

All Planning Decisions Made and Withdrawn Applications between 16/07/2025 and 28/08/2025

Alphington

Delegated Decision

Application Number: 25/0698/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 28/07/2025
Location Address: 14 Silverton Road Exeter EX2 8DG	
Proposal: Detached building for the purpose of valeting vehicles	

Delegated Decision

Application Number: 25/0768/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 12/08/2025
Location Address: 26 Smith Field Road Exeter EX2 8YD	
Proposal: T1 - Oak: Crown lift one low north facing branch growing over the neighbours garden by, to gain a clearance above ground level of 5 metres.. Max diameter cut size of 6cm.Crown lift the east/south east facing crown from the neighbours drive to gain a clearance above ground level of 4.5 metres (max cut size of 6cm). This will clear the growth from the telephone lines.Remove the central epicormic growth growing up and along the main structural stems/branches. This will thin the centre of the tree by no more than 15%.Reasons: To clear the telephone lines, and create lighter conditions to the garden and drive. The pruning is not excessive enough to adversely effect the vigour, and health of the tree.	

Delegated Decision

Application Number: 25/0789/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 19/08/2025
Location Address: Formerly Grahams Builders Merchants Alphinbrook Road Marsh Barton Trading Estate Exeter EX2 8RF	
Proposal: Change of use from builders' merchants (sui generis) to storage (Class B8), alterations to building including re-cladding of walls, new entrances on north and west elevations and removal of existing windows and rooflights, installation of gates and boundary treatment, new bicycle parking enclosure and vehicle parking layout	

Delegated Decision

Application Number: 25/0807/VOC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 19/08/2025
Location Address: 2 Woodville Road Exeter EX2 8JW	
Proposal: Variation of condition two (drawings) of planning permission 22/1683/FUL (Rear infill extension; change to roof style, granted 01/02/2023), including change of material, the position of the windows and doors, and increase in height (retrospective).	

Delegated Decision

Application Number: 25/0922/CAT Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 22/08/2025
Location Address: Little Johns Lodge Dunsford Road Exeter EX2 9PW
Proposal: Removal of 1 poplar tree in the back garden of the property. Little Johns Lodge has 4 large trees in the back garden on the border of the neighbouring property and Perridge Close. 1 of these trees is a large poplar which is marked in red below. The poplar tree is causing damage in the following areas: 1. Damage from tree roots throughout our garden and potentially into the property. 2. Damage from tree roots to the neighbours driveway. 3. Damage from tree roots to the road surface on Perridge Close causing the need for a costly resurface. 4. There is a large hollow in the tree (facing into our garden) which causes us concern over the stability of the tree.

Delegated Decision

Application Number: 25/0963/TPO Delegation Briefing:
Decision Type: Permitted Date: 22/08/2025
Location Address: Alphington Cross Store Alphington Road Exeter
Proposal: Works description South East Boundary - Woodland as per report G006. Cut back all growth along property boundary leaving 2m clearance. Reduce all trees along property boundary leaving 3m clearance. T11 Fell sycamore to ground level. Fell all dead trees with a DBH of 200mm or less. All works to be carried out in accordance with BS 3998:2010 Tree Work Recommendations. Remove all cut material from site and return to a Teign Trees depot for recycling. The area will be left safe, clean, and tidy on completion.

Duryard And St James**Delegated Decision**

Application Number: 25/0154/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 26/08/2025
Location Address: 1 The Quadrangle Horseguards Exeter EX4 4UX
Proposal: Enlarge and replace window in south elevation and insert 2 no. rooflights.

Delegated Decision

Application Number: 25/0155/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 26/08/2025
Location Address: 1 The Quadrangle Horseguards Exeter EX4 4UX
Proposal: Enlarge and replace window in south elevation and insert 2 no. rooflights.

Delegated Decision			
Application Number:	25/0369/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/08/2025
Location Address:	3 Belvidere Road Exeter EX4 4RU		
Proposal:	Construction of two-storey side extension and alterations to exterior of existing house.		
Delegated Decision			
Application Number:	25/0389/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/07/2025
Location Address:	1 Patricia Close Exeter EX4 4RT		
Proposal:	Two storey side extension.		
Delegated Decision			
Application Number:	25/0518/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/07/2025
Location Address:	14 Highcross Road Exeter EX4 4NP		
Proposal:	Construction of outbuilding to replace existing garage.		
Delegated Decision			
Application Number:	25/0565/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	24/07/2025
Location Address:	Clydesdale Nash And Birks Grange Village Halls Of Residence University Of Exeter Lower Argyll Road Exeter		
Proposal:	Discharge conditions 7 (Construction Environmental Method Statement), 8 (Construction Traffic Management Plan), 20 (Waste Audit Statement) and 24 (Construction Method Statement) of planning permission 20/1684/OUT - Outline planning application to build student accommodation and ancillary amenity facilities (up to a maximum of 49,821 sq. metres) and external alterations and refurbishment of Birks Grange Village Blocks A-E; with associated infrastructure, demolition of existing buildings and landscaping (All Matters Reserved).		
Delegated Decision			
Application Number:	25/0687/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	18/07/2025
Location Address:	Pennsylvania House Higher Duryard Pennsylvania Road Exeter EX4 5BQ		
Proposal:	T1 Oak. Cut back lateral spread over garden of No.2 Argyll Road by approx 1m to previous reduction points.		

Delegated Decision

Application Number:	25/0699/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	22/07/2025
Location Address:	Harrison Building North Park Road Exeter EX4 4QF		
Proposal:	Submission of details as required by conditions 3 (construction management) & 6 (tree planting details) of consent 25/0144/FUL (Demolition of existing water tower and relocation of nearby gas cylinders to the north of Harrison Building to facilitate the construction of a new building).		

Delegated Decision

Application Number:	25/0704/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	18/07/2025
Location Address:	4 Kingfisher Drive Exeter EX4 4SN		
Proposal:	TREE PRESERVATION ORDER 386 (Kingfisher Drive, Exeter) 2005Area G3Request for lifting the crown to 3 metres from ground level on the following trees Tree marked No. 1 (on sketch) Turkey Oak with a trunk diameter of approximately 75 cmsLocated approximately 15.24 metres from the rear boundary and 75 cms from the West boundary of the property and 20 metres from the property. Branches below head height.Trees marked No. 2 and 3 are small English Oaks both with trunk diameters of approximately 25 cmsLocated approximately 10,668 metres from the rear boundary and 7.925 metres and 3.048 metres respectively from the East boundary of the property and are 22 metres from the property. Both are approximately 24 years old and have branches below head height. Permission is sought to lift the crowns of these 3 trees as many of the branches have now sagged below head height and there is a risk of injury.The relevant trees are highlighted on the sketch of the Area G3, of the garden. Also attached in a sketch of the entire rear garden and surrounding area. I have tied stripes of cream material, for identification, around the 3 trees in this application.		

