First Review, Core Strategy or the emerging Exeter Plan and the proposals are not considered to result in the loss of or harm to any existing formal sports provision or to interfere with the delivery of the adopted Playing Pitch Strategy for the enhancement of sport provision in this area.

There are tensions between Development Plan policies which seek to protect the open space and landscape setting of the city and those which promote some development in the area of this site. Policy KP6 gives some detailed guidance but is dated in a number of regards. The Liveable Water Lane SPD and Design Code is a recently adopted Supplementary Planning Document which supports adopted Development Plan policy, takes into account recent developments and changes in

land use in the area of the site and has been prepared alongside the emerging Exeter Plan. It provides adopted up-to-date guidance in support of the current and emerging development plan and should be given significant weight in decision making.

Exeter Local Plan First Review policies L1, L3, LS1 and Policy CP16 of the Core Strategy protect open space in the interests of recreation and the landscape setting of the city which need to be considered alongside other policies that promote use of the land. The development scheme has been amended to reduce impact on landscape and minimise open space taken through development by removal of an originally proposed Data Centre and re-organisation of component elements. Elements including the visitor's centre and electrical infrastructure have as far as possible been integrated into one building and Air Source Heat evaporators mounted on the building. The mature tree belts and landscaping surrounding the wider Grace Road Fields would be further enhanced and are considered to provide a screen that reduces impact of the buildings on the wider landscape setting. The remaining open space at Grace Road Fields, both within the application red line and outside this within Council ownership are proposed to be landscaped and enhanced for biodiversity and to provide public access. Biodiversity Net Gain would be secured to be delivered and managed for a minimum period of 30 years through the use of planning conditions and a Legal Agreement attached to any consent. As such, the impacts of the development have been minimised, and benefits to the natural environment and public access to greenspace would be enhanced.

Exeter Local Plan First Review Policy EN6 supports renewable energy facilities, such as air Source Heat pumps, provided that the benefits outweigh harms including to landscape. Core Strategy Policies CP13 and CP17 require and promote decentralised energy network development and connection to the Energy from Waste (EfW) plant. The application scheme will enable the wider network and EfW connection. The supply of heat from the Energy from Waste Plant is not continuous and would require back up heat provision and storage if it is to be used as a future heat source for a decentralised network. The development provides this on a site close to the EfW. It enables future connection of the EfW and use of the energy potential of that plant that is at least five times more efficient than the current conversion of EfW heat for electricity.

District Heating Networks aggregate heat loads and demand profiles, allowing heat-generating plant to be designed and operated more efficiently. In doing so, they also enable the integration of additional low-carbon or waste-heat sources to supply heat to buildings.

The creation of an energy centre that provides Heat Network customers with energy security is a fundamental component of such a network. While a Heat Network often begins with a single energy source, once operational it can integrate additional sources of heat – such as waste heat from industry or data centres – including intermittent sources that would not be viable or reliable without the stability provided by the network.

A Heat Network transfers the responsibility for generating heat from individual users to an energy company, together with the obligation to reduce the carbon intensity of that heat supply.

A Local Net Zero target of 2030 and national target of Net Zero by 2050 have been set. Within those headline targets individual organisations are setting or being set their own targets. It is recommended that any consent is made subject of a requirement for a plan for the ongoing reduction in carbon content of heat in the interests of ensuring that the carbon intensity of heat supplied plans for and meets the legislative targets, meets needs of customers and is ambitious in identifying and connecting low carbon heat sources. A requirement for a Carbon Reduction Plan to ensure promoted carbon benefits of the development are realised and that the network continues to work to reduce emission in line with legislative targets and local objectives, and monitors emissions related to the heat supply on an ongoing basis, can be secured by Legal Agreement attached to any consent.

The northernmost part of the site previously operated as the construction compound for the Marsh Barton Station development. This compound has now been removed, and construction access was taken from Water Lane through the Solar Farm site. The same route is proposed to be used for construction traffic associated with this development, thereby avoiding the bridges on Clapperbrook Lane East. Although the Exeter Local Plan First Review (Policy KP6) identifies a proposed highway link from Clapperbrook Lane East to Water Lane, this link is not being pursued. Instead, the Liveable Water Lane Design Code SPD sets out the access strategy for the Water Lane area.

Liveable Water Lane Design Code SPD Policy S15 identifies the site as part of an area for open space uses but also green energy opportunities and sets out that development should help meet Exeter's Net Zero Carbon ambitions. The proposals for an Energy Centre to support a District Heating Network serving the city and enhancing the open space providing access for recreation and biodiversity is considered to accord with the principles of the SPD.

Representations have been made that the site is shown in the Riverside Valley Park Masterplan as a campsite. This application should be determined on its own merits in accordance with the Development Plan policies and other material considerations. The Riverside Masterplan is not endorsed for development management purposes and carries limited weight in planning decision making. Liveable Water Lane Design Code SPD Policy S15 guides that the Riverside and Ludwell Valley Parks Masterplan should be used for ideas and reference.

16.2 Scale, design, impact on character and appearance

The scheme has been amended to reduce the extent and amount of built development to that which is essential. The data centre, and associated plant and ancillary works have been omitted. The boilers, heat pumps, electrical substations, switch gear, visitor and operational accommodation have as far as possible been incorporated and enclosed in a single building, with the evaporators arranged on the roof. The gas supply, thermal stores and 33kV electrical substation are separate structures but have been positioned to reduce overall footprint of buildings and the extent of the enclosing fenced compound. Space for the plant associated with future water source heat and hardstanding for temporary backup generators is allowed for.

Buildings have also been arranged to reduce the presentation of industrial equipment when viewed from outside the boundary in accordance with the principles of Policy DG3. Reducing the extent of buildings increased the areas available for landscaping and public space. The buildings are situated on the eastern side of the site to avoid risk of increase in flood risk to the rail line. The layout and arrangement of the parts are driven to a significant extent by technical constraints; however, the rationalised and reduced revised layout relates better to the spaces.

The scale and massing of buildings is applied for at this stage. Whilst the buildings are industrial in nature, visual impact has been reduced as far as possible. The character of the greenfield site is also influenced by the much larger Energy from Waste plant on the west side of the railway.

A Landscape and Visual Impact Appraisal (LVIA) has been carried out and views of the development modelled. The conclusion that there would be limited visibility or landscape change resulting from the proposed development beyond the immediate context of the site is accepted. Close range views either through gaps in the tree screen or filtered through trees in leaf would still be evident. In longer range views the substantial existing tree belts and presence of the Energy from Waste facility, which rise to be significantly taller than the development proposed, would substantially ameliorate impact.

The development site is constrained by the canal and Alphinbrook flood relief channel and within the context of the Water Lane regeneration to the north. The strong boundaries to the site, both in terms of linear features on the ground and in established tree belt planting compartmentalises this part of the Valley Park. This, together with the limited scope of the policy designations that support development, serves to contain the proposal and ensures that permitting the scheme would not create additional development pressure within the surrounding Valley Park.

Appearance and Landscaping are Reserved Matters. The illustrative schemes show how colouring and materials can be used to reduce visual impact. Details would be secured by condition. The application is supported by illustrative landscaping

schemes for the remaining site area (outside the enclosed energy centre) with land to the west and south being landscaped for public amenity and biodiversity and the tree belt to the east (along the canal) being strengthened. An illustrative scheme for landscaping of the southern part of the site, which is outside the red line, but within ECC ownership, is also provided. These areas of landscape can be laid out for public access to an enhanced level of amenity with increased biodiversity.

The BNG within the area of the red line is 57%; the additional uplift in BNG on site above the statutory 10% would be secured through the S106 alongside 30 year management of the BNG habitat. BNG on the additional 1 hectare southern part of the field can also be secured by S106. In this manner the development proposed on site has been integrated into the landscape as far as is considered possible in accordance with the principle of policies DG1, DG3 and DG7. The impact on landscape is a key consideration in determining the application.

The density of tree planting needs to allow for floodwater not to be impeded.

A number of construction phase restrictions have been requested by Network Rail. These can be required to form part of a Construction Environmental Management Plan (CEMP) secured by condition. As such the proposals are considered to accord with the aims of Policy DG7.

16.3 Access

Access is proposed to be via Water Lane (crossing Clapperbrook Lane East) during the construction phase, and via Clapperbrook Lane East in the operational phase.

Access to the site for construction utilises the route created for the construction of the rail halt on land south of the site.

Restrictions on construction access can be secured through a Construction Environmental Management Plan (CEMP) in the interest of avoiding additional traffic on Clapperbrook Lane East where the bridge is narrow and has a weight restriction. Construction access would require the removal of three trees as discussed below for which compensatory planting can be secured.

The development incorporates a visitor facility for education purposes. In addition to operational parking for small vehicles, disabled parking for visitors is provided. Four parking spaces in total are shown. Cycle parking for staff and visitors can be accommodated within the secure area, with additional provision for visitors to the enhanced recreation space outside that area, and this can be secured by planning condition.

The indicative landscape proposal shows how walking routes through the site, formalising access to the canal towpath at the southern end of the site, can be laid out to enhance use of the open space for informal recreation.

The access to the site has been designed to maintain priority and level routing for pedestrians and cycles along Clapperbrook Lane East. Construction traffic crossing Clapperbrook Lane East would require staffed traffic management of vehicles crossing into the site. Detailed design of improvements in the highway will be secured by a Section 278 agreement.

There is no objection to the proposed development on highways grounds by the Highway Authority. Concerns regarding disruption during the laying out of a pipe network to take heat from this site and other sources to customers is raised. This is not part of the application. The majority of the pipe network will not require express planning permission as this was granted by creation of a Local Development Order (LDO) for Local Energy Networks in 2019. District Heating Operators do not currently benefit from Statutory Undertakers rights and consent for works in the Highway relating to the District Heating Network will be required from the Local Highway Authority as set out in the Highway Authority's response.

Subject to the recommended conditions, the proposals are considered to accord with policies T1 and T10 of the Exeter Local Plan First Review and Codes A01-A03 and A27-A30 of the Liveable Water Lane Design Code SPD.

16.4 Impact on amenity, noise, and air quality

The site is not identified as potentially contaminated and has no record of contaminative uses. Subject to conditions requiring the reporting and remediation of any contamination including unexpected contamination found during construction the proposals are considered to accord with the aims of the NPPF and Policy EN2 in this regard.

The application is remote from existing dwellings, the closest noise sensitive receptors in this case are the open spaces of the Riverside Valley Park. The site is in close proximity to the rail line and station and Energy from Waste Plant which are noise generating uses. The submitted noise information has been confirmed by Environmental Health to be acceptable pursuant to conditions requiring control over further matters of detailed noise information related to proposed plant on site that is not available at this time. Subject to imposition of the recommended controlling conditions the proposals are considered to accord with the aims of Policy EN5 and NPPF.

Environmental Health have received requested clarifications regarding the Air Quality Assessment; they have confirmed there is now no objection on air quality grounds. As such the proposals are considered to accord with the aims of policies EN3 and CP11 of the Development plan which guide that development that would harm air and water quality will not be permitted. The proposed development will reduce use of fossil fuel for heating at connected sites across the city and will improve air quality at those locations.

16.5 Impact on environment

The proposal is not Schedule 1 Development under the EIA Regulations. The proposal is Schedule 2 Development because it falls within paragraph 3 (a) of schedule 2 of the above Regulations (industrial installations for the production of electricity, steam and hot water), and it is above the threshold in that paragraph of 0.5ha. In the opinion of the Local Planning Authority, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment because the site is not situated within a Sensitive Area as defined by Regulation 2(1). The proposed development is 1700m from the Exe Estuary SSSI, SPA and RAMSAR site. Given the nature and environmental sensitivities of those protected areas, and the nature and characteristics of the impacts of the proposed development on the environment, the development is not considered to have a significant effect on those sensitive sites.

The site is adjacent to a designated County Wildlife Site (SX99/051) which is also part of the Riverside Valley Park. These are not Sensitive Areas as defined by Regulation 2(1). The County Wildlife Site is designated for 'Canal with botanical and dragonfly interest' and the Valley Park is protected as landscape setting of the city. The proposed development area is grassland used as informal recreation and is within Flood Zone 3. It is considered that the impact of the development on the County Wildlife Site and the Valley Park, and flood risk, can be assessed and controlled through the planning process.

At this time there are no developments with planning permission that would impact on the environment in cumulation with the development subject of this application. Given the overall nature and scale of the proposed development and the nature of the receiving environment it is considered that while there will be some impact on the area as a result of this development, it would not be of a scale and nature likely to result in significant environmental effects. Accordingly, the Local Planning Authority has concluded that the development applied for is not Environmental Impact Assessment (EIA) development.

Whilst the site is within the 10km recreation buffer zone of the Exe Estuary Special Protection Area, the proposed development is not residential and is not therefore expected to result in increased recreational pressure upon the site. Additionally, the site is not located in close proximity to areas used by over-wintering or migrating birds, and as such construction activity would not be expected to give rise to adverse impacts from noise or visual disturbance. The development is considered unlikely to have a significant effect on a protected habitat or the achievement of its conservation objectives. Therefore, Appropriate Assessment is considered unnecessary.

The site is an identified Site of Local Nature Conservation interest. Exeter Local Plan First Review Policy LS4 guides that development which would harm a site of nature conservation interest would only be permitted where harm has been minimised and the need for development outweighs the harm. The submitted Ecological Appraisal

identifies a range of species (including protected species) which have been recorded on the site. The applicant has adopted a worst-case scenario regarding reptiles on site which will need pre-commencement conditions to ensure that any translocation that may be required is carried out prior to commencement of any works. The survey results for bats, in aggregate with the desk study data, shows that bats use the site for foraging and commuting, including some light-averse and very rare species. Additional transect observations would not make a material difference to the proposed mitigation. The buffer/corridor provision, bat boxes and lighting strategy are considered sufficient for the proposed development.

All recommended enhancement and mitigation measures in the Ecological Impact Assessment (EclA), along with more detailed mitigation for mammals during construction, and a full lighting strategy should be secured by way of condition and detailed within a CEMP (see above) and a Landscape and Ecological Management Plan (LEMP) covering the operational phase for any ecological interests not covered by the Habitat Management and Monitoring Plan (HMMP) which relates to Biodiversity Net Gain (see below).

The footprint for the development has been reduced to minimise harm to the site of nature conservation interest. In accordance with Policy LS4 any residual harm needs to be balanced with the benefits of development, those harms having been minimised.

The construction access for proposed development requires the removal of three trees; two on the northern side of Clapperbrook Lane East and one on the edge of a group of trees on the south side. No trees on site are subject of Tree Protected Orders. The extent of tree removal from the group was confirmed as required by the ECC trees adviser in their initial response. The protection of retained trees and replanting of replacement trees can be controlled by condition attached to any consent. Whilst the loss of existing trees is regrettable, the opportunity for replacement compensatory and additional tree planting is considered to mitigate this loss. An indicative landscape design is provided with the application, and landscape is a Reserved Matter which will necessarily be subject of approval prior to commencement of development. The approach to minimising tree loss and compensating is considered to accord with the aims of the Liveable Water Lane Design Code SPD Code S07.

The ecological benefit through Biodiversity Net Gain of 57%, above the statutory requirement of 10%, delivered on site and securing further enhancement of the wider field should be given weight in decision making. Biodiversity Net Gain would be secured to be delivered and managed for a minimum period of 30 years through the use of planning conditions and a Legal Agreement attached to any consent.

The applicant estimates annual carbon savings of approximately 13,000 tonnes from the proposed development, achieved by supplying heat to networked sites including the Wonford and Heavitree Road hospital sites, Exeter College, the University's

Streatham and St Luke's campuses, the Water Lane regeneration area, and other sites located along the connecting network corridors. Importantly, by linking these sites to a shared network, future decarbonisation of heating can be delivered through improvements to the network's heat sources, rather than relying on individual buildings to implement separate on-site measures. The energy centre, through the heat network, would therefore enable the future provision of zero-carbon heating to the connected sites. A requirement for a Carbon Reduction Plan to ensure promoted carbon benefits of the development are realised and that the network continues to work to reduce emission in line with legislative targets and local objectives, and monitors emissions related to the heat supply on an ongoing basis, can be secured by Legal Agreement attached to any consent.

16.6 Impact on heritage assets

The Historic Environment Record (Devon and Dartmoor) records a pre-historic Ring Ditch and medieval or post medieval Enclosure, which have been affected by previous development. Impact on these possible features of interest can be assessed and controlled through the planning process.

The construction works associated with the proposed development have the capacity to affect the potential buried archaeological resource. Further archaeological investigation is likely to be required in order to provide further information on the nature of the potential remains and any mitigation that might be required, due to the potential for the remains of prehistoric ring ditches and medieval field boundaries. Potential effects could be sufficiently reduced through the implementation of an appropriate programme of archaeological mitigation which can be secured by condition. As such the proposals are considered to accord with the aims of Policy C5.

The development is not considered to affect the setting of any statutory listed buildings or designated Conservation Areas. The setting of Ship Canal structures at Clapperbrook Lane East, which are locally listed, are not considered to be impacted to such a degree as to cause substantial harm. As such the proposals are not considered to conflict with the aims of Policy C5.

Conditions to secure an archaeological written scheme of investigation are recommended to be attached to any consent.

16.7 Economic and Community benefit

The applicant has advised creation of 150 jobs in construction, including creation of apprenticeships with Exeter College. Local benefits can be secured with an Employment and Skills Plan as part of any consent.

The proposal would make a significant contribution to low carbon energy production, reducing greenhouse gas emissions, and would improve resilience of local energy

supply. The proposals support the transition to a low carbon economy and a route to zero carbon for development able to 'plug into' a District Heating Network.

The development of renewable energy infrastructure is supported by local planning policies EN6 and CP16 and national planning policy set out in the NPPF.

Education opportunities will be provided on site through the provision of visitor and education space as part of the development.

The development will enhance open informal landscaped recreation space of circa 3 hectares and create routes through this space linking to the canal towpath and Clapperbrook Lane East. An illustrative landscape scheme for the red line site and for the wider open space is submitted in support of the application. The enhancement and future maintenance of areas of land outside the site boundary but within ECC ownership can be secured through a legal agreement.

16.8 Flood Risk

DCC as Lead Local Flood Authority objected to the proposed drainage design. This is based on their consideration that a crated underground attenuation of rainwater is required, rather than the surface attenuation scheme proposed. DCC approval of a scheme of drainage can be secured prior to commencement of development and hence a condition is suggested to this effect, and to ensure the approved scheme is implemented on site as part of development.

The application site is at risk of flooding from the River Exe and is predominantly within, and is surrounded by, Flood Risk Zone 3. The application is accompanied by a Flood Risk Assessment and Sequential Site Search that has not identified any alternative sites with lower flood risk.

