

**All Planning Decisions Made and Withdrawn Applications
between 25/09/2025 and 30/10/2025**

Alphington

Delegated Decision

Application Number:	25/0642/CATEX	Delegation Briefing:	
Decision Type:	Conservation Area Trees Exempt	Date:	26/09/2025
Location Address:	Goshawk Perridge Close Exeter EX2 9PX		
Proposal:	5 Day Notification - Dead Tree Conservation Area Remove a dead horse chestnut tree located in the rear garden of Goshawk, Perridge Close, Exeter which is located in a conservation area. The tree has no foliage and is completely rotten throughout the base.		

Delegated Decision

Application Number:	25/0889/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/09/2025
Location Address:	39 Alphington Road Exeter EX2 8HP		
Proposal:	Addition of rear dormer, rooflights to front and side elevations, and permeable parking area to front.		

Delegated Decision

Application Number:	25/0900/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/10/2025
Location Address:	Alphington Sports Club The Chronicles Church Road Alphington Exeter EX2 8SW		
Proposal:	Single storey extensions to the club house.		

Delegated Decision

Application Number:	25/0982/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	14/10/2025
Location Address:	105 Cowick Lane Exeter EX2 9HG		
Proposal:	Two storey side extension.		

Delegated Decision

Application Number:	25/1117/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	14/10/2025
Location Address:	12 Greenway Exeter EX2 9NY		
Proposal:	Demolish conservatory and construct a single storey rear extension.		

Delegated Decision			
Application Number:	25/1146/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/10/2025
Location Address:	Suite 2 The Barbican Centre Lustleigh Close Marsh Barton Trading Estate Exeter EX2 8PW		
Proposal:	Change of use to Part Class E (Commercial, Business and Service) and Part Sui Generis (Car Sales/ Valeting Area), overcladding of building, insertion of new windows and increase in parking area.		
Delegated Decision			
Application Number:	25/1155/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/10/2025
Location Address:	Former Grahams Builders Merchants Alphinbrook Road Marsh Barton Trading Estate Exeter EX2 8RF		
Proposal:	Installation of twenty external self-storage units to the west of the building (Class B8 use).		
Delegated Decision			
Application Number:	25/1170/VOC	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/10/2025
Location Address:	2 Church Road Alphington Exeter EX2 8SB		
Proposal:	Variation of condition 2 of the previously approved 24/0495/FUL on the 12th July 2024 to incorporate a redesigned roof and materials. Block and General Arrangements, Elevations and Design Access and Heritage Statement to be changed.		
Delegated Decision			
Application Number:	25/1218/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	07/10/2025
Location Address:	Double Locks Hotel Canal Banks Exeter EX2 6LT		
Proposal:	Discharge of Condition 3 of Planning Permission Ref. 24/1159/FUL, granted 2 September 2025, relating to Biodiversity Net Gain		
Delegated Decision			
Application Number:	25/1244/ADV	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	09/10/2025
Location Address:	Alphington Junction/ A30/ A377 Roundabout Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		

Delegated Decision			
Application Number:	25/1246/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Yeoford Way/ Matford Way/ Silverton Road Roundabout Matford Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1247/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Bad Homburg Way/ Yeoford Way/ Matford Park Road Roundabout Matford Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1251/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	The Briars Nursing Home Crabb Lane Exeter EX2 9JD		
Proposal:	Holly (T1) - FellReason - Tree in terminal decline with sparse leaf area.Group of 4 Ash (T7) - FellReason - late stage Ash Die BackAsh (T9) - FellReason - late stage Ash Die BackGroup of 2 Ash (T10) -FellReason - late stage Ash Die Back		
Delegated Decision			
Application Number:	25/1396/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	23/10/2025
Location Address:	Grahams Builders Merchants Alphinbrook Road Marsh Barton Trading Estate Exeter EX2 8RF		
Proposal:	Discharge of Condition 3, on Planning Permission Ref. 25/0789/FUL, dated 19 August 2025, relating to materials		
Delegated Decision			
Application Number:	25/1448/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	23/10/2025
Location Address:	1 Matford Park Road Exeter EX2 8ED		
Proposal:	Painting of sections of the exterior of the building		
Duryard And St James			
Delegated Decision			
Application Number:	25/0450/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/09/2025
Location Address:	Pixton Wrefords Lane Exeter EX4 5BR		
Proposal:	Demolition of garage. Erection of 2-bedroom detached annexe and associated works.		