Delegated Decision

Application Number:	25/0736/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	18/07/2025
Location Address:	3 Patricia Close Exeter EX4 4RT		
Proposal:	T1 - Horse chestnut tree - Prune back the lowest lateral branch by approximately 2 metres. Maximum diameter cut size of 7-9cm. Natural target pruning carried out, and parent stem greater than third diameter of pruning cut size.Reasons: The overhang from this tree over 3 Patricia close comes from this lowest limb. All other growth does not overhang. It has created dark conditions in the bedding areas of the rear garden. In comparison to the overall size of the the tree it is a reasonably small area, and pruning is deemed acceptable. It will not adversely affect the vigour, health, and general aesthetics.		

Delegated Decision			
Application Number:	25/0845/DIS	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/08/2025
Location Address:	Structures And Building Materials Laboratory North Park Road Streatham Campus University Of Exeter Exeter		
Proposal:	A Biodiversity Net Gain Plan is being provided in line with paragraph 13 of Schedule 7a to the Town and Country Planning Act 1990.		
Delegated Decision			
Application Number:	25/0861/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/08/2025
Location Address:	1 Edgerton Park Road Exeter EX4 6DD		
Proposal:	Bay tree, Laurus nobles, in front garden of 1 Edgerton Park Road.We wish to reduce it to approximately 2.5m in height x 2m		
Delegated Decision			
Application Number:	25/0864/VOC	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/08/2025
Location Address:	51 Argyll Road Exeter EX4 4RX		
Proposal:	Variation of Condition 2 of the previously approved: 24/0861/FUL Date of Decision: 20/09/2024THE REAR EXTENSION HAS INCREASED BY 350MM DUE TO BUILDER ERROR		
Delegated Decision			
Application Number:	25/0867/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/08/2025
Location Address:	69 Oxford Road Exeter EX4 6QX		
Proposal:	TPO 501 lime tree, sitting on the boundary between 69 Oxford Road, and property 15 St James Road, (which is the property in which the tree is registered). Reduce the height by 20% and also trim back the branch overhanging garden of 69 Oxford Road.The tree had work done in December 2019, reducing the height by 20% and taking an overhanging limb off. I was extremely pleased with the work as the shape of the tree afterwards was fantastic, and re-shaped from a terrible earlier job which left a L shaped chunk out of one side (this wasn't work I had commissioned.) Since then the tree has grown hugely again and needs similar work to reduce the height by 20% and also trim back the branch overhang of my garden, which is now almost the whole width and inhibits rainfall on my garden vegetable area. The tree surgeon has visited, given me his professional opinion and a quote for the work - he said that the re-growth formed from the previous pruning is inherently weaker than established branches, and can fail in strong winds - which is a concern as the south westerlies can be really strong and the tree is very close to Well Street, along with my own property, garage, shed etc.		

Delegated Decision			
Application Number:	25/0868/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/08/2025
Location Address:	101B Pennsylvania Road Exeter EX4 6DT		
Proposal:	Tree No T1. Species Turkey Oak Recommendations Fell Work Priority 2		
Delegated Decision			
Application Number:	25/0881/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/08/2025
Location Address:	44 Thornton Hill Exeter EX4 4NS		
Proposal:	Replacement of the existing garage with a brick single-storey garage		
Delegated Decision			
Application Number:	25/0943/DEM	Delegation Briefing:	
Decision Type:	Prior Approval Required and Granted	Date:	25/07/2025
Location Address:	Clydesdale Nash And Birks Grange Village Halls Of Residence University Of Exeter Lower Argyll Road Exeter		
Proposal:	Prior approval for the demolition of building at West Park, University of Exeter.		
Delegated Decision			
Application Number:	25/1034/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/08/2025
Location Address:	13 Allington Mead Exeter EX4 5AP		
Proposal:	Amended window positions to North and East elevations (amendment to consent 25/0348/FUL).		
Delegated Decision			
Application Number:	25/1085/DIS	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/08/2025
Location Address:	28 Argyll Road Exeter EX4 4RY		
Proposal:	Submission of details of external materials as required by condition 3 of consent 24/0567/VOC.		
Delegated Decision			
Application Number:	25/1140/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	21/08/2025
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 (brick details updated from 25/0292/DIS).		

Heavitree

Delegated Decision

Application Number: 24/1521/FUL Delegation Briefing: 24/06/2025
Decision Type: Permitted Date: 05/08/2025
Location Address: Scout Association South Lawn Terrace Exeter EX1 2SN
Proposal: Demolition of existing building and construction of two storey replacement Scout Hut with associated landscaping works.

Delegated Decision

Application Number: 25/0566/NMA Delegation Briefing:
Decision Type: Permitted Date: 19/08/2025
Location Address: 14 Homefield Road Exeter EX1 2QU
Proposal: Non-material amendment sought to planning permission Ref. 25/0186/FUL granted 30 April 2025 to marginally enlarge rear extension and reduce size of garage (garden area to increase).

Delegated Decision

Application Number: 25/0706/FUL Delegation Briefing:
Decision Type: Permitted Date: 21/07/2025
Location Address: 5 North Avenue Exeter EX1 2DU
Proposal: Single storey rear extension, alteration to existing single storey roof on side elevation from pitched to a flat roof and additional pergolas and external shading.

Delegated Decision

Application Number: 25/0752/FUL Delegation Briefing:
Decision Type: Permitted Date: 18/08/2025
Location Address: 5 Binford Close Exeter EX1 3JZ
Proposal: Single storey side and rear extensions and replacement cladding on ground floor walls of original dwelling

Delegated Decision

Application Number: 25/0788/FUL Delegation Briefing:
Decision Type: Permitted Date: 06/08/2025
Location Address: Public Conveniences Hamlin Lane Exeter
Proposal: Change of use from public conveniences (sui generis) to uses falling within Use Class E and external alterations

Delegated Decision

Application Number: 25/0814/LBC Delegation Briefing:
Decision Type: Permitted Date: 01/08/2025
Location Address: 14 Mont Le Grand Exeter EX1 2PD
Proposal: Replacement of patio window/doors previously approved under 19/0023/LBC

Delegated Decision

Application Number:	25/0878/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/08/2025
Location Address:	Flat 2 4 Regents Park Exeter EX1 2NU		
Proposal:	Coppice Silver Birch which has significant regrowth from the base graft plant. We believe that coppicing will allow the ornamental birch to flourish. Our chief concern is that currently the regrowth of the base graft plant is interfering with BT telephone lines and the garage roof. Arborist recommended: 1.5m off roof. Coppice the main stem at about 3m. Cutback 0.5m any branches near BT wires.		