The buildings are sited towards the eastern (canal) side of the site for flood risk and flood water movement reasons. The detailed site flood modelling has demonstrated that, to avoid water being pushed toward the rail line during a flood event, buildings need to be sited away from the western boundary. Increasing the depth of flood water off site during a flood event, making the flood situation worse elsewhere, would be contrary to national and local policy and Environment Agency guidance.

The buildings are designed to be able to operate during flood events and to convey flood water underneath by being raised 2m above existing ground level. Thermal stores are not able to be raised. The EA have confirmed they have no objection on flood risk grounds (subject to the planning sequential and exception tests being passed) as the proposals would not increase flood risk elsewhere.

The NPPF guides that such development is only acceptable in areas of flood risk if the Exception Test is also passed. The exception test has two parts; a) wider sustainability benefits to the community must outweigh the flood risk, and b) the

development must be safe for its lifetime taking account the vulnerability of its users without increasing the risk of flooding elsewhere. It is considered that both parts have been demonstrated to be satisfied.

The development is considered to be essential utility infrastructure which has to be located in a flood risk area for operational reasons – the sequential and exceptions tests being passed.

Consideration will need to be given to the details of fencing and enclosures under buildings to ensure water is accommodated in a flood. A condition is proposed to be attached to any consent regarding the design of these elements.

The proposals are considered to meet the tests set in policies EN4, CP12, CP17, Liveable Waer Lane Design Code Q15, and the NPPF.

16.9 Planning Balance

The public benefits of development are considered to include securing:

- Economic benefits
- Jobs creation and skills enhancements
- Enhanced resilience of local energy supply
- Enhancements to the wider public space
- Landscaping and tree planting
- Statutory Biodiversity Net Gain
- Additional Biodiversity Net Gain on and adjacent the site
- Decarbonisation of heating in the interest of tackling climate change
- Pathways to net zero for existing buildings

Identified harms include:

- Development in an area subject of flood risk
- Loss of part of the open space
- Loss of three existing trees
- Introduction of built form into Landscape Setting
- Noise impact in valley park

The harms have been avoided, reduced and mitigated through revisions to the scheme design, and through measures secured by conditions and/or legal agreement. The public benefits of redevelopment are considered to substantially outweigh the residual flood risk and all other harms.

It is considered that the Sequential Test has been demonstrated to be passed with no sequentially preferable sites at lower flood risk classification available. The site search has demonstrated that the development cannot currently be located elsewhere and as such the harm to the openness of the site cannot be avoided. The

design has been amended to reduce the footprint of the development as far as practicable. As such the residual harm to the openness of the valley park and the landscape setting of the city is considered to have been minimised.

The exception test has two parts both of which need to be passed. Firstly, that the development would provide wider sustainability benefits to the community that outweigh the flood risk; and secondly that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The detailed site Flood Risk Assessment has shown that the proposed development passes the second part, and it is a matter of judgement whether the wider sustainability benefits outweigh the flood risk. The principal sustainability benefits include increased biodiversity of the wider site, improvements to air quality in the city, the economic benefits that would be delivered and the carbon savings achieved.

None of the adverse impacts, individually or cumulatively, are considered to significantly and demonstrably outweigh the public benefits of the development when assessed against the policies in the NPPF or the Local Development Plan when taken as a whole.

The proposal is considered to constitute sustainable development overall and permission should be granted subject to conditions.

17.0 Conclusion

The National Planning Policy Framework (NPPF) guides development is only acceptable in areas of flood risk if the Sequential Test and also the Exception Test are passed. The applicant has submitted a sequential site search that has not identified any alternative sites with lower flood risk that could accommodate the development proposed. The Flood Risk Assessment has demonstrated that the development can be delivered without increasing flood risk elsewhere and the public benefits of the proposed development, in providing economic benefits, enhancements to the wider open spaces, additional biodiversity net gain and in decarbonisation of heating in the interest of tackling climate change, are considered to substantially outweigh the residual flood risk and all other harms.

The application has been subject to detailed assessment against national and local planning policies. The site search has demonstrated that the proposed development cannot reasonably be located on a site outside the Valley Park or Flood Zone 3. The scheme has been carefully refined to minimise its footprint and landscape impact, while delivering substantial and enduring benefits.

The Energy Centre will form a critical component of the Exeter Energy Network, enabling the city to transition towards a net zero carbon future. By supplying heat to hospitals, educational campuses, regeneration areas and other networked sites, the

scheme will unlock significant carbon savings, improve energy security, and directly support the city's Net Zero 2030 ambition. It will also enhance the quality and accessibility of open space at Grace Road Fields, deliver a biodiversity net gain far exceeding statutory requirements, and create new opportunities for education, training, and local employment.

Set against the limited and mitigated environmental and landscape impacts identified, these benefits are judged to be compelling and to outweigh the residual flood risk and all other harms. This is not a marginal proposal but a strategic piece of infrastructure that strengthens Exeter's role as a leader in sustainable development and climate action.

For these reasons, and subject to the completion of a Section 106 Agreement and the conditions set out, it is recommended that Members delegate authority to Officers to grant planning permission.

18.0 Recommendation

The recommendation is in two parts.

A) DELEGATE TO THE HEAD OF CITY DEVELOPMENT TO GRANT PERMISSION SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE THE FOLLOWING:

- Laying out of landscaping of Grace Road Fields,
- Ongoing management of Grace Road Fields
- Securing Biodiversity Net Gain (BNG) of 57%, and management for 30 years
- A carbon descent plan to secure ongoing reduction of fossil fuel use, and decrease in carbon intensity of supplied heat, and monitoring thereof
- Employment and skills plan to secure benefits locally

All S106 contributions should be index-linked from the date of resolution.

And the following conditions (and their reasons) the wording of which may be varied:

Standard Conditions

1. Reserved matters (Landscape, Appearance)
2. Time Limit - Outline
3. Approved Plans List
4. Approved Supporting documents

Pre-commencement (including demolition)

5. Construction Method Statement (CMS),
6. Construction Ecological Management Plan.
7. Construction Phase Drainage

8. Design of Landscape for flood conveyance
9. Tree Retention
10. Tree Protection

Pre-commencement (excluding demolition)

11. Contamination
12. Archaeological watching brief.
13. BREEAM design stage assessment
14. Landscape & Ecological Enhancement & Management Plan
15. Finished Floor Levels
16. Design of Voids and fencing
17. Surface Water Drainage Design
18. External materials
19. External Lighting

Pre-occupation

20. S278
21. Cycle Parking
22. Car Parking
23. Flood Emergency Plan

Other conditions

24. No penetrative piling or boring without consent
25. Unexpected Contamination Remediation
26. Failure of Landscaping
27. Site Noise Limits
28. Site Waste Management Plan
29. Restoration of site following cessation of use.

Informatives

1. S106 attached to this consent
2. Conditional approval with negotiation
3. Protected Species Informative
4. Flood conveyance routes
5. Environmental Permitting
6. Appropriate Assessment not required
7. BNG Plan
8. UXO

Conditions

- 1) Pre-commencement condition: Details of the appearance, and landscaping (hereinafter called the Reserved Matters) shall be submitted to and approved in writing by the local planning authority prior to commencement of development and

the development shall thereafter be carried out as in accordance with the approved Reserved Matters details.

Reserved Matters Landscaping details shall be in accordance with the "Site Masterplan 24.03-(Version Two Layout)" ref. EDS-XX-XX-DR-A-(00)002 (P1) received 15 May 2025

Reason for pre-commencement condition: To safeguard the rights of the local planning authority in respect of the reserved matters. This information is required before development commences to ensure that the development is properly planned with appropriate regard to the reserved matters.

2) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted must be begun not later than two years from the final approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 rule 2 of the Town and Country Planning Act 1990 as amended.

3) The development hereby permitted shall not be carried out otherwise than in accordance with the submitted Plans received on 15 May 2025 by the Local Planning Authority (as listed below), as modified by other conditions of this consent.

24.03-EDS-XX-XX-DR-A-(00)000 - Site Location RLB Plan
24.03-EDS-XX-XX-DR-A-(00)002 (P1) - Site Masterplan
24.03-EDS-XX-ZZ-DR-A-(02)201-04-Proposed Site Elevations (Sheet 1 of 2)
24.03-EDS-XX-ZZ-DR-A-(02)202-04-Proposed Site Elevations (Sheet 2 of 2)
24.03-EDS-ZZ-01-DR-A-(00)201-P1-GA Plan - First Floor - Version Two
24.03-EDS-ZZ-GF-DR-A-(00)200-P1-GA Plan - Ground Floor Podium - Version Two
24.03-EDS-ZZ-PF-DR-A-(00)203-P1-GA Plan - Platform & Upper Roof - Version Two
24.03-EDS-ZZ-RF-DR-A-(00)202-P1-GA Plan - Main Roof & Second Floor - Version Two
24.03-EDS-ZZ-ZZ-DR-A-(00)300-P1-West Elevation- Version Two
24.03-EDS-ZZ-ZZ-DR-A-(00)301-P1-East Elevation- Version Two
24.03-EDS-ZZ-ZZ-DR-A-(00)302-P1-North & South Elevations- Version Two
24.03-EDS-ZZ-ZZ-DR-A-(00)400-P1-GA Section A-A and B-B- Version Two
C24073-SPA001(C) - Swept Path Analysis Plan
C24073-SPA002(C) - Swept Path Analysis Plan
C24073-SPA003(C) - Swept Path Analysis Plan
C24073-SPA004(C) - Swept Path Analysis Plan
C24073-SPA005(C) - Swept Path Analysis Plan
C24073-SPA006(C) - Swept Path Analysis Plan
C24073-TP001(E) - General Arrangement Plan
C24073-TP002(D) - Visibility Splay Plan

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

4) The development shall only be carried out in accordance with the following supporting application documents received by the Local Planning Authority (as listed below) as modified by other conditions of this consent.

Design and Access Statement (V2) 03, received 15 May 2025
Contaminated Land DBA received 23 December 2024
Exeter Energy Network - Lighting Assessment, received 23 December 2024
Archaeology Assessment, received 23 December 2024
Statement of Community Involvement, received 23 December 2024
Arboricultural Impact Assessment, received 9 July 2025
GI and Waste Statement, received 23 December 2024
Planning Statement v2, received 10 January 2025
Air Quality Assessment v3, and memo received 20 June 2025
Contaminated Land Desk Study R3.0, received 12 May 2025
Exeter Energy Network Explainer Document, received 12 May 2025
Flood Risk Assessment, received 12 May 2025
Landscape and Visual Appraisal P02, received 12 May 2025
Noise Assessment V1.2, received 12 May 2025
Sustainability Statement_Rev02, received 12 May 2025
The Statutory Biodiversity Metri Calculation-Exeter Energy Centre-29042025 Rev 2, received 15 May 2025
Exeter Energy Centre-Biodiversity Net Gain Statement and Assessments Rev 1-29042025, received 15 May 2025
Transport Statement, received 15 May 2025
Noise Impact Assessment Note, received 17 June 2025

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

5) No development (including ground works) or vegetation clearance works shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) The site access point(s) of all vehicles to the site during the construction phase, and the proposed route of all construction traffic exceeding 7.5 tonnes.
- b) The parking of vehicles of site operatives and visitors.
- c) Photographic survey of the condition of adjacent public highway prior to commencement of any work;
- d) Areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- e) Details of wheel washing facilities.

- f) The layout of the site including site compound (and identification of how power will be provided to the compound), storage areas of plant and materials used in constructing the development
- g) The means of enclosure of the site during works; and
- h) A noise and vibration management plan, including details of quantitative monitoring of noise and/or vibration to be conducted if deemed necessary by the LPA following justified complaints.
- i) A detailed proactive and reactive dust management plan, including details of quantitative monitoring of dust emissions.
- j) No burning on site during construction or site preparation works.
- k) Construction working hours and deliveries from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays, unless agreed by the planning Authority in advance;
- l) No driven piling shall take place without prior consent from the LPA.
- m) All plant and equipment based at the site to use white noise reversing alarms or a banksman unless agreed otherwise in writing in the CMS.
- n) No burning on site during construction or site preparation works.
- o) All non-road mobile machinery (NRMM) based at the site shall be of at least stage IIIB emission standard (or higher if stage IIB has not been defined for the type of machinery) unless agreed otherwise in writing in the CMS.
- p) Arrangements for communication and liaison with local residents and businesses, including a dedicated contact for complaints.

Development hereby approved shall only be carried out in accordance with an approved Construction Method Statement which shall be strictly adhered to throughout the construction period.

Reason: In the interests of protecting amenity and the environment, and in the interests of ensuring access to Gabriel's Wharf during construction.

6) No development shall take place (including any demolition, ground works, site clearance) until a Construction Ecological Management Plan (CEcMP) (which is consistent with the BS42020 and includes all recommended enhancement and mitigation measures in the EcIA, along with detailed mitigation for mammals during construction) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include appropriate measures, methods, and communication lines to manage potentially damaging construction activities on ecological features including roosting bats, nesting birds, badger, hedgehog, otter, Schedule 9 non-native species and any other significant features identified prior to, or during, construction. Once approved, the plan shall be implemented for the duration of the construction period.

Reason: In the interests of protecting and enhancing the natural environment.

7) Pre-Commencement Condition: No part of the development (excluding site clearance or site investigation) hereby permitted shall commence until the detailed

design of the proposed surface water drainage management system which will serve the development site for the full period of construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.

Reason for pre-commencement condition: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.

8) No trees, shrubs, or hedges on or around the site, other than trees T6, T7 and the identified tree within G12 group shown as being removed on the Arboricultural Impact Assessment, received 23 December 2024 shall not be felled, lopped or removed without the prior written consent of the Local Planning Authority.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

9) The development hereby permitted shall not be commenced until a detailed landscaping scheme for the area between the site's outer security fencing and railway station is has been submitted to and approved in writing by the LPA. This area shall be designed to operate as a flood conveyance area during larger floods and cannot include any features that may obstruct flood flows e.g. Devon Hedge, landscaping embankments etc. The scheme shall include:

- details of any proposed planting scheme (for example, native species)
- details demonstrating how the area will be protected during development and managed over the longer term including named body responsible for management plus production of detailed management plan
- details of any proposed footpaths, fencing, lighting, etc

Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority; in which case the development shall be carried out in accordance with the amended scheme.

Reason: To ensure that proposed development is safe from flooding and does not increase flood risk to third parties.

10) Pre-commencement condition: No materials shall be brought onto the development site or any development commenced in any phase, until the developer has erected tree protective fencing around all trees or shrubs shown to be retained, as shown in the Arboricultural Impact Assessment, received 23 December 2024, in accordance with a plan and details that shall previously have been submitted to and approved in writing by the Local Planning Authority. These details shall be produced in accordance with BS 5837:2012 - Trees in Relation to Design, demolition and

construction. The developer shall maintain such fences to the satisfaction of the Local Planning Authority until all development the subject of this permission is completed. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority. No materials shall be stored within the fenced area, nor shall trenches for service runs or any other excavations take place within the fenced area except by written permission of the Local Planning Authority. Where such permission is granted, soil shall be removed manually, without powered equipment.

Reason for pre-commencement condition - To ensure the protection of the trees during the carrying out of the development. This information is required before development commences to protect trees during all stages of the construction process.

11) Pre-commencement Condition: No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: In the interests of protecting human health and the natural environment and to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

12) No development shall take place within a phase until a written scheme of archaeological work for that phase has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include on-site work, and off-site work such as the analysis, publication, and archiving of the results, together with a timetable for completion of each element. All works shall be carried out and completed in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the appropriate identification, recording and publication of archaeological and historic remains affected by the development. This information is required before development commences in any phase to ensure that historic remains are not damaged during the construction process.

13) Pre-commencement condition: Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall achieve a BREEAM excellent standard (70% score) as a minimum. Prior to commencement of development of any relevant building, the developer shall submit to the Local Planning Authority a BREEAM design (interim) stage assessment report, to be written by a licensed BREEAM assessor, which shall set out the BREEAM score expected to be achieved by the building and the equivalent BREEAM standard to which the score relates. Where this does not meet the BREEAM minimum standard required, the developer shall provide, prior to the commencement of development of the building, details of what changes will be made to the building to achieve the minimum standard for the approval of the Local Planning Authority to be given in writing. The relevant buildings must be completed fully in accordance with any approval(s) given. A BREEAM post completion report of the relevant buildings is to be carried out by a licensed BREEAM assessor within three months of substantial completion of the buildings and shall set out the BREEAM score achieved by the relevant building and the equivalent BREEAM standard to which such score relates.

Reason for pre commencement condition: To ensure that the proposal complies with Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development. The design stage assessment must be completed prior to commencement of development because the findings may influence the design for all stages of construction.

14) Prior to the first occupation or first use of any part of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP), shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall be prepared in accordance with the specifications in clause 11.1 of BS 42020:2013 (or any superseding British Standard) and shall include all recommended enhancement and mitigation measures in the EcIA, and the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.

- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) On-going monitoring and remedial measures for biodiversity features included in the LEMP.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(s) responsible for its delivery.

All post-construction site management shall be undertaken in accordance with the LEMP.

Reason: In the interests of biodiversity and good design in accordance with Policy CP16 of the Core Strategy, Policies LS4 and DG1 of the Local Plan First Review and paragraphs 58, 109 and 118 of the NPPF.

15) Prior to any work commencing on site the detailed design of all the structures including finished floor levels (FFLs), void spaces and water sensitive equipment shall be submitted to and approved in writing by the LPA. The current minimum design level for the FFLs is 7.04mAOD or higher, but this must be revised using updated flood risk modelling (and accompanying Flood Risk Assessment) if there are any significant changes in planning, technical or climate change allowance guidance.

The approved levels shall be implemented before the development comes into use and shall be maintained over the lifetime of the development.

Reason: To ensure that the proposed development is safe from flooding.

16) The development hereby permitted shall not be commenced until the detailed design of the building's void spaces (as set out in the Flood Risk Assessment ref. V1 08/05/2025) and outer security fencing has been submitted to and approved in writing by the LPA. The fencing shall be of a vertical bar style and not mesh or trellis design. The fencing shall be implemented as agreed before the development comes into use.

Reason: To ensure that the proposed development is safe from flooding and does not increase flood risks to third parties.

17) Prior to or as part of the Reserved Matters, the following information shall be submitted to and approved in writing by the Local Planning Authority:

- (a) A detailed drainage design based upon the approved Exeter Energy Centre Drainage Design Statement (Report Ref. 1620016720-RAM-XX-XX-RP-C-00001, Rev. R01, dated 7th May 2025).
- (b) Detailed proposals for the management of surface water and silt run-off from the site during construction of the development hereby permitted.
- (c) Proposals for the adoption and maintenance of the permanent surface water drainage system.
- (d) A plan indicating how exceedance flows will be safely managed at the site.

No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (d) above.

Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG, and in the interests of protecting the safety of the operational railway.. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.

18) No construction within any phase of the development shall take place until an External Materials Schedule for that phase has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing samples of the external materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved materials in all respects.

Reason: To ensure that the final materials conform with the application.

19) All external lighting shall only be installed in accordance with a Lighting Strategy that has previously been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity, highway safety and the protection of the natural environment.

20) No part of the development hereby approved shall be occupied or brought into use until a Section 278 agreement pursuant to all highways works within the application boundary including at Water Lane, and Clapperbrook Lane East has been entered it to.

Reason: In the interest of highway safety and encouraging sustainable travel.

21) The development hereby approved shall not be brought into use until the secure cycle parking facilities for visitors have been provided in accordance with the approved details. Thereafter the said cycle parking facilities shall be kept free of obstruction and retained for that purpose at all times.

Reason: To ensure that cycle parking is provided, in accordance with Exeter Local Plan Policy T3 and Water Lane Design Code SPD Code A12.

22) Car parking and hardstanding on site shall only be provided in accordance with the approved plans, as modified by the other conditions of this consent. The site shall be managed to prevent the use of the site for additional formal or informal vehicular parking.

Reason: To ensure car parking is delivered in accordance with the application documents and the Liveable Water Lane Design Code SPD Code A08.

23) The use hereby permitted shall not be commenced until a detailed flood evacuation plan for site personnel (based upon ADEPT guidance) and a comprehensive Continuity of Operations Plan (COOP) to ensure the uninterrupted provision of essential services during flood events has been submitted to and approved in writing by the LPA. These plans need to demonstrate the Energy Centre's resilience and operational reliability under flood conditions, and that staff can safely evacuate the premises with the available flood warnings.

Reason: To ensure the essential service remains in operation during flood conditions, and staff are safe.

24) Piling or deep investigation boreholes using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reasons: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.

25) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: In the interests of protecting human health and the natural environment and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of pollution from previously

unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

26) In the event of failure of any trees or shrubs, planted in accordance with any landscaping scheme approved by the Local Planning Authority or retained during development, to become established or to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

27) Prior to commencement of development a revised noise assessment shall be submitted to the Local Planning Authority for approval. The noise assessment shall be based on final plant selections and include impact assessment of low frequency noise at habitable spaces of representative nearby residential sensitive receptors. The assessment of low frequency sounds shall adopt the NANR-45 methodology, i.e. the predicted internal noise levels shall be assessed against the NANR-45 criterion curve.

Reason: To protect people living and/or working nearby from noise which may arise from the development.

Reason: To safeguard the control by the Local Planning Authority in these respects in the interests of amenity.

28) No part or phase of the development hereby approved shall be carried out other than in accordance with a Site Waste Management Plan, which has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the phase or part of development to which it relates.

Reason: To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document. These details are required pre-commencement as specified to ensure that building operations are carried out in a sustainable manner.

29) At such time that the site ceases to be used for the generation, storage or transportation of thermal energy, the buildings, plant and machinery, hardstanding, fencing, and associated development shall be removed from the site. Within two years of the date of the cessation of use the site shall have been reinstated to its current green field state, or such other landscaped condition as has been agreed in writing by the Local Planning Authority.

Reason: To ensure the greenfield site is only used for the approved development and is restored afterwards.

Informatives

1) The requirement for this area of land to operate as a flood conveyance area will need to be written in to the management agreement/land deeds.

2) We note that the proposal does not currently include any abstraction or discharge to the main river. We wish to make the applicant aware that if this were to change, an abstraction licence and discharge permit may be required for the proposal. We have a pre-application process for Environmental Permits which can be viewed at: Get advice before you apply for an environmental permit - GOV.UK

A Flood Risk Activity Permit will also need to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

A permit is separate to and in addition to any planning permission granted. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted.

3) 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.

4) 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>.

5) In accordance with Paragraph 39 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

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

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

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

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

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

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

7) There is potential for aerial dropped ordnance from WW2 to be present on the site. The applicant should undertake a study to determine the risk posed by Unexploded Ordnance with development carried out in accordance with any recommendations.

8) A legal agreement under Section 106 of the Town and Country Planning Act 1990 relates to this planning permission.

Alternative Recommendation:

- B) 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 (6 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.

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Application Red Line Boundary

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1. Site plan subject to Planning and Building Control approval.
2. Please also refer to Highways and Engineer design and specification.
3. Drawing based on OS Mapping (Licence Number 100022432) dated January 2024.
4. Please refer to Mechanical design and specification.
5. Please read in conjunction with External works plan (L 93 series).
6. Please read in conjunction with Landscape Architects design and specification.
7. Please read in conjunction with Arboricultural reports and drawing.

SITE LOCATION - RED LINE BOUNDARY PLAN
scale 1:1250

P1	First Issue	02.05.2025	AA
Revision	Description	Date	Issued

EXPEDITE
DESIGN SERVICES LTD

RIBA
UK AND ITALY

Client's Name
**On behalf of Ramboll for
1Energy Ltd.**

Job Title
**Exeter Energy Centre, Clapper
Brook Lane, Exeter**

Status
(RIBA 2) - Planning Issue

Suitability
PL

Scale
1:1250 @ A1

Document Reference
24.03-EDS-XX-XX-DR-A-(00)000

Drawing Title
**SITE LOCATION -
REDLINE BOUNDARY PLAN**

Drawing Number
(00)000

Revision
P1



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All Planning Decisions Made and Withdrawn Applications between 17/04/2025 and 15/07/2025

Alphington			
Delegated Decision			
Application Number:	25/0121/LPD	Delegation Briefing:	
Decision Type:	Was not lawful use	Date:	22/04/2025
Location Address:	39 Alphington Road Exeter EX2 8HP		
Proposal:	Hip to gable roof extension and rear flat roof dormer.		
Delegated Decision			
Application Number:	25/0187/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/05/2025
Location Address:	11 Chapel Road Exeter EX2 8TB		
Proposal:	Two storey side extension and alterations.		
Delegated Decision			
Application Number:	25/0209/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	09/05/2025
Location Address:	129 Cowick Lane Exeter EX2 9HF		
Proposal:	Construction of a single storey garden building in rear garden		
Delegated Decision			
Application Number:	25/0230/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	25/04/2025
Location Address:	28 Shillingford Road Exeter EX2 8UB		
Proposal:	Two outbuildings in front garden (retrospective)		
Delegated Decision			
Application Number:	25/0310/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	11/07/2025
Location Address:	6 Hatherleigh Road Exeter EX2 9LQ		
Proposal:	Demolition of single garage and the construction of an additional dwelling on the site of number 6.		
Delegated Decision			
Application Number:	25/0339/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/05/2025
Location Address:	17 Cordery Road Exeter EX2 9DH		
Proposal:	Remodelling and enlargement of single storey rear extension and construction of raised decking and flight of steps down to garden level.		

Delegated Decision			
Application Number:	25/0343/LPD	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/05/2025
Location Address:	11 Courtenay Road Exeter EX2 8JT		
Proposal:	Single storey rear extension.		
Delegated Decision			
Application Number:	25/0360/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/05/2025
Location Address:	Cedar Hayes Balls Farm Road Exeter EX2 9JB		
Proposal:	Conversion of existing outbuilding for uses incidental to the enjoyment of the dwellinghouse and erection of a single storey attached storage building.		
Delegated Decision			
Application Number:	25/0427/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/06/2025
Location Address:	103 Grace Road West Exeter EX2 8PU		
Proposal:	The erection of a 2.0 metre high weldmesh security fence, sliding gate and dual manual gates.		
Delegated Decision			
Application Number:	25/0451/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/07/2025
Location Address:	39 Corn Mill Crescent Exeter EX2 8TL		
Proposal:	Two storey rear extension to existing dwelling		
Delegated Decision			
Application Number:	25/0483/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/04/2025
Location Address:	Underwood Cottage Balls Farm Road Ide Exeter EX2 9RA		
Proposal:	site survey completed by tree surgeon on the Quercus Robur (T1). Full dismantle required due to road and utilites. Historic damage to main stem due to vehicle impacts.		
Delegated Decision			
Application Number:	25/0546/TPO	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	18/06/2025
Location Address:	Play Area Dawlish Road Exeter		
Proposal:	I am wishing to prune the tree in the play park, as the branches are over hanging across the boundary into my garden, which in turn is shedding foliage into our patio and blocking considerable light.Additional information: remove lower two limbs (max 4/5 inch cuts) back to boundary growth points. And then reduce upper house side crown by approximately 1 meter		

Delegated Decision			
Application Number:	25/0556/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/07/2025
Location Address:	Pixie Cottage Dawlish Road Exeter EX2 8TD		
Proposal:	Reconstruction of southeastern chimney stack. Remove stonework from south east gable fireplace and install new flue-liner. Fit woodburner and flue liner to northwest chimney. Raise, repair and add new chimney pot to northwest gable chimney. Repairs to kitchen store and relocate store window. Rerender rear elevation.		
Delegated Decision			
Application Number:	25/0557/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/07/2025
Location Address:	Pixie Cottage Dawlish Road Exeter EX2 8TD		
Proposal:	Reconstruction of southeastern chimney stack. Remove stonework from south east gable fireplace and install new flue-liner. Fit woodburner and flue liner to northwest chimney. Raise, repair and add new chimney pot to northwest gable chimney. Repairs to kitchen store and relocate store window. Rerender rear elevation.		
Delegated Decision			
Application Number:	25/0567/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/05/2025
Location Address:	Land At Aldens Farm West Shillingford Road Exeter		
Proposal:	Non-material amendment to reserved matters approval 22/1454/RES to amend the layout of the car park serving plots 128 to 147 including a new parking space in front of plot 137.		
Delegated Decision			
Application Number:	25/0575/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/06/2025
Location Address:	Alphington Lodge 1 St Michaels Close Alphington Exeter EX2 8XH		
Proposal:	G001- Mixed species - Crownlift canopies over road to approximately 5.2m above the high way and prune round the BT cables to clear them - due to low hanging canopies over highwayT0103 - Dead Silver birch - Section fell to ground level.		
Delegated Decision			
Application Number:	25/0648/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	26/06/2025
Location Address:	12 Cordery Road Exeter EX2 9DH		
Proposal:	Single storey rear extension to replace the existing conservatory, extension depth 3.5m, height 3.46m, eaves height 2.1m		

Delegated Decision			
Application Number:	25/0673/DEM	Delegation Briefing:	
Decision Type:	Prior Approval Required and Granted	Date:	01/07/2025
Location Address:	10 - 12 Marsh Green Road North Marsh Barton Trading Estate Exeter EX2 8LT		
Proposal:	Demolition of 10-12 Marsh Green Road North		
Duryard And St James			
Delegated Decision			
Application Number:	24/0714/FUL	Delegation Briefing:	22/04/2025
Decision Type:	Refuse Planning Permission	Date:	24/04/2025
Location Address:	Greencroft Streatham Rise Exeter EX4 4PE		
Proposal:	Detached garage/office building, including solar panels on roof, in rear garden		
Delegated Decision			
Application Number:	24/0815/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	23/04/2025
Location Address:	Former Johnsons Laundry Site Cowley Bridge Road Exeter		
Proposal:	Discharge Conditions 5 (Ecological Management Plan), and 8 (Acoustic Design Statement) of Planning Permission 23/0232/FUL.		
Delegated Decision			
Application Number:	24/1534/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/07/2025
Location Address:	Birks Grange Village, Blocks A To E. New North Road Exeter EX4 4PQ		
Proposal:	External alterations to existing halls of residence building, replacement electricity substation / communications room and landscaping works.		
Delegated Decision			
Application Number:	25/0144/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/05/2025
Location Address:	Harrison Building North Park Road Exeter EX4 4QF		
Proposal:	Demolition of existing water tower and relocation of nearby gas cylinders to the north of Harrison building to facilitate the construction of a new Structure and Building Materials Applied Teaching Building.		

Delegated Decision			
Application Number:	25/0217/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	01/05/2025
Location Address:	5 Hoopern Street Exeter EX4 4LU		
Proposal:	Change of use from dwellinghouse (C3 use) to HMO limited to three residents (C4 use).		
Delegated Decision			
Application Number:	25/0223/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/07/2025
Location Address:	Existing Car Park B To Far North West Corner Of The University Of Exeter Streatham Campus Located Off Rennes Drive Exeter Devon		
Proposal:	Non-material amendment to planning permission 18/0487/FUL to amend the wording of condition 4 (which prevents operation of the development until Car Park D has closed for use to ensure that the combined level of parking for the new Car Park B and Car Park D does not exceed 360 spaces).		
Delegated Decision			
Application Number:	25/0281/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/06/2025
Location Address:	Holland Hall Clydesdale Road Exeter EX4 4SA		
Proposal:	PV installs to the roof of Holland Hall along with roof-edge guardrails and rooftop ladders for the purpose of safe roof access.		
Delegated Decision			
Application Number:	25/0292/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	15/05/2025
Location Address:	Clydesdale Nash And Birks Grange Village Halls Of Residence University Of Exeter Lower Argyll Road Exeter		
Proposal:	Discharge condition 2 (Materials) of reserved matters approval 24/0184/VOC.		
Delegated Decision			
Application Number:	25/0301/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/05/2025
Location Address:	57 West Garth Road Exeter EX4 5AN		
Proposal:	Raise and extend the existing garage and convert the garage to a room and utility room.		

Delegated Decision			
Application Number:	25/0305/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	06/05/2025
Location Address:	29 Danes Road Exeter EX4 4LS		
Proposal:	House in Multiple Occupation for seven residents (Sui generis use) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/0309/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/04/2025
Location Address:	Hope Lodge Lower St Germans Road Exeter EX4 4PW		
Proposal:	T1 - Ash - Reduce by approx. 2 metres and reshape the lateral branches by 1-1.5 metres to leave a balanced form.T1 - Norway Maple - Reduce by approx. 2 metres and reshape the lateral branches by 1-1.5 metres to leave a balanced form.		
Delegated Decision			
Application Number:	25/0336/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/05/2025
Location Address:	26 Pennsylvania Road Exeter EX4 6BH		
Proposal:	Extend rear dormer and addition of three roof windows to front elevation		
Delegated Decision			
Application Number:	25/0337/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/05/2025
Location Address:	73 Longbrook Street Exeter EX4 6AU		
Proposal:	Change of use from 5-bed HMO (C4 use) to 7-bed HMO (Sui Generis use)		
Delegated Decision			
Application Number:	25/0348/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/05/2025
Location Address:	13 Allington Mead Exeter EX4 5AP		
Proposal:	Single storey rear extension		
Delegated Decision			
Application Number:	25/0365/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	16 Wrefords Close Exeter EX4 5AY		
Proposal:	Demolition of conservatory. Erection of single storey rear extension. Removal of driveway parking area and extension of roadside wall and erection of fencing above the wall.		

Delegated Decision			
Application Number:	25/0374/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/05/2025
Location Address:	9 Argyll Road Exeter EX4 4RX		
Proposal:	Construction of replacement garage and gates at front boundary.		
Delegated Decision			
Application Number:	25/0436/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	22/05/2025
Location Address:	35 Prospect Park Exeter EX4 6NA		
Proposal:	House in multiple occupation for 6 people (C4 use) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/0452/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	2 Rose Duryard Lower Argyll Road Exeter EX4 4PB		
Proposal:	<p>T1 Magnolia - Crown reduce the overall height of the tree by approximately 1.0 metre, resulting in a final height of approximately 6.0 metres. Reduce the radial spread by approximately 1.0 metre at all compass points, leaving a final crown spread of approximately 6.0 metres in diameter. Works to be undertaken to retain the trees natural shape and main structural framework, preserving a high proportion of the existing foliage-bearing structure. All pruning cuts are to be carried out at suitable secondary or lateral growth points in accordance with BS 3998:2010 ? Tree Work Recommendations, and pruning wounds shall not exceed 40mm in diameter. Additionally, carry out a 10% crown thin to remove selected internal twig growth and reduce crown density, with particular attention to removing any epicormic growth throughout the crown. Cut material is to be removed evenly throughout the canopy, avoiding over-thinning in any one area. Avoid cutting branches back to the main stem unless necessary due to structural defects or health and safety concerns. An even distribution of foliage and well-balanced branch structure shall be retained throughout. The proposed crown reduction and thinning works are necessary to manage the overall size and spread of the tree in relation to its setting. The tree is obscuring windows & therefore light levels, and the reduction will help alleviate excessive shading and encroachment on nearby structures and garden areas, while maintaining the trees natural form and amenity value. The 10% crown thin and removal of epicormic growth will improve light penetration and airflow through the canopy, thereby enhancing the trees physiological health and reducing susceptibility to storm damage. All works are intended as formative maintenance to preserve the long-term structural integrity and visual appeal of the tree. G1 Holm Oaks and Yew - Crown lift by selective removal of secondary and sub-lateral branches only, to achieve a vertical clearance of a</p>		

Delegated Decision			
Application Number:	25/0504/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/05/2025
Location Address:	Land West Of 16 Velwell Road Exeter EX4 4LE		
Proposal:	Removal of dying cherry-plum tree, leaving the stump in the ground to rot naturally. The tree is approximately 5m tall with a trunk circumference of 90cm (diameter approx 29cm).The tree has produced very little leaf, blossom or fruit for the last two years, and most of the branches are completely dead. I consulted an arborist, who advised that the tree has reached its natural end of life and should be removed. Please see attached photographs, which were taken on 23/4/2025.The tree is on the garden area opposite 16 Velwell Road, close to the garage. It is marked T1 on the attached sketch plan.The garden contains a number of other fruit trees, and is close to (and crowding) a mature apple tree in the neighbouring garden. For these reasons, I do not intend to replace the plum tree.		
Delegated Decision			
Application Number:	25/0509/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/05/2025
Location Address:	16 Velwell Road Exeter EX4 4LE		
Proposal:	Fig Tree in the rear garden of 16 Velwell Road, close to the brick boundary wall between 16 and 18 Velwell Road. The tree is marked "T" on the attached sketch plan. The boundary of 16 Velwell Road is marked in red on the sketch. The tree is approximately 3.5m tall, with a trunk circumference of 40cm (diameter approximately 12cm).The work requested is the complete removal of the tree, leaving the stump to rot away over time.I wish to remove the tree because its close proximity to the boundary wall risks damage to the wall and its foundations. Furthermore, the tree impedes access to the upper lawn area of the garden from the lower patio area via the steps (see attached photograph), which are the only means of accessing the lawn.Removal of the tree will have little visual impact on the area. The tree is not visible from the road, and neighbouring properties have limited views of the tree due to the high walls to the north and south and the rear fence to the east.		
Delegated Decision			
Application Number:	25/0555/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/07/2025
Location Address:	10 Horseguards Exeter EX4 4UU		
Proposal:	Non-material amendment sought to planning permission Ref. 25/0195/FUL granted 11 April 2025 to alter rear door glazing, and enlarge rooflight.		