Delegated Decision			
Application Number:	25/0944/LPD	Delegation Briefing:	
Decision Type:	Was not lawful use	Date:	16/10/2025
Location Address:	3 Rosewood Terrace Exeter EX4 6JE		
Proposal:	Change of use from dwelling (C3 use) to House in Multiple Occupation for three residents (C4 use)		
Delegated Decision			
Application Number:	25/1065/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	1 Culverland Close Exeter EX4 6HR		
Proposal:	T1 - Holm Oak tree: Prune back the lateral growth only that overhangs the rear garden of No 2 Culverland close. This will be between 0.75-1 metre in length, and will consist of re-growth only (from the pruning cuts made the last time the tree was pruned) .Diameter cuts no greater than 3 cm.- The lowest branch arising from the main stem at approx. 5 metres above ground level, (and is closest to the top of the bowling club roof), will be pruned back to the previous growth points. this will remove again 0.75-1metre of regrowth, with 3 cm diameter cuts.Reasons: The Neighbours at No. 2 would like to maximise the light entering their back garden. Removing any more than the re-growth will severely affect the form, health and vigour of the tree. So I have recommended here to prune back to the growth points, minimising the cut size, and so decreasing the risk of infection.		
Delegated Decision			
Application Number:	25/1094/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/10/2025
Location Address:	43 Victoria Street Exeter EX4 6JQ		
Proposal:	Ground floor rear extension		
Delegated Decision			
Application Number:	25/1141/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	13 New North Road Exeter EX4 4HF		
Proposal:	T1 Twisted Willow to reduce all over by approximately 2M and to prevent it becoming a problem for the footpath and road in the future. I have attached pictures below.		

Delegated Decision			
Application Number:	25/1157/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	14 Highcross Road Exeter EX4 4NP		
Proposal:	1x Olive tree - Remove 3x lowest branches that are heavily encroaching onto the garage, and prune back to the main stem. Crown lift the remaining lower canopy to achieve a minimum of 2m clearance above ground level. Reduce height by approximately 1m back to suitable growth points. Reduce remaining canopy to create a natural shape.All arising material shall be removed from site and returned to our premises for recycling.Justification The tree is beginning to outgrow its growing space and take over the small garden. Low branches are also heavily encroaching onto the properties garage.		
Delegated Decision			
Application Number:	25/1159/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	Collinson Taddyforde Estate Exeter EX4 4AT		
Proposal:	T1 - Bay: Reduce in height by 3 metres, and reshape the crown by 2 metres		
Delegated Decision			
Application Number:	25/1186/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	Thomas Hall Cowley Bridge Road Exeter EX4 5AD		
Proposal:	T4 & T5 - Ash, Pollard. Infected with hymenosyphus f. been monitoring for 4 years, significant decline, less than 25% foliage remaining		
Delegated Decision			
Application Number:	25/1212/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	14 Powderham Crescent Exeter EX4 6DA		
Proposal:	T1- Prunus- Fell to ground level and remove all arisings		
Delegated Decision			
Application Number:	25/1216/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	Melvyn Taddyforde Estate Exeter EX4 4AT		
Proposal:	T1 - Sycamore- Remove the stem leaning over the road, SSW facing towards 'The Chalet'. The stem has a 36cm cut, and arises from the main stem at 10 feet high.- Reduce the height of the remaining tree by 4 metres, with topping cuts of approximately 15cm diameter. Shorten back all lateral branches by up to 2metres (approx. 9cm diameter cut size)- crown lift overhanging the roadside to 5.2metres above ground level.		

Delegated Decision

Application Number:	25/1474/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	28/10/2025
Location Address:	Pixton Wrefords Lane Exeter EX4 5BR		
Proposal:	Discharge of Condition 6 (drainage) of application 25/0450/FUL (Demolition of garage. Erection of 2-bedroom detached annexe and associated works), approved 25.09.25 to approve foul and surface water drainage details		

Exwick**Delegated Decision**

Application Number:	25/0964/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/09/2025
Location Address:	Land At Redhills Exwick Lane Exeter		
Proposal:	One double sided totem sign, one freestanding sign, and four flag poles with flags		

Delegated Decision

Application Number:	25/1046/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	6 Burrator Drive Exeter EX4 2EN		
Proposal:	Replace conservatory with a enlarged rear extension.		

Delegated Decision

Application Number:	25/1194/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	205 Exwick Road Exeter EX4 2AU		
Proposal:	Front Garden Area of 205, Exwick Road (Roadside)T1 -1x Mature Japanese Pagoda Tree (Sophora Japonica) - Part Crown Reduce the eastern aspect of the tree (which overhangs the road) by removing approx. 2.0 metres from branch tips while retaining the main framework & shape of the crown & therefore a high proportion of the foliage bearing structure. Reduce the lowest southerly & Northern lateral branch (above Exwick Road) by removing approximately 2.0 metres from branch tips from 13.0 metres to approximately 11.0 metres. 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.The proposed works are required to manage the size and spread of the mature Japanese Pagoda Tree (Sophora japonica) in order to maintain safe clearance above Exwick Road and to reduce the risk of branch encroachment into the highway. The selective crown reduction to the eastern aspect and targeted reduction of the lowest lateral branches will alleviate excessive overhang, improve highway safety for vehicles and pedestrians, and lessen the risk of damage to high-sided vehicles.The extent of reduction has been carefully specified to retain the trees main framework and natural shape, while preserving a high proportion of the foliage-bearing structure. The works are therefore considered necessary for safety and management reasons, whilst being proportionate and sympathetic to the health, form, and long-term retention of the tree.		