Delegated Decision

Application Number:	25/0923/NMA	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	30/07/2025
Location Address:	105 Chard Road Exeter EX1 3AS		
Proposal:	Change to the internal layout to allow enlarged commercial unit (amendment of consent 22/0163/FUL)		

Mincinglake And Whipton**Delegated Decision**

Application Number:	25/0847/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/08/2025
Location Address:	Whipton Barton Junior School Hill Lane Exeter EX1 3JP		
Proposal:	Replacement of approx. 160m of brick retaining wall with a concrete sleeper retaining wall and 2.4m high security fence.		

Delegated Decision

Application Number:	25/0914/TPO	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	22/08/2025
Location Address:	Bridge House Harrington Lane Exeter EX4 8QQ		
Proposal:	The client has expressed concerns regarding the structural integrity of the trees and the potential risk of failure, which could impact the property. G1- Sycamores- Make new Pollard 15 metres from ground level		

Newtown And St Leonards**Delegated Decision**

Application Number:	25/0048/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/07/2025
Location Address:	Sydenham House Blackboy Road Exeter EX4 6SX		
Proposal:	Demolition of a block of 5 garages and hardstanding, and erection of a detached 2-storey dwelling and associated works.		

Delegated Decision			
Application Number:	25/0382/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/08/2025
Location Address:	Gairloch Hensleigh Drive Exeter EX2 4NZ		
Proposal:	Demolition of existing dwelling and construction of self-build replacement dwelling and garage with associated landscaping.		
Delegated Decision			
Application Number:	25/0558/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/07/2025
Location Address:	84 Magdalen Road Exeter EX2 4TT		
Proposal:	Single storey rear extension.		
Delegated Decision			
Application Number:	25/0656/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	18/07/2025
Location Address:	1 Jennifer Close Exeter EX2 4RB		
Proposal:	Proposed hip to gable roof extension and rear box dormer window. Single storey side extension. Part two-storey and part single storey rear extension with raised patio. Demolition of garage. Erection of detached garage.		
Delegated Decision			
Application Number:	25/0693/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/08/2025
Location Address:	45 Portland Street Exeter EX1 2EG		
Proposal:	Construction of replacement two-storey rear extension.		
Delegated Decision			
Application Number:	25/0763/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	08/08/2025
Location Address:	6 Matford Lane Exeter EX2 4PS		
Proposal:	Demolition of existing bungalow and garage and replacement with detached bungalow (self-build), including rooms in the roof, garage in front garden, outbuilding in rear garden, and associated landscaping		

Delegated Decision

Application Number:	25/0787/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	18/07/2025
Location Address:	Mortimer House Grendon Road Exeter		
Proposal:	<p>Conservation Area Application Justification Tree and Hedge Works Site Location: Mortimer House, Grendon Road, Exeter EX1 2NL We are submitting this application to carry out essential tree and hedge works within a designated Conservation Area. The proposed works are necessary to maintain safe highway clearance, ensure the ongoing management of boundary hedging, and establish a sustainable pollarding regime for long-term canopy management. A summary of the works and justifications is provided below:</p> <p>Mixed Species Roadside Hedge Reduce height by approximately 1.50 metres or to match the height of the adjacent privet hedge. Trim both sides hard back to previous pruning points and shape to maintain uniformity and containment. Justification: Routine maintenance to prevent encroachment onto the highway and maintain a formal boundary structure in keeping with the adjacent hedging.</p> <p>Ivy Growth Cut back hard to the fence boundary line. Justification: Prevent excessive overgrowth onto neighbouring property and restore clear boundary demarcation.</p> <p>Lawson Cypress, Yew & Holly (x1 each) Crown lift secondary and sub-lateral branches to achieve a uniform clearance of approximately 5.5 metres from road level to foliage tips. Justification: Necessary to comply with statutory highway clearance requirements and ensure pedestrian and vehicular access is unimpeded.</p> <p>Multi-Stemmed Viburnum Reduce height to align with the adjacent hedge line and trim/prune all round hard back to shape. Justification: Maintain proportion, limit dominance of the shrub, and preserve visual amenity through structured pruning.</p> <p>Holm Oak Pollard to establish primary pollard points at a height of approximately 4.50 metres from ground level. Final cuts will form a balanced candelabra framework to support future re-growth. Justification: Introduce a long-term management cycle to control size, reduce shading impact, and ensure structural integrity in a manner sympathetic to species habit and site constraints.</p>		

Delegated Decision

Application Number:	25/0803/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/07/2025
Location Address:	Flat 4 18 Magdalen Road Exeter EX2 4TD		
Proposal:	Replace two windows on front elevation (first floor flat) with new windows of similar design UPVC wood effect windows.		

Delegated Decision

Application Number:	25/0825/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/08/2025
Location Address:	6 The Quadrant Exeter EX2 4LE		
Proposal:	Crown reduction on T1 magnolia tree in rear garden to reduce height down by 1.0 to 1.5 meters back to previous pruned points from 2001.		

Delegated Decision			
Application Number:	25/0860/TPO	Delegation Briefing:	
Decision Type:	Split Decision	Date:	20/08/2025
Location Address:	Glencoe Lyndhurst Road Exeter EX2 4PA		
Proposal:	T1 - Lawson cypress: Reduce in height by 4metres. Top cuts will be 6-8 inch diameter.Reasons - Evidence in the form of an attached photo demonstrating that the three main stems are co-dominant. The resulting inclusions will lead in lateral forces (through girth expansion) undermining the unions to a point where failure of stem/s is likely in the future. The proposed reduction will alleviate this risk (taking weight from the crown), although it may be necessary in the future to make a separate application for the removal of the central stem.T2 - Beech: Prune back one lateral branch (arising at 5metres on the main stem, and growing towards the building as per the attached photo) by 1.5 metres. Crown lift the lower growth growing over the bedding areas and lawn by 1.5 metres. Nothing overhanging the rear property will be pruned.- Max cut size of 2 inch diameter. Third order growth only to be pruned.Reasons - to increase light to the beds by carrying out minor pruning ie without adversely affecting the vigour of the tree, and keeping cut size to a minimum to reduce the risk of pathogens invading wounds.		
Delegated Decision			
Application Number:	25/0865/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/08/2025
Location Address:	4 Matford Lane Exeter EX2 4PS		
Proposal:	Magnolia- (T1)Crown reduction on magnolia tree to maintain / reduce risk of overhang to neighbouring property and maintain root clearances from buildings. Small laurels (T2) - 4no. 2.5m high, removal due to risk of root penetration on sewerBay tree at rear of property (T3) removal or significant reduction - there is evidence of a damaged and partially removed concrete boundary post where the tree growth has damaged the post The same tree also has medium sized branches growing against the rear brick wall and this will need attention in the immediate future to prevent damage to the wall and further damage along the boundary		
Delegated Decision			
Application Number:	25/0884/DIS	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/07/2025
Location Address:	18 Matford Avenue Exeter EX2 4PW		
Proposal:	Submission of drainage details as required by condition 5 of planning consent reference 24/1499/FUL.		
Delegated Decision			
Application Number:	25/0927/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/08/2025
Location Address:	8 Marlborough Road Exeter EX2 4TJ		
Proposal:	T1 - Leylandii: FellT2 - Contorted Willow: Reduce in height by 2.5 metres, and reshape the lateral growth by up to 1 metre, leaving a balanced form.		