Delegated Decision			
Application Number:	25/0578/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	10/06/2025
Location Address:	16 Howell Road Exeter EX4 4LG		
Proposal:	Discharge of Condition 3 on Planning Permission Ref. 24/1040/FUL, granted on 4 December 2024, relating to ecology/bats		
Delegated Decision			
Application Number:	25/0594/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	10/07/2025
Location Address:	26 Prospect Park Exeter EX4 6NA		
Proposal:	Two storey rear extension following demolition of existing rear element, single storey ground floor rear extension, two roof windows on west elevation, and enlargement of existing basement level rearwards to create a flat, following demolition of detached garage.		
Delegated Decision			
Application Number:	25/0617/CONR	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/07/2025
Location Address:	Alta Higher Duryard Pennsylvania Road Exeter EX4 5BQ		
Proposal:	Variation of condition 2 for application Reference Number: 22/1021/FUL. Reduction in size of extensions approved in accordance with attached drawings.		
Delegated Decision			
Application Number:	25/0691/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	11/07/2025
Location Address:	20 Velwell Road Exeter EX4 4LE		
Proposal:	Discharge of conditions 3 (materials) and 4 (bird box) 25/0151/FUL		
Exwick			
Delegated Decision			
Application Number:	25/0198/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	22/04/2025
Location Address:	15 Isleworth Road Exeter EX4 1QU		
Proposal:	Hip-to-gable roof extension, rear flat roof dormer, and 2x roof lights to the front.		

Delegated Decision			
Application Number:	25/0273/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	3 Liverpool Hill Exeter EX4 2PZ		
Proposal:	Two storey side extension		
Delegated Decision			
Application Number:	25/0349/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/05/2025
Location Address:	18 Lily Mount Exeter EX4 2PL		
Proposal:	Single storey side extension.		
Delegated Decision			
Application Number:	25/0404/AGF	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	09/05/2025
Location Address:	Exwick Barton St Andrews Road Exeter EX4 2AF		
Proposal:	Agricultural Building A measuring 18.3m x 12.2m		
Delegated Decision			
Application Number:	25/0405/AGF	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	09/05/2025
Location Address:	Exwick Barton St Andrews Road Exeter EX4 2AF		
Proposal:	Agricultural Building B 30.3m x 17.25m		
Delegated Decision			
Application Number:	25/0467/DIS	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/07/2025
Location Address:	4 Palmerston Drive Exeter EX4 2JA		
Proposal:	Discharge of Condition 3 of previous 24/1188/FUL. Erect elevated rear balcony with double doors to be fitted to provide access from the living room.		
Delegated Decision			
Application Number:	25/0475/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/05/2025
Location Address:	St Andrews Church Station Road Exwick Exeter EX4 2FD		
Proposal:	T1 Cedar - Reduce weight on damaged branch by reducing its lateral spread by 2m.Cut back from buildings to give 2m clearance.Crown lift to meet Highway regs. 2.5m over pavement and 5.2m over road.		

Delegated Decision			
Application Number:	25/0492/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/05/2025
Location Address:	Street Record The Square Exeter		
Proposal:	- Job 81929, Exwick Hill The Square - Tree in severe decline has lost leader and leaning toward path/ road. Remove tree 4 op hrs priority 4		
Delegated Decision			
Application Number:	25/0513/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/05/2025
Location Address:	22 St Andrews Road Exeter EX4 2AF		
Proposal:	T1 - fell hawthorn tree on fence line to allow new fence to be put up along the existing boundary.		
Heavitree			
Delegated Decision			
Application Number:	24/1490/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/04/2025
Location Address:	10 Vaughan Road Exeter EX1 3DH		
Proposal:	Single storey rear extension.		
Delegated Decision			
Application Number:	25/0186/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	14 Homefield Road Exeter EX1 2QU		
Proposal:	Replacement windows and roof tiles, 2no front rooflights, rear gabled dormer and rooflight, replacement single storey rear extension and alterations to garage including 12no solar panels on new raised roof.		
Delegated Decision			
Application Number:	25/0220/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	23/04/2025
Location Address:	45 Roseland Avenue Exeter EX1 2TN		
Proposal:	Single storey mono pitch replacement rear extension and adjoining decking.		
Delegated Decision			
Application Number:	25/0235/FUL	Delegation Briefing:	22/04/2025
Decision Type:	Permitted	Date:	02/05/2025
Location Address:	62 Whipton Lane Exeter EX1 3DN		
Proposal:	Single storey side extension to replace existing garage and single storey rear extension.		

Delegated Decision			
Application Number:	25/0258/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/04/2025
Location Address:	63 Fore Street Heavitree EX1 2RJ		
Proposal:	Installation of 1 no. illuminated digital display screen positioned inside the store.		
Delegated Decision			
Application Number:	25/0315/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/04/2025
Location Address:	Mowbray Cottage Butts Road Exeter EX2 5BE		
Proposal:	G1 - 3 x birch trees - reduce to 3m		
Delegated Decision			
Application Number:	25/0333/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	01/05/2025
Location Address:	15 Regents Park Exeter EX1 2NT		
Proposal:	INVALID: The proposal entails some extensions to the rear of the property, using the same materials for the walls as those which were used in the original building to minimise the impact of the proposed works on the significance of the building as a heritage asset. Details of the proposal are illustrated in the following drawings:224368 - L02224368 - L03224368 - L04224368 - L05224368 - Extension L04 L04 (Marked Up) Rev. A. The extension is also outlined in more detail in the attached Planning and Heritage Statement.		
Delegated Decision			
Application Number:	25/0363/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	29/04/2025
Location Address:	180 Sweetbrier Lane Exeter EX1 3DG		
Proposal:	Single storey rear extension, Extension Length: 3.5m, Proposed Height: 3.7m, Extension Eaves Height: 2.6m		
Delegated Decision			
Application Number:	25/0367/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	1 Lymeborne Avenue Exeter EX1 3AU		
Proposal:	Demolition of garage and erection of a 2-storey side extension.		
Delegated Decision			
Application Number:	25/0372/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	09/05/2025
Location Address:	9 Cavendish Road Exeter EX1 2PB		
Proposal:	Raising of existing flat roof		

Delegated Decision			
Application Number:	25/0490/CAT	Delegation Briefing:	
Decision Type:	Withdrawn Returned (unlikely to be det.)	Date:	04/06/2025
Location Address:	South Of Livery Dole Almshouses, Magdalen Road, EX2 5DT		
Proposal:	- Job 81860, Magdalen Road - Remove tree to ground level. 16 ops hrs		
County Decisions			
Application Number:	25/0744/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	26/06/2025
Location Address:	14 Mont Le Grand Exeter EX1 2PD		
Proposal:	INVALID: The patio windows that were put in as part of planning granted under 19/0023/LBC were very poor quality, do not shut safely and are very drafty. I have a quote to have these replaced ? I understand that I need to apply for listed building consent to change the windows.I enclose the quote from the window company, some pictures of the work they do, and the original plans. The window company will produce a CAD drawing if that would be helpful.		
Mincinglake And Whipton			
Delegated Decision			
Application Number:	25/0118/DEM	Delegation Briefing:	20/05/2025
Decision Type:	Prior Approval Required and Granted	Date:	05/06/2025
Location Address:	Rennes House Vaughan Road Exeter EX1 3JW		
Proposal:	Demolition of Rennes House 11 Storey Block.		
Delegated Decision			
Application Number:	25/0216/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/07/2025
Location Address:	Probus Farm Church Hill Pinhoe Exeter EX4 9JJ		
Proposal:	Agricultural Building		

Delegated Decision			
Application Number:	25/0294/TPO	Delegation Briefing:	
Decision Type:	Withdrawn Returned (unlikely to be det.)	Date:	09/06/2025
Location Address:	Atkinson Secure Childrens Home Beacon Lane Exeter EX4 8NA		
Proposal:	Tree 1: English Oak (Quercus Robur)DBH:0.90mThis tree has had slight lower limb reduction over the years. But has a more condensed crown being weighted towards DCC land. Works required: remove dead wood over 50mm throughout crown.Tree 2: English Oak (Quercus Robur)DBH:0.90mTree 2 has had very minimal work applied to the lower limbs but a slight weight reduction on an overhanging branch. It has a very healthy crown.Works required: remove dead wood over 50mm throughout crown.Tree 3: English Oak (Quercus Robur)Tree 3 is the smallest tree of the line it is a multi-stemmed tree, but the tree looks healthy and has had minimal works done.Works required: Remove cracked and hanging branch and prune back to suitable pruning point.		
Delegated Decision			
Application Number:	25/0392/TPO	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	09/06/2025
Location Address:	48 Celia Crescent Exeter EX4 9DU		
Proposal:	Oak in garden needs to be reduced by 15% by removing the lowest branch growing towards the bungalow7% of canopy to be removed, in total 16.1mRemaining canopy is the other one of two of the lower branches that is one continuous branch with no significant branches coming off it, then the main trunk separates into three lesser trunks with the largest facing the back field this has 7 main branches coming off it. Looking at the tree with your back to the property the left hand trunk of the main three has 4 main branches coming off it and the right hand trunk of the main 3 has 6 main branches coming off it. The lower remaining branch and the 3 main trunks occupy 93% of the tree, with approx 214m of significant trunks and branches.The proposal is to remove the lowest branch below the other smaller birch and below where the main trunk splits into three trunks which contains the bulk of the canopy. The tree will have a balanced appearance after the lowest limb is removed as there is plenty of canopy directly above the smaller branches of the lowest limb.		
Delegated Decision			
Application Number:	25/0462/TPO	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	20/06/2025
Location Address:	Bridge House Harrington Lane Exeter EX4 8QQ		
Proposal:	G1- Sycamores-Group two G1- Dismantle tree with lowering and rigging techniques and remove all arisings.Group 1 Root system exposed at base. Close proximity to house. Client is worried about trees falling.		

Delegated Decision			
Application Number:	25/0533/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	23/05/2025
Location Address:	Honeylands Hospital For Children Pinhoe Road Exeter EX4 8AD		
Proposal:	Part-discharge conditions 4 (Site Waste Audit) and 5 (Construction Management) for Phase 1 only of planning permission 22/0313/FUL for redevelopment of Honeylands Hospital to create a residential care centre (Use Class C2) and access.		
Delegated Decision			
Application Number:	25/0680/DEM	Delegation Briefing:	
Decision Type:	Prior Approval Required and Refused	Date:	25/06/2025
Location Address:	Exeter Boxing And Martial Arts Centre Beacon Lane Exeter EX4 8LZ		
Proposal:	Demolition of former gym. Determination as to whether the prior approval will be required as to the method of demolition of the building and restoration of the site.		
Newtown And St Leonards			
Delegated Decision			
Application Number:	24/1290/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/04/2025
Location Address:	2 Matford Lane Exeter EX2 4PS		
Proposal:	Single storey side extension		
Delegated Decision			
Application Number:	24/1499/FUL	Delegation Briefing:	20/05/2025
Decision Type:	Permitted	Date:	03/06/2025
Location Address:	18 Matford Avenue Exeter EX2 4PW		
Proposal:	Demolition of bungalow and creation of a 2-storey, 4-bedroom detached house with integral garage		
Delegated Decision			
Application Number:	24/1539/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/05/2025
Location Address:	County Hall Topsham Road Exeter EX2 4QD		
Proposal:	Installation of security fencing around pellet store to prevent unauthorised access and for safeguarding of trespassers		
Delegated Decision			
Application Number:	24/1540/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/05/2025
Location Address:	County Hall Topsham Road Exeter EX2 4QD		
Proposal:	Installation of security fencing around pellet store to prevent unauthorised access and for safeguarding of trespassers		

Delegated Decision			
Application Number:	25/0222/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/05/2025
Location Address:	St Lukes Campus Heavitree Road Exeter EX1 2LT		
Proposal:	Installation of rooftop photo-voltaic panels.		
Delegated Decision			
Application Number:	25/0241/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/07/2025
Location Address:	Stoneycombe Matford Road Exeter EX2 4PE		
Proposal:	Fitting 12 Solar Panels to the eastern slope of the roof.		
Delegated Decision			
Application Number:	25/0252/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/05/2025
Location Address:	20 Jennifer Close Exeter EX2 4RB		
Proposal:	Proposed office / studio with shower room and storage.		
Delegated Decision			
Application Number:	25/0266/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	09/05/2025
Location Address:	44 Sandford Walk Exeter EX1 2ES		
Proposal:	Temporary change of use from dwellinghouse (C3 use) to House in Multiple Occupation for four people (C4 use)		
Delegated Decision			
Application Number:	25/0283/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	06/06/2025
Location Address:	Magdalen Court School Victoria Park Road Exeter EX2 4NU		
Proposal:	Proposed 2.8m wide access, set back security gate/wall and associated works.		
Delegated Decision			
Application Number:	25/0327/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	County Hall Topsham Road Exeter EX2 4QD		
Proposal:	Tree of Heaven (Ailanthus altissima) sectional dismantle due to loss of main branch and decay.		

Delegated Decision			
Application Number:	25/0328/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	County Hall Topsham Road Exeter EX2 4QD		
Proposal:	Cedar of Lebanon (Cedrus libani) remove hung up branch and prune broken branches back to suitable points.		
Delegated Decision			
Application Number:	25/0331/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	The Grange Fleming Way Exeter EX2 4SB		
Proposal:	T1 x 1 Mature Magnolia grandiflora - Crown reduce in height only by removing approximately x2.0 metres from branch tips while retaining the main framework & shape of the crown & therefore a high proportion of the foliage bearing structure. T2 x 1 Mature Magnolia grandiflora - Crown reduce in height only by removing approximately x2.0 metres from branch tips 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 50 mm in diameter.All works carried out to BS 39982010 Tree Works Recommendations or back to previous pruning points & shape. Remove all cut material from site Justification of works - Please see attached letter from Tree Consultant Rupert Baker regarding his finding from his site visit.		
Delegated Decision			
Application Number:	25/0384/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	15/05/2025
Location Address:	19 Herschell Road Exeter EX4 6LX		
Proposal:	House in multiple occupation for 5 persons (Use Class C4) (Certificate of lawfulness of existing use)		

Delegated Decision			
Application Number:	25/0418/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	Gairloch Hensleigh Drive Exeter EX2 4NZ		
Proposal:	Tree Works Notification Conservation AreaProperty: Gairloch, Hensleigh Drive, Exeter, EX2 4NZTree Reference: T1 Mature Yew (Taxus baccata)Proposed Works:Crown reduction to manage the size and shape of the tree in keeping with its location within a residential setting.Reduce the overall height of the tree by approximately 2.0 metres, resulting in a final height of approximately 3.5 metres. Reduce the radial spread of the canopy by approximately 2.0 metres, leaving a final crown spread of approximately 3.0 metres in all directions. All pruning cuts to be made to appropriate secondary growth points to retain natural form and ensure good future growth structure. All pruning wounds will not exceed 40 mm in diameter to promote healthy wound closure and reduce the risk of pathogen entry. All arisings to be removed from site and returned to the Devon Tree Services depot for recycling. The site will be left in a clean, tidy, and safe condition upon completion.Reason for Work:To maintain the tree at a manageable size appropriate for its location, while preserving its health and amenity value.Improve light levels into the property & garden area		
Delegated Decision			
Application Number:	25/0434/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	Land Rear Of 89 Portland Street Exeter EX1 2EG		
Proposal:	Tree species - Acer pseudoplatanus, Plot no: 60023.00TPOd tree. Crown extends over and is low over private garden, resident installing garden shed and with intention to renovategarden.Crown lift to 4.5m over garden by removal of approximately 12x western primary/secondary limbs (max diameter 100mm). Reduce western aspect of crown overhanging gardens by 2-3m by suitable target pruning.Chip and spread chippings onto banked area from Ecc side of ski club gates.8 ops hours		
Delegated Decision			
Application Number:	25/0437/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/06/2025
Location Address:	County Hall Topsham Road Exeter EX2 4QD		
Proposal:	Installation of door locking mechanism to chambers lobby door.		
Delegated Decision			
Application Number:	25/0440/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	45 Spicer Road Exeter EX1 1TA		
Proposal:	T147, T148 Lime re-pollard.T483 dead fell.T481 Lime. remove deadwood.T152 Lime Fell.T154 Sycamore fellT477 Bay Fell		

Delegated Decision			
Application Number:	25/0445/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	16/06/2025
Location Address:	Land Adjacent 3 Gladstone Road Gladstone Road Exeter		
Proposal:	Erection of 3 storey house attached to No 3 Gladstone Road.		
Delegated Decision			
Application Number:	25/0495/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	06/06/2025
Location Address:	Magdalen Court School Victoria Park Road Exeter EX2 4NU		
Proposal:	Proposed 2.8m wide access, set back security gate/wall and associated works.		
Delegated Decision			
Application Number:	25/0496/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/05/2025
Location Address:	10 Matford Avenue Exeter EX2 4PP		
Proposal:	Various works listed below, primarily to allow more light into garden while maintaining as many trees as possible. All works to be carried out to BS3998. T1 - Cedar - reduce by 0.50m all around to suitable pruning points (secateurs and hand saw)T2 - Nordman Fir - Reduce in height be 2-3m and shape accordingly T3 - Italian Cypresss - reduce in height by 2m and shape accordingly to retain conical growth. Remove any snapped out limbs. T4 - group of Himalayan Paper Birches - reduce in height by 2-3m and shape accordingly. Thin crown by 10-20%. Remove x2 in NorthWest of group that are in bad health. DBH 12cm & 10cm. H5 - Mixed hedge at rear of garden - reduce in height by 2-3m.		
Delegated Decision			
Application Number:	25/0516/MPS	Delegation Briefing:	
Decision Type:	Pre-Application Advice Given	Date:	01/05/2025
Location Address:	Arena Nightclub Summerland Street Exeter EX1 2AZ		
Proposal:	Redevelopment Scheme		

Delegated Decision			
Application Number:	25/0522/TPOEX	Delegation Briefing:	
Decision Type:	Permission not required	Date:	09/06/2025
Location Address:	25 St Leonards Road Exeter EX2 4LA		
Proposal:	In accordance with Section 198(6)(a) of the Town and Country Planning Act 1990 and Regulation 14(1)(a)(ii) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, we are writing to provide notice of intended tree works under the 5-day exemption for urgent removal of deadwood due to safety concerns.Tree Species: Cedar of LebanonQuantity: 1 (One)Location: 25 Saint Leonards Road, Exeter, EX2 4LAProposed Works: Removal of deadwoodPlease see recent photographs of the trees.We understand that this exemption is intended only for cases of genuine and immediate risk and confirm that the works are considered essential for public safety.		
Delegated Decision			
Application Number:	25/0525/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/06/2025
Location Address:	County Hall Topsham Road Exeter EX2 4QD		
Proposal:	T1 Lucombe Oak, we are requesting for a full crown clean on this tree, this will include removal of all dead wood thought the tree. As well as removing any epicormic growth from branches and removing all branches which may cross together in the future. T2 Deodar cedar, we are requesting works on this tree to remove broken and defective branches total of 3, also within this request will be to re balance the tree which will be done by removing opposite branches, to those that have failed this will then help to re balance the crown and stop it from being unbalanced. As well as a possible crown lift to help allow more light to the ground below the tree and allow for gardeners and contractors of County Hall, to be able to remove any bramble located around the base of the tree. This will then help with keeping it tidier and allow for nutrients to go back into the tree as a pose to any weeds around the trees base. If works are approved DCC will be consulting a Veteran tree surgeon specialist to undertake the works to the correct standard.Additional information:Crown lift preposed would be to 2.5 M all around, this will allow ground maintenance contractors to maintain overgrown vegetation under the tree effectively. Branch reduction would be to reduce one branch on the opposing side to a failed limb to allow for a more uniform crown and reduce the weight from one side of the crown, size of the branch for pruning cuts is no more than 80mm in diameter.		
Delegated Decision			
Application Number:	25/0534/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/06/2025
Location Address:	1 Matford Road Exeter EX2 4PE		
Proposal:	Single storey rear extension		

Delegated Decision

Application Number: 25/0572/CAT Delegation Briefing:

Decision Type: Refuse Planning Permission Date: 27/06/2025

Location Address: 96 Old Tiverton Road Exeter EX4 6LD

Proposal: Removal of the rear elevation tree and crown reduction of the trees to the front. It is proposed to completely remove a Silver Birch tree as highlighted in red in the sketch plan due to structural damage to the property. The Tree is located to the rear left hand side corner of the property- immediately next to the single storey rear lean to extension. There has been recent notable structural movement within the property, including significant damage to drains and cracking to various internal walls. The tree is also causing notable damage to the garden boundary/ retaining wall as shown on the aerial photo. The tree is in close proximity to the house and is without question at least contributing to (most likely causing) the structural movement observed. In addition, it is proposed to crown the two Silver Birch trees to the front elevation (see sketch plan) and reduce by at least two metres. Although movement within the property is current less pronounced, cracking across the ceilings to both of the front road facing lower floor rooms suggests that these trees are also likely to cause more significant damage over the coming years. The engineer has not surveyed this area and this is the opinion of the Chartered Building Surveyor (applicant).