Heavitree**Delegated Decision**

Application Number:	25/0795/TPOEX	Delegation Briefing:	
Decision Type:	Permission Required	Date:	26/09/2025
Location Address:	School Playing Field Homefield Road Exeter		
Proposal:	Removing deadwood/trees as per the spec		

Delegated Decision

Application Number:	25/1033/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	70-72 Fore Street Heavitree EX1 2RR		
Proposal:	Change of use of first and second floors from offices to a residential flat		

Delegated Decision			
Application Number:	25/1050/CATEX	Delegation Briefing:	
Decision Type:	Conservation Area Trees Exempt	Date:	26/09/2025
Location Address:	19 Church Street Exeter EX2 5EL		
Proposal:	Proposed Works:1. Holly Tree (Dead): Dismantle and remove to ground level due to the tree being dead.2. Trim back annual growth to maintain size and shape as part of routine maintenance.		
Delegated Decision			
Application Number:	25/1106/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	5 Heavitree Park Exeter EX1 3BP		
Proposal:	T1 - Silk Tassel bush: FellReasons: This tree is growing close the wall of the property. It is not a big tree, and fairly insignificant in terms of the the amenity value of the area, and not visible from the road. Replanting of a similar species of tree is advised further from the wall of the property, so that it will have space to mature and form a natural habit.T2 - Variegated Holly: FellReasons: There is a fairly significant area of decay at the base of the tree, which has caused dieback in the crown. It does have amenity value, situated near the road, but is in decline. The decay is likely to continue to reduce the vigour of the tree, and cause eventual death. So it will be a better strategy to replant a variegated Holly somewhere near this spot, and possibly further out from the corner of the house to provide space to mature.		
Delegated Decision			
Application Number:	25/1166/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/10/2025
Location Address:	School Playing Field Homefield Road Exeter		
Proposal:	T1 Lime re-pollardT2 Sycamore remove major dead woodT3 Sycamore (dead) Fell.T4 A group. Remove dead stemsT5 Sycamore remove major dead woodT6 Lime remove major dead woodT8 Lime re-pollardT9 Lime remove major dead woodT11 Lime remove major dead wood		
Delegated Decision			
Application Number:	25/1211/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	26 Salutory Mount Fore Street Heavitree EX1 2QE		
Proposal:	Removal of bay trees (growing in 1 cluster) and management of cherry tree according to tree surgeons recommendations. Some of the tree is dead and needs to be reviewed for safety		

Delegated Decision			
Application Number:	25/1281/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	14/10/2025
Location Address:	105 Chard Road Exeter EX1 3AS		
Proposal:	Discharge of conditions 3 (Landscaping), 6 (Construction Method Statement), 10 (Ecology Survey (for outbuilding demolition) and 11 (Energy Statement for SAP improvement) of planning application 22/0163/FUL approved 18/10/2022 for Two-storey extension to provide 8 no. one and two-bedroom flats, retention of existing ground floor commercial premises, alterations to roof and associated landscaping.		
Delegated Decision			
Application Number:	25/1298/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/10/2025
Location Address:	1 Madison Avenue Exeter EX1 3AH		
Proposal:	Alterations to the roof to form a half-hipped roof and proposed rear dormer.		
Delegated Decision			
Application Number:	25/1351/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	48 Polsloe Road Exeter EX1 2DS		
Proposal:	T1 Lillac Fell		
Mincinglake And Whipton			
Delegated Decision			
Application Number:	25/1083/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	26/09/2025
Location Address:	152 Lancelot Road Exeter EX4 9BX		
Proposal:	First floor rear extension		
Delegated Decision			
Application Number:	25/1406/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	13/10/2025
Location Address:	48 Beacon Heath Exeter EX4 8NR		
Proposal:	Proposed external materials to be used on the building extensions. These are shown in context in the submitted document		

Newtown And St Leonards

Delegated Decision

Application Number: 25/0537/TPOEX Delegation Briefing:

Decision Type: TPO: Exempt Date: 26/09/2025

Location Address: 2 Jennifer Close Exeter EX2 4RB

Proposal: Request of 5 day notice to remove 4 dead Crack Willow trees at , Jennifer Close EX2 4RD4 trees have been dead for 2 seasons now. Leaving the logs on site as a bug habitat pile

Delegated Decision

Application Number: 25/0925/FUL Delegation Briefing:

Decision Type: Withdrawn by Applicant Date: 09/10/2025

Location Address: 39 Blackboy Road Exeter EX4 6SZ

Proposal: Demolition of existing rear extensions and replacement with single and two storey extensions to create two additional 1-bed flats. Replacement bay window. Replace front dormer with rooflight and associated works.