Delegated Decision			
Application Number:	25/0996/CTY	Delegation Briefing:	
Decision Type:	Raise Objections	Date:	14/08/2025
Location Address:	County Hall Topsham Road Exeter EX2 4QD		
Proposal:	New application DCC/4439/2025, Variation of Condition 6 of planning permission DCC/4335/2023 (Demolition of single storey office buildings, (associated steps and paths) known as Matford Offices. The footprint of the buildings and associated steps and paths to be returned to grass) to extend the implementation period of the landscaping scheme from two years to five years. at Chief Executive's Directorate, Devon County Council, County Hall Topsham Road, EXETER, EX2 4QD		
Delegated Decision			
Application Number:	25/1120/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/08/2025
Location Address:	Belmont House Silver Lane Exeter EX4 6SQ		
Proposal:	Felling of an ash tree. And shrubbery works. Ash tree is claimed to suffer dieback disease.		
Pennsylvania			
Delegated Decision			
Application Number:	25/0494/FUL	Delegation Briefing:	08/07/2025
Decision Type:	Permitted	Date:	05/08/2025
Location Address:	165 Mincinglake Road Exeter EX4 7DS		
Proposal:	Replacement outbuilding in rear garden.		
Delegated Decision			
Application Number:	25/0541/NMA	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	19/07/2025
Location Address:	The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter EX4 7AE		
Proposal:	Non-material amendment to planning permission 22/0037/VOC to amend the wording of condition 28 from "Prior to the first occupation or use..." to "Within six months of the first occupation or use..." and condition 29 from "Prior to the first occupation or use..." to "Prior to the first occupation of phase 1...", in order to allow the occupation of phases 2 and 3 before the completion of the works required by the conditions.		
Delegated Decision			
Application Number:	25/0579/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	04/08/2025
Location Address:	170 Pennsylvania Road Exeter EX4 6DX		
Proposal:	Discharge of condition 3 (cycle parking) of 24/0359/FUL		

Delegated Decision			
Application Number:	25/0649/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/08/2025
Location Address:	102 Union Road Exeter EX4 6HT		
Proposal:	House in multiple occupation for 6 people (C4 use) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/0682/LED	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/07/2025
Location Address:	112 Monks Road Exeter EX4 7BQ		
Proposal:	House in multiple occupation for 4 people (C4 use) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/0779/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	05/08/2025
Location Address:	24 Sylvan Road Exeter EX4 6EU		
Proposal:	House in multiple occupation for six people (C4 use) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/0792/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	22/07/2025
Location Address:	47 St Johns Road Exeter EX1 2HR		
Proposal:	House in multiple occupation for five people (C4 use) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/0805/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/08/2025
Location Address:	Roman Hill Pennsylvania Road Exeter EX4 5BN		
Proposal:	Side first floor extension over garage. Replacement of existing conservatory with an extension connected to the kitchen and internal refurbishment. The roof will be replaced with slate tiles to match the proposed extension and the existing windows would be replaced. Solar PV panels would be installed to the South Elevation, External Wall insulation added to the whole house and install Air Heat Source Pump.		
Delegated Decision			
Application Number:	25/0824/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	26/08/2025
Location Address:	9 Pinhoe Road Exeter EX4 7HR		
Proposal:	House in Multiple Occupation for four people (C4 use) (Certificate of lawfulness of existing use)		

Delegated Decision			
Application Number:	25/0836/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/08/2025
Location Address:	4 And 5 Pennsylvania Park Exeter EX4 6HB		
Proposal:	REMOVAL OF EXISTING TREES NUMBERED T2, T3 AND T4.THE TREES NUMBERED ARE NOT COVERED BY TPO REGULATIONS.THEY ARE HOWEVER LOCATED WITHIN THE CONSERVATION AREA NOTED.READ IN CONJUNCTION WITH LAYOUT PLANS AL(9-)01 AND AL(9-)200.		
Delegated Decision			
Application Number:	25/0894/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	28/08/2025
Location Address:	36 Armstrong Avenue Exeter EX4 5DJ		
Proposal:	Balustrade to existing flat roof on rear extension to create balcony at first floor level		
Delegated Decision			
Application Number:	25/0983/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	22/08/2025
Location Address:	35 Monkswell Road Exeter EX4 7AX		
Proposal:	Use of property as House in Multiple Occupation (HMO) (Class C4)		
Pinhoe			
Delegated Decision			
Application Number:	21/0206/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	21/07/2025
Location Address:	Street Record Pinn Lane Exeter Devon		
Proposal:	Part discharge of Conditions 21 (pedestrian/cycle path - Pinn Lane) and 22 (pedestrian/cycle link to Pinn Lane) of PP. 17/1320/FUL - Construction of 62 dwellings with associated public open space, infrastructure and landscaping. (Revised)		
Delegated Decision			
Application Number:	22/0341/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	21/07/2025
Location Address:	Sandrock Nursery Gipsy Hill Lane Exeter Devon EX1 3RP		
Proposal:	Discharge condition 26 (Detailed Landscaping Scheme) of permission ref. 17/1320/FUL - Construction of 62 dwellings with associated public open space, infrastructure and landscaping. (Revised)		