Delegated Decision

Application Number: 25/0574/CAT Delegation Briefing:

Decision Type: Permitted Date: 11/07/2025

Location Address: 95 Heavitree Road Exeter EX1 2ND

Proposal: I am writing to formally request permission to undertake maintenance pruning on an apple tree (*Malus domestica*) located in the rear garden of my property at 95 Heavitree Road, Exeter, EX1 2ND. I understand that this tree is located within a designated conservation area, and as such, consent is required for any work. Tree Details: Species: Apple (*Malus domestica*) Location: Rear garden, approximately 1 meter from the rear boundary Proposed Works: Reduction of overall crown by approximately 15% to manage the size of the tree in proportion to the garden space Removal of any dead, damaged or crossing branches Light thinning to improve air circulation and fruit production Pruning to be carried out in late winter or early spring to avoid stress to the tree Reason for Works: The tree has grown significantly in recent years and is beginning to overshadow a large portion of the garden and obstructing pathways. To promote the health and longevity of the tree To maintain the tree in a safe condition, as some branches appear to be overextended and at risk of breaking To encourage healthy fruit production in the upcoming season All works will be undertaken with care and in consultation with an experienced arborist. Additional Information: Light pruning of apple tree. Removing small branches and deadwood to maintain the tree's health and shape, with cuts not exceeding 2 meters in height from ground level. The pruning will be minimal - removing only dead, diseased, or crossing branches to improve the tree's structure and fruit production

Delegated Decision			
Application Number:	25/0639/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/06/2025
Location Address:	38 Spicer Road Exeter EX1 1TA		
Proposal:	T1 - Mimosa: Reduce in height by 2 metres, and reshape the laterals by 1 to 1.5metres, leaving a balanced form.T2 - Mimosa: Reduce in height by 2 metres, and reshape the laterals by 1 to 1.5metres, leaving a balanced form.T3 - Lawson cypress: Reduce the central leaders by 2-2.5metres.		
Delegated Decision			
Application Number:	25/0652/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/06/2025
Location Address:	15 Salem Place Exeter EX4 6SL		
Proposal:	T1 ornamental plum tree located in rear garden, dismantle to ground level. Tree in decline having reached life expectancy and has weak, splitting unions, showing only 50% of foliage.		
Delegated Decision			
Application Number:	25/0657/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/06/2025
Location Address:	Newtown Primary School Clifton Road Exeter EX1 2BP		
Proposal:	G2 - 1x Mature Sycamore - Crown lift secondary & sub lateral branch growth only, to provide a clearance of approximately 6.0 metres between ground level and foliage tips, to achieve the desired vertical clearance above the school car park, driveway & church yard.Prune back branches growing towards the adjacent church (southern aspect) to achieve a minimum clearance of x3.0 metres.Reduce the lever arm branch (northern aspect) by removing approximately 3.0 metres from branch tips or to just below overhead BT lines to achieve a minimum clearance of 3.0 metres between branch tips & the school building. All pruning cuts to be made at suitable growth points. Pruning wounds shall not exceed 80 mm in diameter. Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy.Justification: Prevent physical contact and potential damage to both the church and school buildings, where limbs are currently brushing or are at risk of contacting the structures.Improve light penetration to the adjacent school building and churchyard, which are currently experiencing overshadowing from the low and lateral canopy spread.Maintain safe vehicular and pedestrian access beneath the tree, particularly over the school driveway and car park, by achieving suitable clearance levels.Reduce loading stress on the extended northern lever-arm branch, which currently overhangs the school building and presents a potential hazard during periods of high wind.All works will be carried out to BS3998:2010 standards to ensure the long-term health and stability of the tree.		

Delegated Decision			
Application Number:	25/0696/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/07/2025
Location Address:	Exeter School Victoria Park Road Exeter EX2 4NS		
Proposal:	T014 (tag number (00901) - Lawson cypress - section fell to ground level		
Delegated Decision			
Application Number:	25/0701/CAT	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	10/06/2025
Location Address:	Flat 1 33 Barnfield Road Exeter EX1 1RX		
Proposal:	Ash tree growing too high and branches overhanging street		
Delegated Decision			
Application Number:	25/0786/TPOEX	Delegation Briefing:	
Decision Type:	Permission not required	Date:	01/07/2025
Location Address:	Dene End 43 Wonford Road Exeter EX2 4UD		
Proposal:	TPO 600T1 - WhitebeamSuggested Works: Dismantle in stages to near ground level.Rationale: This tree is unfortunately dead; it is located directly next to and overhanging the pavement of Wonford Road and needs to be removed for safety reasons.		
Delegated Decision			
Application Number:	25/0806/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/07/2025
Location Address:	12 Spicer Road Exeter EX1 1SY		
Proposal:	T1 - 1x Plum Tree - Sectionally dismantle fell & remove to ground level.Conservation Area Application Justification;The tree is proposed for removal due to its limited long-term retention value and to improve garden management and usability. The tree has extensive decay on the main stem up to the first main union. It is of low arboricultural merit and is not visible from public viewpoints, therefore its removal will have minimal impact on the amenity of the Conservation Area.The tree will be sectionally dismantled and removed to ground level using industry best practices. All cut material will be cut into manageable lengths and stacked neatly at the base of the adjacent hedge to serve as an informal barrier for garden security. The area will be left safe, clean, and tidy upon completion.		
Pennsylvania			
Delegated Decision			
Application Number:	24/1390/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	05/06/2025
Location Address:	8 Rosebarn Avenue Exeter EX4 6DY		
Proposal:	Garage conversion at ground floor level; first floor extension above garage; internal remodelling; part-cladding existing elevations.		

Delegated Decision			
Application Number:	25/0179/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	04/07/2025
Location Address:	21 Rosebarn Avenue Exeter EX4 6DY		
Proposal:	Replace and enlarge roof, install 4 no. rooflights to front and dormer to rear, alter front porch and construct single storey rear extension.		
Delegated Decision			
Application Number:	25/0262/TPO	Delegation Briefing:	
Decision Type:	Split Decision	Date:	06/05/2025
Location Address:	60 Rosebarn Lane Exeter EX4 5DG		
Proposal:	T1 - Birch - Tree is roughly 14m tall, with a crown spread of 4-5m in each direction. Works proposed to tree is a full crown reduction by 2m and lift over road and pavement. Finished height to be around 12m with a spread of 3-4m in each direction making cuts no greater than 50mmAdditional Information: Reasons for reducing the tree as per specifications on the application are simply to prevent the tree becoming too large for the space it occupies. The tree owner had concerns about the tree getting too big falling on their house.		
Delegated Decision			
Application Number:	25/0279/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	15/07/2025
Location Address:	Exmouth Junction Gateway Site Prince Charles Road Exeter		
Proposal:	Discharge conditions 3 (Surface Water Drainage Adoption/Maintenance), 8 (EV Car Club Details), 9 (Travel Plan), 10 (Travel Pack), 12 (Play Equipment Details), 22 (Nesting Birds/Roosting Bats Details) and 27 (External Lighting Details) of planning permission 23/0736/FUL.		
Delegated Decision			
Application Number:	25/0377/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/05/2025
Location Address:	17 Falkland Close Exeter EX4 5EZ		
Proposal:	Single storey rear extension and part garage conversion to provide shower room and utility room		

Delegated Decision			
Application Number:	25/0420/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	09/06/2025
Location Address:	Exmouth Junction Gateway Site Prince Charles Road Exeter		
Proposal:	Discharge conditions 7 (Cycle Parking), 10 (Travel Pack), 16 (Plant Noise) and 28 (Noise Mitigation Ventilation) of planning permission 23/0736/FUL - 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:	25/0441/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	09/06/2025
Location Address:	10 Elliott Close Exeter EX4 5ED		
Proposal:	First floor extension over garage		
Delegated Decision			
Application Number:	25/0514/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/05/2025
Location Address:	2 Cobham Court Rosebarn Lane Exeter EX4 5ES		
Proposal:	G1 - 4 x Beech trees - Reduce in height by approximately 2-3 metres (previous pruning points), and prune back from the garden/property by 1-2metres.T2 - Yew - Reduce in height by approximately 1.5metres. Lightly trim the garden side by up to 1 metre, and prune the southern boundary (overhanging the fence) by up to 1 metre.T3 Laurel - Reduce in height by 3 metres,. Prune back from the garden by 2 metres.		
Delegated Decision			
Application Number:	25/0527/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/06/2025
Location Address:	81A Mount Pleasant Road Exeter EX4 7AE		
Proposal:	Single storey rear extension to lower ground floor flat.		
Delegated Decision			
Application Number:	25/0542/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/06/2025
Location Address:	1 Lyncombe Close Exeter EX4 5EJ		
Proposal:	Change of use of dwelling (C3 use) to house in multiple occupation (C4 use).		

Delegated Decision			
Application Number:	25/0543/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/06/2025
Location Address:	10 Monterey Gardens Exeter EX4 5EN		
Proposal:	Change of use of dwelling (C3 use) to house in multiple occupation (C4 use).		
Delegated Decision			
Application Number:	25/0560/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	12/06/2025
Location Address:	95 Monks Road Exeter EX4 7BE		
Proposal:	Certificate of lawfulness of existing use for a house in multiple occupation for five people (C4 use)		
Delegated Decision			
Application Number:	25/0564/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	12/06/2025
Location Address:	46 Union Road Exeter EX4 6HU		
Proposal:	Increase from three resident HMO to four resident HMO (C4 use)		
Delegated Decision			
Application Number:	25/0651/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	30/05/2025
Location Address:	59 Rosebank Crescent Exeter EX4 6EH		
Proposal:	Rear & Side Extension, Internal Alterations & Porch Remodel		
Delegated Decision			
Application Number:	25/0851/TPOEX	Delegation Briefing:	
Decision Type:	Permission not required	Date:	01/07/2025
Location Address:	66 Sylvan Road Exeter EX4 6HA		
Proposal:	Dangerous branch		
Pinhoe			
Delegated Decision			
Application Number:	23/1025/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	19/05/2025
Location Address:	Pinhoe Quarry Harrington Lane Exeter EX4 8DT		
Proposal:	Condition Discharge: Conditions 14 (Site investigation and remediation) and 16 (Contamination) of approval 10/2088/OUT		

Delegated Decision			
Application Number:	25/0171/DIS	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/06/2025
Location Address:	Tithebarn Development Land Tithebarn Lane Exeter		
Proposal:	Discharge condition 7 (Design Details of Play Area) of reserved matters approval 18/0789/RES - Approval of details relating to appearance, landscaping, layout and scale for 219 dwellings, pursuant to planning permission Ref: 12/0802/OUT.		
Delegated Decision			
Application Number:	25/0180/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/04/2025
Location Address:	Land Adj 56 Main Road Pinhoe Exeter EX4 9EY		
Proposal:	Siting of catering trailer (for the sale of hot and cold drinks, cakes, and savouries), pergola, benches, bin store and fencing		
Delegated Decision			
Application Number:	25/0181/PNT	Delegation Briefing:	25/03/2025
Decision Type:	Prior Approval Required and Granted	Date:	22/04/2025
Location Address:	Exeter Arena Car Park Summer Lane Exeter EX4 8NT		
Proposal:	5G 20 metre high monopole supporting 6 antennas and 1 transmission dish, 3 equipment cabinets, 1 electric meter cabinet, and ancillary development.		
Delegated Decision			
Application Number:	25/0200/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/05/2025
Location Address:	1 Church Hill Pinhoe Exeter EX4 9ER		
Proposal:	Two storey side extension		
Delegated Decision			
Application Number:	25/0259/PD	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	29/04/2025
Location Address:	7 The Mede Pinhoe Exeter EX4 8ED		
Proposal:	Single storey rear extension 6m deep x 2.9m high x 2.9m height of eaves.		
Delegated Decision			
Application Number:	25/0303/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/04/2025
Location Address:	73 Myrtlebury Way Exeter EX1 3GA		
Proposal:	Rear Single Storey Extension		

Delegated Decision			
Application Number:	25/0345/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	19/06/2025
Location Address:	Land To The South Of Tithebarn Way Tithebarn Way Exeter		
Proposal:	Discharge conditions 12 (Construction Method Statement) and 24 (Waste Audit Statement) of planning permission 18/1145/OUT - Residential development of up to 80 dwellings.		
Delegated Decision			
Application Number:	25/0375/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/05/2025
Location Address:	9 Thackeray Road Exeter EX4 8HD		
Proposal:	Single storey rear extension and raised decking		
Delegated Decision			
Application Number:	25/0507/DIS	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	15 Danesway Exeter EX4 9ES		
Proposal:	Submission of details (render colour) as required by condition 3 of consent 24/1367/FUL.		
Delegated Decision			
Application Number:	25/0526/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	04/06/2025
Location Address:	Tithebarn Development Land Tithebarn Lane Exeter		
Proposal:	Discharge condition 12 (details of shared use pedestrian/cycle connection) of reserved matters approval 18/0789/RES - Approval of details relating to appearance, landscaping, layout and scale for 219 dwellings, pursuant to planning permission Ref: 12/0802/OUT.		
Delegated Decision			
Application Number:	25/0654/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/07/2025
Location Address:	52 Sybil Mead Exeter EX1 3FA		
Proposal:	Install PVCu conservatory to the rear of the property		
Delegated Decision			
Application Number:	25/0712/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	13/06/2025
Location Address:	37 Viking Grove Exeter EX1 3YH		
Proposal:	Discharge Conditions 3 and 5 of the previously approved 25/0239/FUL		

Delegated Decision			
Application Number:	25/0714/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/06/2025
Location Address:	Cornerways 1 Old Pinn Lane Exeter EX1 3RF		
Proposal:	T1 - HornbeamSuggested Works: Reduce western crown to previous pruning points and prune clear of lamppost to achieve 1.5 metres of clearance.Rationale: These works are proposed as part of the reasonable and responsible maintenance of this garden tree.		
Priory			
Delegated Decision			
Application Number:	25/0192/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	16/05/2025
Location Address:	University Of Exeter Duckes Meadow Salmonpool Lane Exeter EX2 4SG		
Proposal:	Detailed planning application for the erection of a replacement changing room building along with associated works.		
Delegated Decision			
Application Number:	25/0346/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/06/2025
Location Address:	Adjacent To Otter Walk 0 Millbrook Village EX2 6FG		
Proposal:	T1 Copper beech - Remove. Retain a high stump for habitat benefitsSuggestive replanting of: Tilia tomentosa 12-14cm girth, extra heavy standard Reasons - tree is structurally impaired due to known decay fungus - see Aspect Tree Consultancy report 05246 TPO Applic. 21.02.25 for full details		
Delegated Decision			
Application Number:	25/0352/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/05/2025
Location Address:	390 Topsham Road Exeter EX2 6HE		
Proposal:	Construction of new garage, demolition of conservatory and replace with new extension, minor internal alterations		
Delegated Decision			
Application Number:	25/0426/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	15/05/2025
Location Address:	23 Mill Road Exeter EX2 6LH		
Proposal:	Certificate of lawfulness for proposed garage conversion and new flat roof.		