Delegated Decision			
Application Number:	25/0476/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/07/2025
Location Address:	1 Pulling Road Exeter EX4 8PA		
Proposal:	Single storey side and rear extension.		
Delegated Decision			
Application Number:	25/0482/PMI	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/07/2025
Location Address:	Pound Park Pinncourt Lane Exeter EX1 3TG		
Proposal:	Permission in Principle - development of up to 2no. new dwellings.		
Delegated Decision			
Application Number:	25/0538/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/08/2025
Location Address:	Gadeon House Grenadier Road Exeter EX1 3UT		
Proposal:	Alterations to doors at lower ground and louvres at ground floor and extract chimney to elevation and roof.		
Delegated Decision			
Application Number:	25/0641/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/07/2025
Location Address:	25 Grasslands Drive Exeter EX1 3QR		
Proposal:	East elevation, side extension with dual pitch roof and 2x roof lights.		
Delegated Decision			
Application Number:	25/0915/DIS	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/08/2025
Location Address:	4 Pinnbridge Court Old Pinn Lane Exeter EX1 3RT		
Proposal:	Submission of drainage details as required by condition 4 of consent reference 25/0101/FUL.		
Delegated Decision			
Application Number:	25/1022/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/08/2025
Location Address:	1 Thursby Walk Exeter EX4 8FD		
Proposal:	G001 - Lime & Sycamore - Laterally reduce the Southern side of the lime trees to produce a minimum of a 3 meters lateral clearance between branch tips and the adjacent residential building.Laterally reduce the East side of the sycamore to ensure a minimum of 4 meters lateral clearance between branch tips and the adjacent residential building.T001 - Ash - Remove and replace with a small leave lime		

Priory

Delegated Decision

Application Number:	24/1537/OUT	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	21/08/2025
Location Address:	Ansteys Orchard Rutherford Street Exeter EX2 5GZ		
Proposal:	Outline application for use of land for residential development for 5 dwellings including access (all matters relating to scale, layout, external appearance and landscaping reserved for future consideration)		

Delegated Decision

Application Number:	25/0197/FUL	Delegation Briefing:	22/07/2025
Decision Type:	Permitted	Date:	11/08/2025
Location Address:	King George V Playing Fields Topsham Road Exeter		
Proposal:	Refurbishment and extension of sports pavilion/changing rooms, provision of full-size 3G artificial grass football pitch with floodlighting, 2 fenced play-zone facilities, upgrading of 2 existing tennis courts to form 3 floodlit covered padel courts, improvements and extensions to car parking, new cycleway and footpath access from Bridge Road, new and enhanced footways/cycleways within site and provision of new trees, orchards and associated landscape enhancements		

Delegated Decision

Application Number:	25/0228/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	22/07/2025
Location Address:	Wonford Inn 17 Wonford Street Exeter EX2 5DL		
Proposal:	Demolition of existing buildings. Proposed apartment block comprising 9 no. residential units plus amenity space, bin store, cycle store and all associated development		

Delegated Decision

Application Number:	25/0554/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/08/2025
Location Address:	386 Topsham Road Exeter EX2 6HE		
Proposal:	Two storey rear extension and external alterations.		

Delegated Decision

Application Number:	25/0670/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/08/2025
Location Address:	63 Southbrook Road Exeter EX2 6JF		
Proposal:	Replacement single storey rear extension		

Delegated Decision			
Application Number:	25/1134/PDPV	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	28/08/2025
Location Address:	29 Veysey Close Exeter EX2 6AS		
Proposal:	INVALID WRONG ADDRESS GIVEN: Determination of whether prior approval is required for PV installation of x147 470W panels, totaling 69.09kW on a non-domestic roof.		
St Davids			
Delegated Decision			
Application Number:	23/0412/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/08/2025
Location Address:	Land Adjacent To 4 Dinham Road Exeter Devon EX4 4EE		
Proposal:	Change of use of open space to private garden and construction of masonry boundary wall with timber gate (Part Retrospective Application).		
Delegated Decision			
Application Number:	25/0531/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/08/2025
Location Address:	11 Richmond Court St Davids Exeter EX4 3RA		
Proposal:	Remove door and replace with new wall and window.		
Delegated Decision			
Application Number:	25/0615/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/07/2025
Location Address:	Flat 4 Sydney Place Alphington Street Exeter EX2 8AR		
Proposal:	Alterations to the internal layout of flat 4, 1 Sydney Place, Exeter. The demolition of non-structural, non-original, internal stud walls to amalgamate flats 3 and 4 to create a single flat 3.		
Delegated Decision			
Application Number:	25/0616/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/07/2025
Location Address:	Flat 4 Sydney Place Alphington Street Exeter EX2 8AR		
Proposal:	Alterations the internal layout of flat 4, 1 Sydney Place, Exeter. The demolition of non-structural, non-original, internal stud walls to amalgamate flats 3 and 4 to create a single flat 3.		
Delegated Decision			
Application Number:	25/0681/FUL	Delegation Briefing:	05/08/2025
Decision Type:	Permitted	Date:	21/08/2025
Location Address:	6 Lucky Lane Exeter EX2 4UJ		
Proposal:	Replacement timber-framed windows with aluminium-framed equivalents to all elevations.		

Delegated Decision			
Application Number:	25/0715/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/08/2025
Location Address:	The Palace Palace Gate Exeter EX1 1HY		
Proposal:	Restore blocked up windows. Replacement of external render finish and internal wall repairs. Replacement of metal frame single glazed windows with double glazed timber casement windows.		
Delegated Decision			
Application Number:	25/0716/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/07/2025
Location Address:	Exeter College Further Education Hele Road Exeter EX4 4JS		
Proposal:	Works required are following the tree Ref numbers and recommendations from the tree survey shown in Tree Condition Survey-Actionable Defect-Exeter College document.		
Delegated Decision			
Application Number:	25/0719/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	28/07/2025
Location Address:	Flat 5 La Chine House 56 St Davids Hill Exeter EX4 4DX		
Proposal:	Discharge Condition 4 of 25/0291/FUL relating to providing replacement windows detailing. Glazing bars - Planitherm total clear 16mm white bars. Image attached for reference. Glazing - Clear 24mm D/G Unit Glass as advertised on woodenwindows.com. Means of fixing - Flexistrip & Silfix U9 to be used. Specifications attached in documents. Frame - Painted white pine Trentham Stormproof with white trickle vents. Specifications attached. Sill - 70mm white pine cill. Specifications attached. Depth of reveal - Specifications attached.		
Delegated Decision			
Application Number:	25/0761/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	22/07/2025
Location Address:	14 Eldertree Gardens Exeter EX4 4DE		
Proposal:	House in multiple occupation for four people (C4 use) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/0793/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	22/07/2025
Location Address:	74 Bonhay Road Exeter EX4 4BL		
Proposal:	House in multiple occupation for five people (C4 use) (Certificate of lawfulness of existing use)		

Delegated Decision			
Application Number:	25/0804/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/07/2025
Location Address:	Maclaines Warehouse Haven Road Exeter EX2 8GR		
Proposal:	G1. Two x Hornbeam. Crown lift to 3m from ground level. Trim lateral branches by up to 1m to shape where needed, (max cut diameter 20mm)		
Delegated Decision			
Application Number:	25/0837/PD	Delegation Briefing:	
Decision Type:	Prior Approval Required and Refused	Date:	08/08/2025
Location Address:	2 West Street Exeter EX1 1BA		
Proposal:	Application for determination as to whether prior approval will be required for the change of use from commercial (Class E) to a mixed use comprised of commercial space and 2no. self-contained flats.		
Delegated Decision			
Application Number:	25/0874/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/08/2025
Location Address:	Lower Ground Floor Keble House Southernhay Gardens Exeter EX1 1NT		
Proposal:	Change of use of the lower ground floor from nursery (Class E) to office (Class E)		
Delegated Decision			
Application Number:	25/0892/MPS	Delegation Briefing:	
Decision Type:	Pre-Application Advice Given	Date:	24/07/2025
Location Address:	Manor Court Dixs Field Exeter EX1 1UP		
Proposal:	Scoping Request - Prior Approval for the change of use of the existing commercial building (use class e) to 25 no residential dwellings (use class c3) under class ma of part 3, schedule 2 of the town and country planning (general permitted development) (England) order 2015.		
St Loyes			
Delegated Decision			
Application Number:	25/0201/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/07/2025
Location Address:	Unit 9 Rydon Lane Retail Park Digby Road Exeter EX2 7HX		
Proposal:	Installation of 3no internally illuminated fascia signs, 3no Colonel bucket signs and 1no bucket outline and 5no vinyl graphics.		

Delegated Decision			
Application Number:	25/0449/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	12/08/2025
Location Address:	Land Adjacent To Sidmouth Road At Nelson Way Access To Ringswell Park.		
Proposal:	Erection of new dwelling		
Delegated Decision			
Application Number:	25/0636/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	21/07/2025
Location Address:	39 Warwick Road Exeter EX1 3HB		
Proposal:	Ground floor side extension and installation of new windows at rear of property.		
Delegated Decision			
Application Number:	25/0767/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/07/2025
Location Address:	Tesco Stores Ltd Russell Way Exeter EX2 7EZ		
Proposal:	Installation of one internally illuminated yellow "golden arch".		
Delegated Decision			
Application Number:	25/0791/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/08/2025
Location Address:	90 Quarry Lane Exeter EX2 5PP		
Proposal:	Replace the adjoining front porch and garage flat roof with a pitched roof, insert new UPVC front door, 1x east elevation window, and metal roller garage door.		
Delegated Decision			
Application Number:	25/0926/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/08/2025
Location Address:	25 Etonhurst Close Exeter EX2 7QZ		
Proposal:	T1 - Lime tree - Crown lift from the small enclosed garden by 2 metres. Remove the epicormic growth on the lower part of the mains stem. Pruning cuts of 6-9cm diameter.Reasons - to increase light to the garden. The tree has previously been pruned in this fashion, so regrowth only will be removed. The work will not effect the overall form, balance, and vigour of the tree; the pruning work will be minimal.		

Delegated Decision			
Application Number:	25/0945/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/08/2025
Location Address:	1 Oval Green Exeter EX2 5UJ		
Proposal:	The addition of 15 photovoltaic panels on the south east (rear) elevation of the main roof of the house, with a wall-mounted external solar battery on the north east (side) elevation of the existing garage, and addition of a surface-mounted meter box on the south west (side) elevation of the ground floor toilet room.		
Delegated Decision			
Application Number:	25/1004/NMA	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	30/07/2025
Location Address:	Unit 4 Ulysses Park Heron Road Exeter EX2 7LL		
Proposal:	Two proposed parking spaces for visitors and associated landscaping at the front of the building (amendment of consent 23/0499/FUL)		
St Thomas			
Delegated Decision			
Application Number:	25/0210/FUL	Delegation Briefing:	
Decision Type:	Withdrawn Returned (unlikely to be det.)	Date:	28/07/2025
Location Address:	3 Crawford Gardens Exeter EX2 8HQ		
Proposal:	We would like to do Pergola Vista in behind my house in order to avoid rain, leaves, dirtDimensions is 4.5 x 6 meters. The height is 3 meters.Materials are wood and corrugated roofing sheets.		
Delegated Decision			
Application Number:	25/0471/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/07/2025
Location Address:	9 Kerswill Road Exeter EX4 1NY		
Proposal:	Installation of air source heat pump to rear of property.		
Delegated Decision			
Application Number:	25/0501/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/08/2025
Location Address:	St Thomas Primary School Union Street Exeter EX2 9BB		
Proposal:	1.8m high fencing on existing wall on north east boundary, and replacement gates 3.4m high.		

Delegated Decision			
Application Number:	25/0561/CONR	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/08/2025
Location Address:	63 Cowick Street Exeter EX4 1HW		
Proposal:	Removal of condition 19 (loading bay) and variation of condition two (drawings) of planning permission 16/1189/FUL (Mixed use development comprising of commercial floorspace (A1, A2 or D1 uses), 6 self contained residential flats, 5 courtyard/ mews houses, parking and associated works, granted 20/10/2017)		
Delegated Decision			
Application Number:	25/0591/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/07/2025
Location Address:	13 St Thomas Centre Exeter EX4 1DF		
Proposal:	Change of use of ground floor from Use Class E to Sui Generis (betting office), external alternations, installation of 3no. replacement AC units and 2no. satellite dishes to rear elevation.		
Delegated Decision			
Application Number:	25/0671/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	18/07/2025
Location Address:	Barley Lane School Barley Lane Exeter EX4 1TA		
Proposal:	T1 - Scott's pine - reduce lowest lateral limb on eastern side over road by 2.5m - tree opposite no.44 - a tree with a similar sized limb failed recently and the people living opposite the school have flagged this to the land owner - by carrying out this work the wind/weight loading will be significantly reduced G1 - 3 X dead sycamore - section fell to ground level - trees are dead - located close to pine to be reduced T2 - Hawthorne - remove - small diameter tree looks to be snapped at base and growing out of bank over pathway and near to entrance of school		
Delegated Decision			
Application Number:	25/0677/PDCD	Delegation Briefing:	
Decision Type:	Prior Approval Required and Refused	Date:	21/07/2025
Location Address:	Units 18 And 19 St Thomas Shopping Centre Exeter EX4 1AJ		
Proposal:	Application to determine whether prior approval will be required for a change of use from commercial business and service (Use Class E) to create four self-contained flats at first-floor level (Use Class C3)		
Delegated Decision			
Application Number:	25/0685/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/08/2025
Location Address:	58 Alphington Road Exeter EX2 8HU		
Proposal:	Replacement of existing door and window to front elevation with new window only		