Delegated Decision			
Application Number:	25/0461/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/06/2025
Location Address:	Flat 1 191 Topsham Road Exeter EX2 6AN		
Proposal:	Alter existing staircase configuration at ground floor and remove partition wall.		
Delegated Decision			
Application Number:	25/0535/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	22/05/2025
Location Address:	54 Hurst Avenue Exeter EX2 5LF		
Proposal:	Side extension and external door to the front of the dwelling.		
St Davids			
Delegated Decision			
Application Number:	24/1207/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	09/05/2025
Location Address:	5 Cathedral Close Exeter EX1 1EZ		
Proposal:	Change of use of part of the south range of the building into two flats.		
Delegated Decision			
Application Number:	24/1208/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	09/05/2025
Location Address:	5 Cathedral Close Exeter EX1 1EZ		
Proposal:	Change of use of part of the south range of the building into two flats		
Delegated Decision			
Application Number:	24/1444/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/05/2025
Location Address:	14-16 Mary Arches Street Exeter EX4 3AZ		
Proposal:	Change of use from a 7 bedroom HMO (sui generis use) and commercial unit (Class E), to a 10 bedroom HMO (sui generis)		
Delegated Decision			
Application Number:	25/0078/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	30/04/2025
Location Address:	Land Adjacent To City Gate Hotel Junction Of Bartholomew Street East And Iron Gate Exeter EX4 3EA		
Proposal:	Discharge of Conditions 4 and 6 of Planning Permission Ref. 24/0182/FUL, granted on 15 August 2024, relating to an Archaeological Written Scheme of Investigation and a Tree Protection Plan		

Delegated Decision			
Application Number:	25/0103/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/07/2025
Location Address:	60A Haven Road Exeter EX2 8DP		
Proposal:	Pontoon for bar seating area, and change of use from commercial (Class E) to mixed use comprising of gin bar and distillery (Sui Generis, Class E(b) and (g) (iii)).		
Delegated Decision			
Application Number:	25/0104/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/07/2025
Location Address:	60A Haven Road Exeter EX2 8DP		
Proposal:	Pontoon for bar seating area		
Delegated Decision			
Application Number:	25/0218/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/04/2025
Location Address:	Georges Meeting House 38 South Street Exeter EX1 1ED		
Proposal:	Install a condenser unit on the external rear wall		
Delegated Decision			
Application Number:	25/0219/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/04/2025
Location Address:	Georges Meeting House 38 South Street Exeter EX1 1ED		
Proposal:	Internal alterations on first floor to customer toilets and staff room. Install a condenser unit on the external rear wall.		
Delegated Decision			
Application Number:	25/0251/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	23/04/2025
Location Address:	56 Richmond Court St Davids Exeter EX4 3RD		
Proposal:	House in multiple occupation for 4 persons (Use Class C4) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/0253/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	24/04/2025
Location Address:	57 Richmond Court St Davids Exeter EX4 3RD		
Proposal:	House in multiple occupation for 4 persons (Use Class C4) (Certificate of lawfulness of existing use)		

Delegated Decision			
Application Number:	25/0274/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/05/2025
Location Address:	Haven Banks Water Lane Exeter EX2 8BY		
Proposal:	Change of use of premises (Units 1 and 2) from retail use (Use Class E) to a place of worship and ancillary uses (Use Class F1)" (The proposals are for a further temporary period of twelve months)		
Delegated Decision			
Application Number:	25/0291/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/04/2025
Location Address:	Flat 5 La Chine House 56 St Davids Hill Exeter EX4 4DX		
Proposal:	Replace five rotten single glazed timber framed sash windows with timber framed double glazed casement windows of similar proportions.		
Delegated Decision			
Application Number:	25/0320/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	19 Dinham Crescent Exeter EX4 4EF		
Proposal:	T1 - Robinia (15-20 feet tall; 8inch diameter at base; previously uprooted, rerooting laterally at ground level) - FellT2 Supressed, ivy clad, leaning Plum tree (growing behind the larger Purple leaf plum which overhangs the garden below) - Fell		
Delegated Decision			
Application Number:	25/0354/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	05/06/2025
Location Address:	White Hart Hotel 66 South Street Exeter EX1 1EE		
Proposal:	Replacement projection panel x1, Signwriting directly to building x 3, Chalkboard sign x1, Car Park Sign x1, Correx unit freestanding panel x1		
Delegated Decision			
Application Number:	25/0366/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	19/05/2025
Location Address:	7 Friars Walk Exeter EX2 4AY		
Proposal:	Partial discharge of condition 3 relating to patio doors for applications 19/1563/LBC and 19/1562/FUL		
Delegated Decision			
Application Number:	25/0373/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/05/2025
Location Address:	21 Haldon Road Exeter EX4 4DZ		
Proposal:	Erection of balcony.		

Delegated Decision			
Application Number:	25/0388/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/06/2025
Location Address:	Custom House The Quay Exeter EX2 4AN		
Proposal:	Install hanging system within West Front Office. Install containment for cabling and fixings for furniture within the Stair Hall		
Delegated Decision			
Application Number:	25/0396/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	12/05/2025
Location Address:	50 Topsham Road Exeter EX2 4NF		
Proposal:	Discharge condition 19 (Bin Store Details) 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:	25/0401/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/07/2025
Location Address:	3 Colleton Mews Exeter EX2 4AH		
Proposal:	Replace existing timber windows and doors with UPVC units		
Delegated Decision			
Application Number:	25/0430/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	19/05/2025
Location Address:	50 Topsham Road Exeter EX2 4NF		
Proposal:	Part discharge condition 21 (contamination - second part) 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:	25/0431/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	29/04/2025
Location Address:	50 Topsham Road Exeter EX2 4NF		
Proposal:	Discharge condition 13 (Disposal of Surface Water) 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:	25/0491/CAT	Delegation Briefing:
Decision Type:	Permitted	Date: 04/06/2025
Location Address:	South Of Civic Centre Dixs Field Exeter EX1 1JN	
Proposal:	- Job 81862, Dixs Field - Over weighted/ extended limb. Remove back to primary. 2 ops hrs.	
Delegated Decision		
Application Number:	25/0493/FUL	Delegation Briefing:
Decision Type:	Permitted	Date: 10/06/2025
Location Address:	Exeter Community Centre 17 St Davids Hill Exeter EX4 3RG	
Proposal:	Installation of a single historic information board, 1700mm high, 500mm wide and 5mm deep	
Delegated Decision		
Application Number:	25/0498/LBC	Delegation Briefing:
Decision Type:	Permitted	Date: 10/06/2025
Location Address:	Exeter Community Centre 17 St Davids Hill Exeter EX4 3RG	
Proposal:	Installation of a single historic information board, 1700mm high, 500mm wide and 5mm deep	
Delegated Decision		
Application Number:	25/0505/CAT	Delegation Briefing:
Decision Type:	Permitted	Date: 27/05/2025
Location Address:	11 Queens Terrace Exeter EX4 4HR	
Proposal:	Reduce the Hawthorn in height by approximately half and remove the outer branches to create a better managed shape.Hawthorne has not been maintained for 15 years and is vastly overgrown.Additional information: Reduction of HawthornReduce the Hawthorn in height by approximately half and remove the outer branches to create a better managed shape.Outer branches will be reduced to a total width of approx 10-12ft. away from the building and also hanging over the footpath.Tidy and remove all waste.	
Delegated Decision		
Application Number:	25/0580/DIS	Delegation Briefing:
Decision Type:	Condition(s) Partially Approved	Date: 15/05/2025
Location Address:	Land Adjacent To City Gate Hotel Junction Of Bartholomew Street East And Iron Gate Exeter EX4 3EA	
Proposal:	Discharge of Condition 5 of Planning Permission Ref. 24/0182/FUL, granted on 15 August 2024, relating to Construction Environmental Management Plan	

Delegated Decision			
Application Number:	25/0624/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/06/2025
Location Address:	East Of Broadwalk House Southernhay West Exeter EX1 1TS		
Proposal:	- Job 81942, Broadwalk House - Obstructing light splay to ground from light column. Lightly prune to achieve 20-50cm clearance from light column allowing improved light penetration to ground. Remove arising debris. 3 ops hours		
Delegated Decision			
Application Number:	25/0637/PDCD	Delegation Briefing:	
Decision Type:	Prior Approval Required and Granted	Date:	07/07/2025
Location Address:	6B Charlotte Mews Pavilion Place Exeter EX2 4HA		
Proposal:	Change of use of office (Use Class E) to 1no. self-contained flat (Use Class C3).		
Delegated Decision			
Application Number:	25/0664/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/06/2025
Location Address:	1 Colleton Crescent Exeter EX2 4DG		
Proposal:	The trees are evergreen oak and are shown marked as number 1 & 2 on the sketch plan. The proposal is to remove both trees down to ground level and treat the stumps with poison to kill roots and ensure no further damage is done to the retaining walls and pavement. All debris is to be removed and taken away. The area is then to be replanted with smaller varieties of shrubs in keeping with the surrounding area.		
Delegated Decision			
Application Number:	25/0669/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/07/2025
Location Address:	Exeter College Further Education Hele Road Exeter EX4 4JS		
Proposal:	Non-material amendment to reserved matters approval 24/0085/RES to add a stepped amphitheatre to the external landscaping of the consented Block B scheme.		
Delegated Decision			
Application Number:	25/0733/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/06/2025
Location Address:	Northernhay Park Lodge New North Road Exeter EX4 4ET		
Proposal:	Statutory Undertakers - Tree cutting on behalf of Openreach - NORTHERNHAY PARK LODGE		

Delegated Decision			
Application Number:	25/0760/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	24/06/2025
Location Address:	9 Richmond Road Exeter EX4 4JA		
Proposal:	Discharge of Condition 6 of 24/1531/FUL relating to brickwork. Handmade Devon Red Brick As Agreed On 12/06/2025		
Delegated Decision			
Application Number:	25/0820/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	02/07/2025
Location Address:	7 Friars Walk Exeter EX2 4AY		
Proposal:	NOT NEEDED: To repair the sash windows on the basement, ground floor and first floor to their original appearance.		
Delegated Decision			
Application Number:	25/0821/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	02/07/2025
Location Address:	7 Friars Walk Exeter EX2 4AY		
Proposal:	NOT NEEDED: o repair the sash windows on the basement, ground floor and first floor to their original appearance.		
St Loyes			
Delegated Decision			
Application Number:	25/0071/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/07/2025
Location Address:	Middlemoor Fire Station Sidmouth Road St Loyes Exeter EX2 7AP		
Proposal:	Installation of air source heat pumps.		
Delegated Decision			
Application Number:	25/0176/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	09/05/2025
Location Address:	Fernleigh Nurseries Ludwell Lane Exeter EX2 5AQ		
Proposal:	Construction of a fence (2 metres high)		
Delegated Decision			
Application Number:	25/0182/PMI	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	02/06/2025
Location Address:	Fernleigh Nurseries Ludwell Lane Exeter EX2 5AQ		
Proposal:	Permission in principle for conversion of building/garage to dwelling		

Delegated Decision			
Application Number:	25/0313/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	11 Clyst Heath Exeter EX2 7TA		
Proposal:	T1 - Corsican Pine (Tag 812)Suggested Works: Reduce south eastern aspect by up to 2 metres, Maximum Diameter of Cuts (MDC) 50mm. Remove major hazardous deadwood.T2 - Corsican Pine (Tag 811)Suggested Works: Reduce north eastern limb overhanging neighbouring property by 2.5 metres, MDC 75mm. Reduce height of southern stem (of two) by 1.5 metres, MDC 50mm. Remove broken branch and major hazardous deadwood. T3 - Scots PineSuggested Works: Remove hanging and split branches and major hazardous deadwood.Rationale: The above works are proposed as part of the reasonable and responsible maintenance of these large garden trees necessary to reduce the risk posed by these trees to an acceptable level.The trees exhibit poor form, both trees have been subject to crown lifting previously and with the remaining crowns very heavily weighted to the south and east. The limbs that have been suggested for reduction are very end weighted and thus require a relatively slight reduction to reduce force and stress, and in turn lower the risk of branch failure. There is evidence of limb failure in both trees. The residential gardens below are a permanent target, and it would be prudent to address the this issue so that the gardens can be enjoyed without concern.		
Delegated Decision			
Application Number:	25/0319/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	25/04/2025
Location Address:	24 Carlton Road Exeter EX2 5NS		
Proposal:	Demolition of garage and erection of a two-storey side extension.		
Delegated Decision			
Application Number:	25/0332/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/05/2025
Location Address:	200 Honiton Road Exeter EX1 3RU		
Proposal:	Double side, internally illuminated totem sign 1,250mm (W) x 2,500mm (H) x 220mm (D) along roadside.		
Delegated Decision			
Application Number:	25/0341/CONR	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/05/2025
Location Address:	Nightingale Hospital Osprey Road Exeter EX2 7WN		
Proposal:	Variation of Condition 1 of consent 23/1171/FUL (Retention of use as a hospital) to allow a 1-year extension to the temporary term of the consent, and removal of Condition 7 which requires landscaping for the temporary use.		

Delegated Decision			
Application Number:	25/0368/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/05/2025
Location Address:	9 Etonhurst Close Exeter EX2 7QZ		
Proposal:	Two storey side extension, replacing the existing garage. To the rear of the property the extension is only single storey.		
Delegated Decision			
Application Number:	25/0376/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	22/05/2025
Location Address:	3 Garden Close Exeter EX2 5PA		
Proposal:	First floor extension to side elevation of dwelling house.		
Delegated Decision			
Application Number:	25/0402/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/05/2025
Location Address:	Hedge Rise Sidmouth Road St Loyes Exeter EX2 5QJ		
Proposal:	Overcladding of existing brickwork with insulation and timber cladding		
Delegated Decision			
Application Number:	25/0446/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	14/07/2025
Location Address:	Osprey House Osprey Road Exeter EX2 7WP		
Proposal:	Discharge of Conditions 3 and 4 on Planning Permission Ref. 24/0995/FUL, granted on 6 March 2025, relating to Biodiversity Net Gain and a Construction Environment Management Plan (CEMP)		
Delegated Decision			
Application Number:	25/0465/TPO	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	09/06/2025
Location Address:	8 Clyst Heath Exeter EX2 7TA		
Proposal:	Quercus RoburApplying to do a 30% reduction of this tree taking no more than 2m end lengths and making cuts no bigger than 75mm in diameter leaving cuts to live growth. Points deadwood entire crown.The tree in question has thrown off significant limbs from height into the carriageway posing a risk to pedestrians and vehicles including a main bus route.		

Delegated Decision			
Application Number:	25/0508/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	04/06/2025
Location Address:	Tesco Stores Ltd Russell Way Exeter EX2 7EZ		
Proposal:	Discharge condition 26 (Surface Water Disposal - Highways) of planning permission 24/0009/FUL - Erection of a freestanding restaurant with drive-through facility, car parking, landscaping and associated works, including Customer Order Displays (COD).		
Delegated Decision			
Application Number:	25/0532/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/07/2025
Location Address:	Digby Park And Ride Digby Drive Exeter		
Proposal:	Groupings can be found within the tree maps attached. G1: Coppice 50% of hazel at ground level to encourage good form and structure. G2: Remove Ash trees from group due to significate amount of deadwood and presents of ash die back G3: Coppice 50% of hazel at ground level to encourage good form and structure. G4: Remove all elms from group due to all suffering with dutch elm disease T001: Remove ivy from main stem of oak		
Delegated Decision			
Application Number:	25/0619/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/05/2025
Location Address:	Unit 10 Rydon Lane Retail Park Digby Road Exeter EX2 7HX		
Proposal:	Non-material amendment to planning permission 21/1293/FUL to replace approved drawings 0020-G4 and 0010-G4 with 24-0214-A-TD-DR-20-133 and 24-0214-A-TD-DR-20-135, in order to show approved highways works.		
Delegated Decision			
Application Number:	25/0621/PDQ	Delegation Briefing:	
Decision Type:	Prior Approval Required and Refused	Date:	14/07/2025
Location Address:	Fernleigh Nurseries Ludwell Lane Exeter		
Proposal:	Change of use of agricultural building to a single dwelling (Prior Approval application using Class Q in Schedule 2, Part 3 of England's General Permitted Development Order 2015)		
Delegated Decision			
Application Number:	25/0666/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/05/2025
Location Address:	12 Sandy View Exeter EX2 7PN		
Proposal:	Change of the approved external wall materials of the extension approved under 24/1133/FUL.		

Delegated Decision			
Application Number:	25/0692/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	05/06/2025
Location Address:	12 Sandy View Exeter EX2 7PN		
Proposal:	Discharge of condition 4 (materials) of 24/1133/FUL		
Delegated Decision			
Application Number:	25/0722/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/06/2025
Location Address:	Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF		
Proposal:	Amendment to consent 24/1061/FUL: reconfiguration of electrical apparatus.		
St Thomas			
Delegated Decision			
Application Number:	25/0293/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	08/05/2025
Location Address:	101 Wardrew Road Exeter EX4 1EZ		
Proposal:	Rear, single storey flat roof extension 4.0 m deep x 2.81 m high x 2.81 m height of eaves		
Delegated Decision			
Application Number:	25/0296/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/05/2025
Location Address:	Units 18-19 St Thomas Shopping Centre Cowick Street Exeter EX4 1AL		
Proposal:	1 x Projecting Sign3 x Fascia Signs1 x Diabond Sign.9 x window vinyls1 x window manifestations1 x Window Vinyl above Door		
Delegated Decision			
Application Number:	25/0321/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/04/2025
Location Address:	56 Queens Road Exeter EX2 9EP		
Proposal:	T1 - Magnolia grandiflorum: Reduce in height by 2metres, and reshape the laterals by 1-1.5metres, leaving a balanced form.		
Delegated Decision			
Application Number:	25/0395/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/05/2025
Location Address:	32 Churchill Road Exeter EX2 9BU		
Proposal:	Two storey side extension and solar array on southern roof slope		

Delegated Decision			
Application Number:	25/0439/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/05/2025
Location Address:	14 Church Road St Thomas Exeter EX2 9AX		
Proposal:	The root of the tree on my property that I recently inherited is breaching the neighbour's cellar wall.The tree in question is badly overgrown and my neighbour next door has informed me that the roots of this tree are coming through into her basement and affecting the foundations of her house. I want to engage a tree surgeon to cut the tree down and, if required, seal off the trunk or dig out the roots.		
Delegated Decision			
Application Number:	25/0472/PDCD	Delegation Briefing:	
Decision Type:	Prior Approval Required and Refused	Date:	02/06/2025
Location Address:	145 - 146 Cowick Street Exeter EX4 1AS		
Proposal:	Change of use from commercial business and service (use class E) to 2 no 1 bedroom flats (use Class C3)		
Delegated Decision			
Application Number:	25/0473/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/05/2025
Location Address:	27 School Road Exeter EX2 9AF		
Proposal:	T1 Plum tree. fell. the tree was planted for its fruit but has not produced any viable fruits and instead it has out grown its position making it an unusable corner of the garden. my client would like to remove this tree and replace it with another variety of plum, either a Victoria or GreengageT2 Bay . reshape by reducing the height and sides by 40% into a more manageable size. This Bay used to be clipped as a shrub and my client would like to bring it back under control T3 Holly stump, remove, my client plans to replant this area with new colourful flowering shrubs		
Delegated Decision			
Application Number:	25/0510/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/06/2025
Location Address:	42-44 Buller Road Exeter EX4 1BJ		
Proposal:	Non material amendment to Planning Permission Refs. 20/0297/FUL, granted on 24 September 2020, and 21/1451/VOC, granted on 9 September 2022, to amend first floor layout		
Delegated Decision			
Application Number:	25/0592/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/06/2025
Location Address:	13 St Thomas Centre Exeter EX4 1DF		
Proposal:	Installation of 2no. fascia signs and 1no. hanging sign.		