Delegated Decision			
Application Number:	25/0686/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/08/2025
Location Address:	58 Alphington Road Exeter EX2 8HU		
Proposal:	Replacement of existing door and window to front elevation with window only		
Delegated Decision			
Application Number:	25/0694/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/07/2025
Location Address:	Units 18 And 19 St Thomas Shopping Centre Exeter EX4 1DG		
Proposal:	New shopfront on existing retail unit.		
Delegated Decision			
Application Number:	25/0720/PDCD	Delegation Briefing:	
Decision Type:	Prior Approval Required and Refused	Date:	06/08/2025
Location Address:	13 St Thomas Centre Exeter EX4 1DF		
Proposal:	Application to determine if prior approval will be required for conversion of the first floor to create three self-contained flats.		
Delegated Decision			
Application Number:	25/0735/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/08/2025
Location Address:	Barley Lane School Barley Lane Exeter EX4 1TA		
Proposal:	RHS Boundaryx1 Sycamore reduce three limbs back behind boundary fenceYew (Group)Cut back to boundary fenceReduce the group of yew and sycamore encroaching on to the garden of number 32 Eton Walk, to reduce heavy shading, and leaf litter in garden.Additional Information: Sycamore (x1): Reduce three lateral limbs overhanging the boundary by up to 3m metres to bring them back behind the boundary fence, making pruning cuts no greater than 75mm in diameter.Yew (Group): Trim all lateral growth back to the boundary fence line to achieve full clearance, maintaining a natural shape where possible.Yew and Sycamore (Group adjacent to 32 Eton Walk): Reduce lateral growth overhanging the garden by up to 3 metres to alleviate heavy shading and leaf litter, ensuring at least 4 metres of canopy spread remains from the main stems, and making pruning cuts no greater than 75mm in diameter.		
Delegated Decision			
Application Number:	25/0750/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/08/2025
Location Address:	2 Princes Square Exeter EX2 9AN		
Proposal:	Single storey rear extension		

Delegated Decision			
Application Number:	25/0780/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/08/2025
Location Address:	105 Wardrew Road Exeter EX4 1EZ		
Proposal:	Single storey rear extension.		
Delegated Decision			
Application Number:	25/0785/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/08/2025
Location Address:	47 Regent Street Exeter EX2 9EH		
Proposal:	Replacement rear single storey extension.		
Delegated Decision			
Application Number:	25/0801/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	31/07/2025
Location Address:	57 Cowick Street Exeter EX4 1HR		
Proposal:	Change of use of existing dwellings at 57 & 57a Cowick St (from Use Class C3 to Use Class C2a), including internal and external alterations and two storey extension to 57a Cowick Street.		
Delegated Decision			
Application Number:	25/0802/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	31/07/2025
Location Address:	57 Cowick Street Exeter EX4 1HR		
Proposal:	Change of use of existing dwellings at 57 & 57a Cowick St (from Use Class C3 to Use Class C2a), including internal and external alterations and two storey extension to 57a Cowick Street.		

Delegated Decision

Application Number: 25/0813/TPO Delegation Briefing:

Decision Type: Permitted Date: 18/07/2025

Location Address: 30 Eton Walk Exeter EX4 1FD

Proposal: T1 1x Copper Beech - Crown lift secondary & sub lateral branch growth, to provide a clearance of approximately 4.50 metres between ground level and foliage tips, to achieve the desired vertical clearance above the garden area. Pruning cuts shall not exceed 100 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 The proposed crown lift is intended to provide improved vertical clearance over the domestic garden area while preserving the trees health, structure, and visual amenity. This is a minor but necessary intervention to achieve the following: Safe clearance for garden use: The current low-hanging branches restrict access and use of the garden beneath the canopy. Raising the crown by selectively removing secondary and sub-lateral growth to a height of approximately 4.50 metres will provide sufficient clearance for safe movement and recreational use of the space. Maintenance of tree health and form: The works are limited to the removal of minor growth only. No primary branches will be affected, and all pruning cuts will be made in accordance with BS 3998:2010 Tree Work Recommendations, targeting suitable growth points and avoiding excessive wounding. All cuts will not exceed 100mm in diameter, ensuring minimal physiological impact on the tree. Preservation of amenity value: The proposed crown lift is sympathetic and restrained, maintaining the trees natural form and character within the landscape. The works will retain foliar density and the integrity of the canopy, ensuring the tree continues to contribute to the visual amenity of the property and surrounding area.

Delegated Decision

Application Number: 25/0985/CAT Delegation Briefing:

Decision Type: Permitted Date: 24/07/2025

Location Address: Pincas Gardens Pleasure Ground Pincas Road Exeter

Proposal: Job 82057 - Crataegus prunifolia - Pincas Gardens Pleasure Ground - In advanced decline with 20% remaining live crown, overhangs highway, footpath and property. Fell to ground level. Remove arising debris. 10 ops hours

Delegated Decision

Application Number: 25/1093/DIS Delegation Briefing:

Decision Type: Permitted Date: 20/08/2025

Location Address: 13 St Thomas Centre Exeter EX4 1DF

Proposal: Submission of shopfront details as required by condition 6 of consent 25/0591/FUL

Topsham

Delegated Decision

Application Number: 23/1507/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 12/08/2025
Location Address: Retreat Boatyard The Retreat Drive Topsham EX3 0LS
Proposal: Redevelop boatyard including erection of retail/office unit, repair shop and workshop for vessels, with associated works including PV panels.

Delegated Decision

Application Number: 23/1508/LBC Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 11/08/2025
Location Address: Retreat Boatyard The Retreat Drive Topsham EX3 0LS
Proposal: Redevelop boatyard including erection of retail/office unit, repair shop and workshop for vessels, with associated works including PV panels.

Delegated Decision

Application Number: 24/0599/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 08/08/2025
Location Address: 34 The Strand Topsham EX3 0AY
Proposal: External works to the verandah, internal works, alterations, and structural repairs throughout, and works associated with conversion of the Coach House to an annexe.

Delegated Decision

Application Number: 25/0355/FUL Delegation Briefing:
Decision Type: Permitted Date: 18/07/2025
Location Address: 2 Higher Riverdale Exe Street Topsham EX3 0JL
Proposal: Construction of dormer in existing roof space.

Delegated Decision

Application Number: 25/0410/LBC Delegation Briefing:
Decision Type: Permitted Date: 21/08/2025
Location Address: 9 Ferry Road Topsham EX3 0JN
Proposal: Replacement of 4no sash windows and 3no casement windows to rear and side elevations.

Delegated Decision

Application Number: 25/0571/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/07/2025
Location Address: 24 Elm Grove Road Topsham Exeter EX3 0EQ
Proposal: Replacement and enlargement of front and rear dormer windows to existing roof, new attached enclosed carport in front garden and decking to rear and side

Delegated Decision			
Application Number:	25/0614/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	18/07/2025
Location Address:	5 Tresillian Cottages Topsham EX3 0BD		
Proposal:	Erection of a lean-to timber shed in the front garden along the boundary with the neighbouring property.		
Delegated Decision			
Application Number:	25/0662/TPO	Delegation Briefing:	
Decision Type:	Split Decision	Date:	08/08/2025
Location Address:	17 Strawberry Lane Topsham Exeter EX2 7TS		
Proposal:	T1 London Plane Limbs overhanging the rear fence of 17 strawberry lane,Reduce the lateral spread of the eastern edge of the canopy by up to 4 meters back to suitable side branches to leave a following shape		
Delegated Decision			
Application Number:	25/0707/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/08/2025
Location Address:	7 Station Road Topsham EX3 0DT		
Proposal:	Removal of damaged bay window and replacement with matching fenestration in line with external wall.		
Delegated Decision			
Application Number:	25/0713/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/07/2025
Location Address:	2 Mount Howe Topsham EX3 0BG		
Proposal:	Convert First-Floor Bedroom into Proposed Bathroom.		
Delegated Decision			
Application Number:	25/0741/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/07/2025
Location Address:	2 Elm Grove Road Topsham Exeter EX3 0BW		
Proposal:	Silver birch tree SB - side branch overhanging neighbouring garage roof.There is evidence of dead wood with woodworm in the branch overhanging the neighbours garage. There is risk of this branch breaking off with damage to neighbouring property with high winds. Permission for sawing off of side branch at fence level requested.Conifer tree CON outgrowing its gravel bed and overhanging paved garden path, encroaching on magnolia tree. Felling of conifer tree requested.		

Delegated Decision			
Application Number:	25/0757/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	05/08/2025
Location Address:	The Lodge Grove Hill Topsham EX3 0EG		
Proposal:	Discharge of Condition 3 of 24/0632/FUL pre-commencement relating to the provision of Arboricultural Method Statement and Tree Protection Plan		
Delegated Decision			
Application Number:	25/0758/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	05/08/2025
Location Address:	The Lodge Grove Hill Topsham EX3 0EG		
Proposal:	Discharge of condition 3 relating to the previously approved 24/0633/LBC Pre-Commencement relating to the provision of Arboricultural Method Statement and Tree Protection Plan		
Delegated Decision			
Application Number:	25/0838/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/08/2025
Location Address:	Middleten Station Road Topsham EX3 0DS		
Proposal:	T1 Willow. Trim back to previous cuts. this tree gets trimmed every 3 to 4 years . last done in 2021		
Delegated Decision			
Application Number:	25/0839/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/08/2025
Location Address:	4 Exeter Road Topsham EX3 0LZ		
Proposal:	T1 Lawsons cypress. Fell . as can be seen from the photo this tree is dying . my client would like to replace it with another tree as soon as possible to maintain privacy from neighbours		
Delegated Decision			
Application Number:	25/0882/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/08/2025
Location Address:	Mansard Parkfield Road Topsham EX3 0ET		
Proposal:	Removal of 3 Hazel on a bank which are poor specimens and which limit views from the study and detract from the garden landscape. The bank on which the hazel are planted was formed from subsoill when an extension was built about 40 years ago. As a cosequence the Hazel are poor specimens, being prone to drought and may yet die back. The Hazel are not visible to others, as in agreement with the neighbours, a boundary hedge has been planted and it now is taller than the Hazel bushes. To compensate for the loss of the Hazel it is planned that at least 4 Hazel or other native species will be planted in the replanting area shown on the plan.		

Delegated Decision			
Application Number:	25/0890/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/08/2025
Location Address:	Garden Reach The Retreat Drive Topsham EX3 0LS		
Proposal:	T4 - CherrySuggested Works: Reduce height by 3 metres with a Maximum Diameter of Cuts (MDC) of 50mm. Reduce south aspect by 3 metres, MDC 50mm. T5 - OakSuggested Works: Southern Stem to be reduced in height and on southern aspect by 1-1.5 metres, approximately to previous pruning points. MDC 25mm. Low eastern limb arising at 4 metres above ground level to be reduced by 2 metres, MDC 50mm (ensuring minimum clearance from house of 2.5 metres). Northern stem to be reduced in height and to shape by 1 metre, MDC 25mm. Remove major hazardous deadwood. T6 - OakSuggested Works: Crown reduce by 2 metres, MDC 25mm. Reduce low south eastern limb arising at 8 metres above ground level by 2 metres, MDC 50mm. Remove major hazardous deadwood. Rationale: The above works are proposed as part of the reasonable and responsible maintenance of these large garden trees. All of the specified works are considered to be arboriculturally appropriate and will have minimal impact on the trees' physiological processes.		
Delegated Decision			
Application Number:	25/0908/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/08/2025
Location Address:	42 Fore Street Topsham EX3 0HU		
Proposal:	The installation of two stainless steel inlay signs, each measuring 400mm x 400mm, on the front west elevation.		
Delegated Decision			
Application Number:	25/0912/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/08/2025
Location Address:	42 Fore Street Topsham EX3 0HU		
Proposal:	The installation of two stainless steel inlay signs, each measuring 400mm x 400mm, on the front west elevation.		
Delegated Decision			
Application Number:	25/0935/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	22/07/2025
Location Address:	32 Elm Grove Road Topsham Exeter EX3 0EQ		
Proposal:	Internal Alterations to Lower Ground Floor of Residential Dwelling		
Delegated Decision			
Application Number:	25/0986/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/08/2025
Location Address:	Recreation Ground Ferry Road Topsham		
Proposal:	Job 82047 - Aesculus hippocastanum - Topsham Recreation Ground - Fell remove tree. 2 ops days, 1 month priority		

Delegated Decision			
Application Number:	25/1039/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	06/08/2025
Location Address:	23 High Street Topsham EX3 0ED		
Proposal:	Discharge of Condition 4 of Planning Permission Ref. 25/0597/FUL, granted 4 July 2025, relating to biodiversity enhancement		
Delegated Decision			
Application Number:	25/1121/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	27/08/2025
Location Address:	4 Elm Grove Road Topsham Exeter EX3 0BW		
Proposal:	Installation of PV panels on the flat roof of a single storey extension to a detached house.		
Total Applications: 142			