Delegated Decision			
Application Number:	25/0678/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/07/2025
Location Address:	Units 18 And 19 St Thomas Shopping Centre Exeter EX4 1AJ		
Proposal:	External building alterations, including the addition of three rooflights, three windows, window alterations, and acoustic louvres to a/c units, with enclosure of the external staircase, additional access door and security gate, in addition to the erection of an external bicycle and refuse storage unit on the land to the rear.		
Delegated Decision			
Application Number:	25/0688/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/06/2025
Location Address:	14 Alphington Road Exeter EX2 8HH		
Proposal:	T1 Yew. Reduce height by 2m and trim sides to maintain current shape. Sides - 1m off all round		
Delegated Decision			
Application Number:	25/0721/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/07/2025
Location Address:	13 St Thomas Centre Exeter EX4 1DF		
Proposal:	External building alterations, including the addition of two rooflights, window alterations and access door alterations, in addition to the erection of an external bicycle and refuse storage unit on the land to the rear.		
Topsham			
Delegated Decision			
Application Number:	24/0313/DIS	Delegation Briefing:	
Decision Type:	Split Decision	Date:	17/06/2025
Location Address:	Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Discharge conditions 11 (archaeology), 12 (contamination), 13 (acoustic design) and 15 (LEMP) of 21/0894/OUT - phased outline planning application for the construction of up to 100 dwellings and associated infrastructure.		
Delegated Decision			
Application Number:	24/1330/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/06/2025
Location Address:	441 Topsham Road Exeter EX2 7AF		
Proposal:	Resubmission of application 23/0952/FUL Rear single and two storey extension and single storey front porch extension.		

Delegated Decision			
Application Number:	24/1369/PTD	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/05/2025
Location Address:	Land Rear Of 65 Newcourt Road Topsham EX3 0BU		
Proposal:	Demolition of existing buildings and structures and residential-led mixed use development providing new dwellings, residential and work space, 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 (Revised Plans).		
Delegated Decision			
Application Number:	24/1375/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	26/06/2025
Location Address:	Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Discharge conditions 7 (Percolation Test Results) and 10 (Permanent Surface Water Drainage System - Detailed Design) of planning permission 21/0894/OUT - Outline planning application for the construction of up to 100 dwellings and associated infrastructure (Means of access to be determined with scale, layout, appearance and landscaping reserved for future consideration).		
Delegated Decision			
Application Number:	24/1515/DIS	Delegation Briefing:	
Decision Type:	Split Decision	Date:	22/05/2025
Location Address:	Land At Corner Of The Retreat Drive Topsham		
Proposal:	Discharge conditions 4 (Materials) and 6 (Detailed Landscaping Scheme) of planning permission 17/1656/FUL - Construction of 10 residential units, access and associated infrastructure works.		
Delegated Decision			
Application Number:	25/0072/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	25 The Strand Topsham EX3 0AX		
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.		

Delegated Decision			
Application Number:	25/0094/FUL	Delegation Briefing:	22/04/2025
Decision Type:	Permitted	Date:	06/05/2025
Location Address:	36 Victoria Road Topsham EX3 0EU		
Proposal:	Single storey detached dwelling within the curtilage of Parkfield House		
Delegated Decision			
Application Number:	25/0139/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	09/05/2025
Location Address:	Land At Corner Of The Retreat Drive Topsham		
Proposal:	Erection of apartment block comprising 8 no. units plus car parking, vehicular access, landscaping and all associated development		
Delegated Decision			
Application Number:	25/0172/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	24/04/2025
Location Address:	2 Mount Howe Topsham EX3 0BG		
Proposal:	Proposed Orangery.		
Delegated Decision			
Application Number:	25/0173/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	24/04/2025
Location Address:	2 Mount Howe Topsham EX3 0BG		
Proposal:	Proposed Orangery.		
Delegated Decision			
Application Number:	25/0193/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/06/2025
Location Address:	4 Grove Hill Topsham EX3 0EG		
Proposal:	Replacement single storey side extension and two-storey rear extension		
Delegated Decision			
Application Number:	25/0224/PDCD	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	22/04/2025
Location Address:	86 Fore Street Topsham EX3 0HQ		
Proposal:	Change of use of ground floor Cafe (Class E) to residential single dwelling house (Class C3) use		

Delegated Decision			
Application Number:	25/0260/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/06/2025
Location Address:	20 Highfield Clyst Road Topsham Exeter EX3 0DA		
Proposal:	Proposed ground and first floor rear extensions and alterations to roof with loft conversion.		
Delegated Decision			
Application Number:	25/0268/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	06/05/2025
Location Address:	40 Ashford Road Topsham EX3 0LA		
Proposal:	3x rear roof lights and rear detached garage.		
Delegated Decision			
Application Number:	25/0271/VOC	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/04/2025
Location Address:	441 Topsham Road Exeter EX2 7AF		
Proposal:	Variation of condition two of 23/0952/FUL Date of Decision: 18/10/2023 to amend the drawings of the approved dwelling's extension and alterations.		
Delegated Decision			
Application Number:	25/0287/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	15/05/2025
Location Address:	Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Discharge of conditions 5 (Construction Access, Compound and Car Park) and 6 (Waste Audit Statement) of Reserved Matters Application 24/0253/RES (as amended by 25/0185/NMA)		
Delegated Decision			
Application Number:	25/0299/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	Land South Of Newport Road Exeter		
Proposal:	Oak T1Reasons for the work:- Recent stem failure causing serious damage to garage, fence and garden furniture- Ductile failure point with no obvious signs of pre-existing defects- This failed stem is the parent to several large lateral branches that originate close to the failure point- These attachments are weakened somewhat by the wound tear- These lateral branches in the northern crown aspect are hyperextended and more exposed to wind than previously- These branches are particularly vulnerable to storms prevailing from the east- These branches directly overhang the garageA description of the proposed worksRemove the two large hyperextended limbs in the northern crown aspect with one cut approximately 250mm in diameter, use a coronet cut to give the appearance of storm damage. Reduce the two smaller lateral branches below this by 2-3m, retaining 3-4m of branch, with a 70mm maximum cut diameter. See annotations within tree report.		

Delegated Decision			
Application Number:	25/0302/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/04/2025
Location Address:	4 Parkfield Road Topsham EX3 0DR		
Proposal:	T1, maple - prune and re-shape by approximately 2m to a suitable pruning position.		
Delegated Decision			
Application Number:	25/0322/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/04/2025
Location Address:	15 Fore Street Topsham EX3 0HF		
Proposal:	Digital display screen located inside the store		
Delegated Decision			
Application Number:	25/0344/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/05/2025
Location Address:	4 Orchard Way Topsham Exeter EX3 0LB		
Proposal:	Large single storey rear extension with entrance porch wrap around to form spacious 2/3 bed dwelling with additional off-road parking		
Delegated Decision			
Application Number:	25/0371/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/05/2025
Location Address:	28 Parkfield Road Topsham EX3 0DR		
Proposal:	A single storey side extension		
Delegated Decision			
Application Number:	25/0393/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	23/05/2025
Location Address:	7 White Street Topsham EX3 0AA		
Proposal:	Proposed single storey rear extension incorporating outbuilding		
Delegated Decision			
Application Number:	25/0394/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	23/05/2025
Location Address:	7 White Street Topsham EX3 0AA		
Proposal:	Proposed single storey rear extension incorporating outbuilding		
Delegated Decision			
Application Number:	25/0411/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	29 Higher Shapter Street Topsham EX3 0AW		
Proposal:	Cherry Tree Remove		

Delegated Decision			
Application Number:	25/0412/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	21 Ferry Road Topsham EX3 0JW		
Proposal:	T1 - Mimosa - Reduce in height by approximately 1.5-2 metres, and reshape the lateral branches by 1-1.5 metres, to leave a balanced form.		
Delegated Decision			
Application Number:	25/0417/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/05/2025
Location Address:	19 Victoria Mead Topsham Exeter EX3 0FW		
Proposal:	Proposed single storey rear extension to existing two-storey semi detached dwelling		
Delegated Decision			
Application Number:	25/0429/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2025
Location Address:	STREET RECORD The Goat Walk Topsham		
Proposal:	Oak (T1) - remove the damaged lowest order branch only with the final cut made outside the branch collar, targeting the right-of-way path. Elm (G1) - fell as interfering with the electrical cable, it appears that the tree was planted after the Conservation Area was established, based on its size. Elm (G2) - fell as interfering with the electrical cable, it appears that the tree was planted after the Conservation Area was established, based on its size.		
Delegated Decision			
Application Number:	25/0503/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/06/2025
Location Address:	20 Dart Avenue Exeter EX2 7FX		
Proposal:	Single storey rear extension.		
Delegated Decision			
Application Number:	25/0521/SUT	Delegation Briefing:	
Decision Type:	Raise No Objection	Date:	01/05/2025
Location Address:	Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Consultation Request: Variation to Independent Water Networks Limited, to allow it to supply Water and Sewerage services to a site called Clyst Road (Phase 3), Topsham		

Delegated Decision			
Application Number:	25/0528/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	03/07/2025
Location Address:	Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Discharge condition 7 (Highways Details) of reserved matters approval 24/0253/RES (as amended by 25/0185/NMA) - 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:	25/0544/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/07/2025
Location Address:	17 Grove Hill Topsham EX3 0EG		
Proposal:	Demolition of existing extension and conservatory and erection of 2 storey extension and associated works.		
Delegated Decision			
Application Number:	25/0576/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/07/2025
Location Address:	17 Ashford Road Topsham EX3 0LA		
Proposal:	Proposed demolition of existing garage, store and conservatory, construction of side extension, dormer, alterations and enlarged driveway as permitted at appeal with the addition of a single storey linked garage.		
Delegated Decision			
Application Number:	25/0597/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/07/2025
Location Address:	23 High Street Topsham EX3 0ED		
Proposal:	The addition of 21 solar panels to the roofs of the ancillary garden room and garage.		
Delegated Decision			
Application Number:	25/0605/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/06/2025
Location Address:	28 The Strand Topsham EX3 0AX		
Proposal:	T1 Oak. Reduce crown by 20% back to previous cuts . Permission was granted and a reduction was done a few years ago. This application is for the same reduction as before with cuts to a maximum of 60mm		

Delegated Decision

Application Number: 25/0697/CLL

Delegation Briefing:

Decision Type: Withdrawn by Applicant

Date: 02/07/2025

Location Address: 32 Elm Grove Road Topsham Exeter EX3 0EQ

Proposal: INVALID: a) Redecoration and interior works: Internal and external redecoration using breathable, historically appropriate paint finishes, matching the existing colours and finishes. No alteration to decorative features, fixtures, or finishes. Movement of modern kitchen units and stud wall in basement Removal of freestanding bath causing joist and ceiling flex and fitting of new stud partition wall in upper bathroom b) Minor Repairs to Render: Repair of small areas of external render where cracked or damaged, using traditional lime-based render to match the existing in composition, texture, and colour. c) Roof Slate Repairs: Replacement of dislodged, broken, or slipped slates using natural slates to match existing in size, colour, and appearance. No changes to the roof structure or design. d) Remedial Works to Boundary Wall: Repointing and minor repairs to existing stone/brick boundary wall using lime mortar to match existing in colour, texture, and composition. Replacement of damaged stones/bricks with reclaimed or matching materials. All works are proposed on a like-for-like basis and are intended solely to preserve and maintain the character and condition of the building. The building will be repaired and maintained externally on a like for like basis in terms of colours and materials and requires the foregoing periodic maintenance to protect and enhance the fabric of the building, roof and windows. Internally, works will be conducted to a modernised section of basement improving usable space and thermal efficiency and by removing the bath and enhancing the usable space in the bathroom will remove an existing stress load on the ceiling below which is showing deformation and movement as well as water damage which will be ameliorated by improvement to the flooring.

Total Applications: 239

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REPORT TO: PLANNING COMMITTEE**Date of Meeting: 4th August, 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

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 4th August, 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 (17/04/2025).

2. Recommendation:

- 2.1 Members are asked to note the report.

3. Appeal Decisions

- 3.1 [24/0820/FUL](#) **47-48 Sidwell Street, Duryard & St James's.** *Change of use from vacant restaurant and takeaway (Sui Generis Use Class) to 24/7 Adult Gaming Centre (Sui Generis Use Class).*

Planning Inspectorate Decision Issued: 22nd April, 2025.

Appeal allowed with conditions

Summary: The appeal was allowed as the Inspector found no substantive planning harm. The decision reinforces the need for clear evidence of harm, the appropriateness of AGCs in city centre locations, and the importance of distinguishing between planning and licensing matters.

Context and History: An appeal was made to the planning inspectorate for non-determination by Merkur Slots Ltd UK against Exeter City Council, before it was considered at the Council's planning committee. It was taken to the Planning Committee in January this year, and the Committee was asked to consider what decision it would have made if it were still within its remit to determine the application. As a result, the officer decision was overturned, and Councillors made a recommendation for refusal for the following reasons:-

The proposed development at 47-48 Sidwell Street is contrary to Exeter Local Plan First Review Policy S6 (Amusement Arcades) and the National Planning Policy Framework (NPPF) 2024, Paragraphs 92(b) and 96(c), for the following reasons:

1. The proposed development is located close to churches and schools, which are sensitive community facilities. Its nature and operation would adversely affect the amenity and functioning of these facilities.
2. The use is inappropriate for Sidwell Street, a mixed-use area with significant footfall from families, schoolchildren, and worshippers. It would harm the overall amenity and character of the area.

Site and Proposal: The site is a vacant commercial premises in the city centre, located in the secondary shopping area. The property was previously used as a restaurant and takeaway (Sui Generis Use Class). The area features a mix of land uses: shops, takeaways, public houses, betting shops, cinemas, and some other late-night and 24-hour operations. There are no other

Adult Gaming Centres (AGCs) in the immediate vicinity, but there are several betting shops nearby. The area is often busy, with both national chains and independent stores, and some empty units.

The proposed development was Change of use from vacant restaurant and takeaway (Sui Generis) to an Adult Gaming Centre (AGC) (Sui Generis). The AGC proposed would operate 24 hours a day 7 days a week. Noise mitigation measures were proposed, including ceiling insulation and upgraded exterior doors, as recommended in the submitted Noise Assessment. An Operational Management Plan was also included to address potential disturbance and security issues.

Main Material issues considered by the Inspector:

The effect of the proposal on the vitality and character of the area, including sensitive community facilities nearby (schools, churches, residential uses).

The impact on living conditions, particularly noise and disturbance.

Whether the proposal would create a healthy, safe, and inclusive environment.

Vitality and Character:

- The area is a busy city centre location with a mix of shops, takeaways, betting shops, and other late-night uses.
- The AGC would bring a vacant unit back into use, adding to the vitality of the area.
- There are no other AGCs nearby, and the proposal would not adversely affect the character or amenity of the area.

Noise and Disturbance:

- The site is in a mixed-use area where some noise is expected.
- A Noise Assessment showed no harmful levels of noise; the Council's Environmental Health Officer did not object, subject to mitigation measures.
- The Inspector was satisfied that, with conditions, noise impacts on nearby residents, schools, and churches would be acceptable.

Healthy, Safe and Inclusive Place:

- Despite local concerns about crime, disorder, and the presence of vulnerable groups nearby, the Inspector found no substantive evidence that the AGC would increase crime or harm public safety beyond existing conditions.
- The AGC would not serve alcohol and would have an operational management plan.
- The Inspector found no evidence that the use would increase crime or harm vulnerable groups; such matters are primarily addressed by the separate licensing regime.

Policy Compliance:

- The proposal complied with Local Plan Policy S6 and did not conflict with the National Planning Policy Framework (NPPF) regarding healthy, inclusive, and safe places.

Key Policy Outcomes:

- Policy S6 (Exeter Local Plan): The proposal did not breach policy objectives regarding amenity, noise, or proximity to sensitive uses.
- NPPF Paragraph 96: No evidence was found that the AGC would undermine community health or safety.
- No Marketing Requirement: There was no policy requirement to demonstrate that the existing use could not be retained.
- Licensing vs. Planning: Issues such as gambling addiction and protection of vulnerable groups are primarily matters for the licensing regime, not planning applications.

Learning for Future Decisions:

- **Evidence-Based Decisions:** Concerns about noise, amenity, or crime must be supported by substantive evidence.
- **City Centre Context:** In mixed-use city centre locations, a range of uses (including AGCs) may be acceptable, especially where there is already a vibrant evening and night-time economy.
- **Separation of Planning and Licensing:** Some concerns (e.g., gambling addiction, vulnerable groups) are more appropriately addressed through licensing rather than planning controls.
- **Re-use of Vacant Units:** Bringing empty premises back into use is a positive planning outcome, provided policy requirements are met.
- **Appropriate Use of Conditions to Mitigate Impacts:** Conditions are effective tools to manage noise and disturbance and should be clearly justified, precise, and enforceable. All conditions must pass the 6 tests (1: necessary; 2: relevant to planning; 3: relevant to the development to be permitted; 4: enforceable; 5; precise; and 6: reasonable in all other respects) [Use of planning conditions - GOV.UK](#)
- **Engagement with Community Concerns:** While community objections are important, they should be supported by evidence demonstrating harm relevant to planning considerations.
- **Policy Application and Interpretation:** Local policies (e.g., restricting amusement arcades near sensitive uses) must be interpreted in light of evidence and the specific circumstances of the site and proposal i.e. material considerations.

Conditions Imposed:

The Inspector found that three conditions would be necessary to grant planning approval:

- 1) Time limit for commencement: *The development hereby permitted shall begin not later than three years from the date of this decision.*
- 2) Compliance with submitted plans: *The development hereby permitted shall be carried out in accordance with the following drawings: Site Location Plan, Site Plan and Ground floor plan 894-PL-101 Rev01.*
- 3) Implementation of noise mitigation measures: *Prior to the commencement of the use hereby permitted the noise mitigation recommendations (Ceiling insulation and exterior door upgrades) and the Operational Management Plan of the submitted Noise Assessment (Report Reference: PR2001_189_FINAL) shall be implemented in full and maintained thereafter.*

In this case, the Council has not had costs claimed against them.

[Reference: APP/Y1110/W/24/3356281](#)

- 3.2 [23/1395/FUL](#) **Sydenham House, Blackboy Road, Newtown & St Leonards.** *Demolition of 5no garages and hardstanding and construction of 2no semi-detached 2 bed dwellings (C3 Use Class).*

Planning Inspectorate Decision Issued: 8th May, 2025.

Appeal Dismissed

< PLANNING OFFICER SUMMARY >

Reference: [APP/Y1110/W/24/3355392](#)

- 3.3 [24/0854/FUL](#) **Former Car Park to Globe Inn, Clifton House, Clifton Road, Newtown & St Leonards.** *Purpose built student accommodation containing 6 units on three floors.*

Planning Inspectorate Decision Issued: 19th May, 2025.

Prior to this application being submitted, the Council had already granted planning permission twice for residential developments on this site – two dwellings were consented under Ref. 21/1153/FUL in November 2022 and a block of five flats were approved in August 2023 (Ref. 23/0325/FUL). Except for the internal layout and some minor alterations to design details, the proposed building in this application was essentially the same as that presented in the 2023 scheme – the main difference was the fact that this would constitute Purpose-Built Student Accommodation. The Council therefore had no objections to the building itself. It refused planning permission for two reasons – i) the proposal would add to an existing overconcentration of student housing in the locality, with consequent harm to the character, balance and cohesion of the local community, and ii) poor amenity standards by virtue of inadequate internal space in the studios on the top floor and inadequate external amenity space for all residents.

The Inspector noted that, opposite the application site, 46% of properties in Portland Street are in student HMO use and that there is also Purpose-Built Student Accommodation (PBSA) block for 15 students in Lower Albert Street. “Taken together,” the Inspector wrote, “this creates a significant concentration of student accommodation in the immediate vicinity of the appeal site” (Paragraph 5). The Inspector pointed to the objections that have been received, which endorsed the view that the overconcentration of students in the area was having a harmful effect on the local community – in terms of noise and disturbance from students going out and returning late at night; increased demand for on-street parking during term time; a reduction in the availability of family accommodation; and issues with waste disposal. Whilst the Inspector accepted that the Council was not meeting its own target, of accommodating 75% or more of the additional student numbers arising from the growth of the university in PBSA, it was not considered that this factor should outweigh the identified harm on the local community. The Inspector concluded that the scheme was contrary to Save Policy H5 of the Exeter Local Plan, which seeks to prevent an overconcentration of student housing.

On the matter of standards of residential amenity, the Inspector agreed with the Council that two studio flats on the top floor would be unacceptably small – though noted that compliance with the Government’s Technical Housing Standards document, which provides minimum internal space thresholds, was not a development plan policy requirement. The overall effect would be exacerbated by an external amenity space of poor quantity and quality, which would not provide adequate living conditions for future occupants of the accommodation.

For these reasons, the Inspector dismissed the appeal.

Reference: [APP/Y1110/W/24/3356032](#)

- 3.4 [24/1172/PDCD](#) **32 Okehampton Street, St Thomas.** *Change of use of building to 5 self-contained flats (Prior Approval application using Class MA in Schedule 2, Part 3 of England's General Permitted Development Order 2015).*

Planning Inspectorate Decision Issued: 21st May, 2025.

Appeal Dismissed

The proposal relates to a warehouse building that is occupied by Whitton & Laing, an auctioneering business. The submitted application sought permission for a residential conversion to 5 flats using the Prior Approval route available under Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which relates to the change of use of buildings in Class E use (commercial, business and service) to Class C3 (dwellings).

The Council refused to grant Prior Approval because it did not accept that the building was in Class E use and therefore argued that this Prior Approval mechanism could not be used here. Class E of the Use Classes Order includes, amongst other things, "the display or retail sale of goods, other than hot food, principally to visiting members of the public". Therefore, to fall within Class E there must firstly be a use, or part use, of the premises for the display or sale of retail goods for sale. Secondly, the display or sale must be provided principally to visiting members of the public. However, the Council concluded that the primary use of the building was storage with ancillary auction events being held a small number of times a month. It was therefore considered that the lawful use of the building was Class B8.

The Inspector agreed with the Council that it had not been demonstrated that the building was in Class E use. The Inspector described a site visit where rooms were stacked with furniture, household goods, pictures, and other objects. Whilst it was clear that some items were labelled and laid out in a way that was consistent with auction lots, there were many other items that were stacked "in what appeared to be a haphazard manner" (Paragraph 8). The Inspector continued:-

"The statement indicates that there is a formal auction area on the first floor where the public sit in front of the auctioneer and formally bid on items stored in the building. Whilst I saw some short rows of chairs near a computer terminal, the chairs were covered in boxes of objects. It was not clear from the evidence if this was the auction area referred to. Moreover, from my visit, the layout of the rooms and their congested nature, meant that the routes for walking around the rooms were narrow and did not feel conducive to visiting members of the public viewing items in the rooms" (Paragraph 10).

As a result, the Inspector was not convinced that the use of the building is for the display or retail sale of goods, other than hot food, principally to visiting members of the public.

Subsections 9A and 9B of Article 3 of the General Permitted Development Order state that no development is authorised by Schedule 2 that does not comply with the provisions of the Government's Technical Housing Standards document from March 2015, as updated in May 2016. This sets out minimum space standards for new residential units. The Council calculated that only around 35% of the gross internal floor area in Apartment 1 would have a headroom height of at least 2.3 metres. The Government's minimum threshold is 75%. Consequently, the Council argued that the proposed development failed another key test that would make this Prior Approval route available to the applicant. The Inspector fell short of agreeing wholly with the Council but expressed uncertainty that at least 75% of the gross internal area would reach the minimum 2.3m ceiling height and stated that the application had not demonstrated compliance.

For these reasons, the Inspector dismissed the appeal.

Reference: APP/Y1110/W/24/3357761

- 3.5 **24/1381/ADV** Land Adj. Units 6-9 Alphinbrook Road, marsh Barton Trading Estate, Alphington. *Display of 1 no LED signboard (displaying static images).*

Planning Inspectorate Decision Issued: 2nd June, 2025.

Appeal Dismissed

The proposal relates to the installation of a freestanding digital advertisement display board. The screen would measure 6m wide by 3m tall. The base of the sign would be approximately 3m above ground level.

The Council refused the application because the digital display board would by reason of its size, position, level of illumination and design, result in an intrusive and harmful addition to the street scene to the detriment of the character and appearance and visual amenities of the area

The Inspector observed that the appeal site is a triangular grassed area close to the edge of the Marsh Barton trading estate, characterized by low-key and relatively unobtrusive advertising. In contrast, the proposed advertisement would be a digital screen of significant size which would undoubtedly appear as being unusually dominant and obtrusive in the street scene. The lack of any comparable advertisements nearby would mean that the screen would seem highly incongruous and out of place.

Additionally, the screen would harm the visual connection between the site and the adjacent Alphinbrook open space. The siting of a large advertisement screen on the appeal site would erode its verdant nature and would visually separate it from the open space behind, thereby resulting in harm.

For these reasons, the Inspector dismissed the appeal.

Reference: APP/Y1110/Z/25/3362313

- 3.6 **24/1392/FUL** 79 Wear Barton Road, Topsham. *Increased width of front dormer window.*

Planning Inspectorate Decision Issued: 16th June, 2025.

Appeal Dismissed.

< PLANNING OFFICER SUMMARY >

Reference: APP/Y1110/W/25/3362317

- 3.7 **24/0868/FUL** Morwenna, Alphington Road, St Thomas.

Change of use from 8 bedroom house in multiple occupation to 9 bedroom house in multiple occupation (sui generis use).

Planning Inspectorate Decision Issued: 30th June, 2025.

Appeal Dismissed.

In summary: The appeal was dismissed as the additional bedroom would have poor outlook, insufficient communal space was provided, and given the size of the front garden and the

absence of a detailed refuse and recycling management plan, the proposal would harm the Conservation Area.

Context and history

The site known as Morwenna has been refurbished and is currently an 8 bedroom HMO. The proposal to change a communal room on the ground floor to an additional bedroom was refused by the Council due to inadequate room sizes/internal space and outlook, the proposed additional resident would represent an overly intensive use of the building and would provide poor standards of residential amenity that would be detrimental to the well-being of occupiers, and would not enhance the character and appearance of the streetscene and Princes Square Conservation Area due to the potential need for further bin and bike storage.

Site and Proposal

The proposal is to change a communal room to an additional bedroom to create a nine person HMO. The applicant argued the communal room was not used, and due to a number of the bedrooms having small kitchenettes, the kitchen/dining space of 9sqm was adequate for residents. The proposal met HMO licensing standards due to bedrooms sizes and the kitchenette facilities provided in some rooms.

The site is located in the Princes Square Conservation Area.

Main Material issues considered by the inspector

The living conditions of occupiers of the building and the effect on the character and appearance of the Princes Square Conservation Area.

Living conditions

The window of the proposed bedroom would directly face a flank wall of the neighbouring property, which is a few metres away. The Inspector concluded that given the proximity to the flank wall, the appeal proposal would result in a poor level of outlook for occupiers of the proposed single bedroom.

The Inspector commented that the dining area would be relatively small, and part of the kitchen / dining area is also a circulation space, providing access to an existing bedroom and the proposed additional bedroom. As a result, the usable area as a kitchen / dining area would be smaller than what is suggested. Therefore, the appeal proposal would result in a cramped living environment adversely affecting the living conditions of occupiers. The licencing regime is separate to the planning system and holding an HMO licence does not mean that planning permission should be granted.

Conservation Area

The appeal site is within the Princes Square Conservation Area and the property contributes positively due to its architectural features.

Concerns were raised about inadequate refuse storage and the visual impact of bins and sheds in the front garden. The Inspector noted there is little information to demonstrate if additional wheelie bins are necessary, or if the existing storage is sufficient for the appeal proposal, nor any details of relocating the shed. The Inspector was not satisfied that arrangements could be reasonably achieved given that the front garden is small. The proposal would not preserve or enhance the character or appearance of the Conservation Area. The harm was considered less than substantial but not outweighed by public benefits of one bedroom.

Policy Compliance:

- Policy DG4: The proposal did not provide acceptable living conditions for its occupiers

- NPPF - Less than substantial harm to the conservation area. The public benefits do not outweigh the degree of harm identified.
- The proposal would conflict with Policy CP17 of the Core Strategy, and Policies H5 and DG1 of the Local Plan
- No harm to the setting of nearby Listed Buildings

Key Policy Outcomes

- NPPF on heritage assets and Local Plan Policy DG4 were the main considerations
- Limited mention of Local Plan policies H5, C1 and C2

Learning for Future Decisions

- Licensing and planning standards are different, and planning can reach a different decision to licensing on space standards
- Outlook for new bedrooms should be assessed
- Adequate communal space is required
- The impact of bin and bike storage on the streetscene/Conservation Area can be considered. Details of feasible waste and cycle storage should be provided.

Reference: [APP/Y1110/W/24/3356808](#)

- 3.8 [24/0123/FUL](#) **396 Topsham Road, Priory.** *New dwelling to the rear of 396 Topsham Road with associated car parking and landscaping.*

Planning Inspectorate Decision Issued: 2nd July, 2025.

Appeal Dismissed.

In summary:

The appeal was dismissed as the proposals would be harmful to the character and appearance of the area. It was further judged that the proposals would harm the living conditions for both the occupiers of No.394 and 396. The level of harm was judged to be significant.

Context and history

Number 396 has been subject to numerous pre-application enquiries and submitted applications since 1989 involving either new builds and/or the subdivision of the existing building. All of which have either been refused or issues/concerns have been raised at the pre-application stage.

Site and Proposal

The proposal was for a 6 bedroom detached dwelling over 2.5 storeys with integral garage, gardens and an access driveway which would run adjacent to the southeastern elevation of No.396 Topsham Road. The dwelling was proposed to have a painted render exterior finish, slate roof, grey fenestration and a small amount of timber clad detailing.

Main Material issues considered by the inspector

- Impact on the character and appearance of the area.
- Impact upon the living conditions of the occupiers of 394 Topsham Road with particular regard to privacy and outlook.
- Impact upon the living conditions of the occupiers of 396 Topsham Road with particular regard to privacy, outlook, noise, disturbance and light pollution.

Policy Compliance:

- The proposals would conflict with policy CP17 of the Exeter Core Strategy and Local Plan policy DG1 as the proposed development does not promote good design and local distinctiveness.
- Policy DG4: The proposal did not protect the amenity of the occupiers of both No.394 and 396.

Key Policy Outcomes

- Core Strategy CP17 and Local Plan Policy DG4 were the main considerations
- Limited mention of Local Plan policy DG1.

Learning for Future Decisions

- Impact upon the host dwelling of any backland development.
- Lack of a 5-year housing land supply should not be used to justify proposals harmful to the area and upon neighbouring amenity.
- The impact of noise, disturbance and light pollution associated with vehicular movement must be carefully assessed.

Reference: [APP/Y1110/W/24/3358070](#)

- 3.9 [24/0989/FUL](#) **23 Lucas Avenue, Newtown & St Leonards.** *Change of use from dwelling house C3 to small HMO C4*

Planning Inspectorate Decision Issued: 7th July, 2025.

Appeal Dismissed.

In summary

The appeal was dismissed as the proposals would add to the overconcentration of HMOs in the immediate area which would likely erode social cohesion and add to the known community imbalance of the area.

Context and history

The application site has not been subject to previous applications but is located within the Council's Article 4 Student area and has a known overconcentration of HMOs. The Council's HMO SPD identifies that a Council Tax exemption rate of 20% as an indication of community imbalance. Between 2012 and 2022 Lucas Avenue had an exemption rate of around 25%, well above the threshold.

Site and Proposal

The existing dwelling has been used by the owner's son and 2 friends while at university. The proposal was for the change of use from a C3 dwelling to a C4 3 person HMO.

Main Material issues considered by the inspector

- Whether the change of use was appropriate considering the number of HMOs in the area.

Policy Compliance:

- The proposals would conflict with the Council's 'Homes of Multiple Occupants' Supplementary Planning Document, policy CP17 of the Exeter Core Strategy and Local Plan policies H5 and DG4, as the proposed use would add to the

overconcentration of HMOs in the area which would negatively impact the social cohesion and further imbalance the local community.

Key Policy Outcomes

- Local Plan policy H5 and the HMO SPD were the main considerations.
- Limited mention of Local Plan policy DG4.

Learning for Future Decisions

- Should not judge all HMOs by their current state and ownership as this can change.
- The HMO SPD and using council tax exemptions is an expected way of judging whether new HMOs would create issues for local communities.
- The poor physical condition of a building, carparking requirements and the management of waste/recycling is a known common issue with such a use of a building. A copy of the decision is attached.

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

- 3.10 [24/1220/FUL](#) **8 Shelley Close, Alphington.** *Detached double garage to the front of property (Retrospective).*

Planning Inspectorate Decision Issued: 11th July, 2025.

Appeal Dismissed.

In summary:

The appeal was dismissed as it causes harm to the host property and the character and appearance of the area.

Context and history:

Following a previous approval for a replacement garage, a larger garage was constructed on site, and retrospective planning consent was sought. The application was refused as the application was considered overdevelopment, and present an unsympathetic and unduly prominent form of development that would be detrimental to the character and appearance of the street scene and the local townscape.

Site and Proposal:

8 Shelley Close is a semi-detached dwelling set back from the highway, situated at the end of a cul-de-sac. At the front of the property, separated by a large driveway, sits a double garage positioned at the edge of the highway and perpendicular to the house. This garage is directly adjacent to a neighbouring single garage. The proposal is for a double garage.

Main Material issues considered by the inspector:

The main issue is the effect of the garage on the character and appearance of the host property and the surrounding area.

The Inspector said the garage is noticeably taller than the previously approved scheme. Combined with its prominent location, close to the highway, the excessive height of the garage results in a visually incongruous and unduly dominant addition within the street scene which detracts from its surroundings. Due to its height, the garage also lacks subservience to

the host dwelling, by appearing excessive in size when viewed against the overall scale and proportions of no 8.

Nearby properties incorporate elements of render, brick is the primary material within the immediate vicinity. The proposal to finish the development primarily in white render, combined with its excessive height, would highlight further the building's incongruity.

Policy Compliance:

The proposal would conflict with Objectives 8 and 9, and Policy CP17 of Core Strategy, as well as Local Plan Policies DG1 (b), (f), (g), and (h) as the proposal causes significant harm to the host property and the character and appearance of the surrounding area.

Key Policy Outcomes:

The Inspector's main consideration related to design policies, which seek to protect and enhance the character and townscape of the city, to promote local distinctiveness through excellent design, and to ensure that height and massing are appropriate to the surrounding townscape, reinforcing Exeter's urban character.

Learning for Future Decisions:

It is important to consider the topography of the area (The development sits on lower ground than the neighbouring garage and yet is distinctly taller. The topography only exacerbates the excessive scale of the development, making it appear unusually large and more prominent within the area).

The Inspector did not consider the potential future use of the garage, despite the fenestration changes and the inclusion of insulation and drainage.

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

4. New Appeals

- 4.1 **[25/0038/FUL](#) Coppins, The Poplars, Pinhoe.** *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.*

Planning Inspectorate Start Date: 24th April, 2025.

[Reference: APP/Y1110/D/25/3364318](#)

- 4.2 **[24/0944/LPD](#) 64 Danes Road, Duryard & St James's.** *Change of use from large HMO up to 8 persons to large HMO up to 9 persons (sui generis use).*

Planning Inspectorate Start Date: 1st May, 2025.

[Reference: APP/Y1110/X/25/3363506](#)

- 4.3 **[25/0319/FUL](#) 24 Carlton Road, St Loyes.** *Demolition of garage and erection of a two-storey side extension.*

Planning Inspectorate Start Date: 22nd May, 2025.

[Reference: APP/Y1110/D/25/3365328](#)

- 4.4 [25/0147/FUL](#) **65 Parkway, Alphington.** *Two storey extension replacing detached double garage.*
- Planning Inspectorate Start Date:** 27th May, 2025.
- Reference:** [APP/Y1110/D/25/3365842](#)
- 4.5 [24/1195/VOC](#) **Land North East of 371 Topsham Road, Priory.** *Development comprising change of use to golf driving range including construction of an 8 bay and 2 training bay facility incorporating equipment store and car park (Variation of condition 2 of 21/1676/FUL to change the surface material of the car park from grasscrete or similar to recycled plastic cell gravel).*
- Planning Inspectorate Start Date:** 9th June, 2025.
- Reference:** [APP/Y1110/W/25/3365204](#)
- 4.6 [25/0266/FUL](#) **44 Sandford Walk, Newtown & St Leonards.** *Temporary change of use from dwellinghouse (C3 use) to House in Multiple Occupation for four people (C4 use).*
- Planning Inspectorate Start Date:** 10th June, 2025.
- Reference:** [APP/Y1110/W/25/3366435](#)
- 4.7 [25/0132/LPD](#) **2 St Bernards Close, St Davids.** *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.*
- Planning Inspectorate Start Date:** 17th June, 2025.
- Reference:** [APP/Y1110/X/25/3366537](#)
- 4.8 [25/0376/FUL](#) **3 Garden Close, St Loyes.** *First floor extension to side elevation of dwelling house.*
- Planning Inspectorate Start Date:** 20th June, 2025
- Reference:** [APP/Y1110/D/25/3367611](#)
- 4.9 [24/0714/FUL](#) **Greencroft, Streatham Rise, Duryard & St James's.** *Detached garage/office building, including solar panels on roof, in rear garden*
- Planning Inspectorate Start Date:** 17th June, 2025
- Reference:** [APP/Y1110/D/25/3369310](#)

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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