Delegated Decision

Application Number: 25/0998/CATEX Delegation Briefing:

Decision Type: Conservation Area Trees Date: 26/09/2025
Exempt

Location Address: Exeter School Victoria Park Road Exeter EX2 4NS

Proposal: The trees location - Exeter School
A description of the issue - Large limb failure in Oak tree on main sports field of school
Details of the proposed works - Remove failed limb back to suitable branch growth point within trees crown.
Supporting photographs (if possible) - Attached

Delegated Decision

Application Number: 25/1014/TPOEX Delegation Briefing:

Decision Type: Withdrawn Returned Date: 26/09/2025
(unlikely to be det.)

Location Address: 1 Matford Road Exeter EX2 4PE

Proposal: I have today had a visit from a Tree Surgeon (Ollie @ Ashwood Tree & Garden Services) on a matter unrelated to this tree. He was working nearby said tree when became aware of a pungent smell. On further inspection the smell was coming from the large Oak. Alarmingly he has advised that the tree while alive and thriving or so it would appear is completely rotten, and, could actually fall causing significant damage to the property or of course anyone in the vicinity. He has described the matter as incredibly urgent. I would be grateful if I could arrange an urgent inspection please to avoid a catastrophe

Delegated Decision			
Application Number:	25/1100/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	6 Matford Lane Exeter EX2 4PS		
Proposal:	Fig (T2) - removal due to pressure on rear boundary wall and roots in excavation area for garden office		
Delegated Decision			
Application Number:	25/1116/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	10 Matford Avenue Exeter EX2 4PP		
Proposal:	T1 (Ash) & T2 (Ash) - re-pollard both trees to existing pollard points removing approximately 2m-3m of growth. Works to allow more light onto surrounding smaller trees and shrubs.		
Delegated Decision			
Application Number:	25/1142/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	9 Penleonard Close Exeter EX2 4NY		
Proposal:	The application is to notify the LPA that we intend to carry out pruning work to two trees currently within our garden. The pruning would see the canopy reduce by approximately 30% - 35% - One tree is a Bay and the other is a Maple The work will be carried out by a fully qualified arborist		
Delegated Decision			
Application Number:	25/1160/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/10/2025
Location Address:	34 Blackboy Road Exeter EX4 6ST		
Proposal:	T1 - Ash - Prune the upper crown which directly overhanging the back of the house, to gain a 2 metre clearance from the building.- Crown lift to 5.2 metres clearance above ground level over Elmside. Remove the lower re-growth on the main stem in the process.- Clear from the various telephone lines to gain 0.3metres clearance.		
Delegated Decision			
Application Number:	25/1162/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	25/09/2025
Location Address:	3 Claremont Grove Exeter EX2 4LY		
Proposal:	Discharge condition 3 of 24/0516/FUL and 24/0517/LBC to provide a Construction Traffic Management Plan		

Delegated Decision

Application Number: 25/1165/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 26/09/2025

Location Address: 36 Fairpark Road Exeter EX2 4HL

Proposal: Rear Side BoundaryG1 - Bay & Pittosporum - Reduce to a finished height of approximately neighbouring property gutter height. Trim the remaining canopy's hard back to previous pruning points & shape. Remove epicormic growth from both trees to achieve clear stems. T2 - Lower Garden Area - 1x Pittosporum - Reduce in height to approximately neighbouring property gutter height. Trim the remaining canopy hard back to previous pruning points & shape. T3 - 1x Viburnum - Crown reduce in height by removing approximately 1.50 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. Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy.

Justification for Proposed Works

The proposed works to the Bay, Pittosporum, and Viburnum are intended to maintain the trees at an appropriate size in a residential garden setting and to prevent them from becoming over-dominant. The works will improve light levels into both the garden and the adjacent properties, reducing shading while retaining the trees as amenity features within the conservation area. All reductions will be sympathetic, with pruning cuts made at suitable growth points in accordance with BS 3998:2010 Tree Work Recommendations. Canopies will be trimmed back to previous pruning points to maintain natural shape and form, while retaining a high proportion of the foliage-bearing structure to ensure continued health and vitality. Epicormic growth will be removed to provide clear stems and improve overall tree form. The proposed works are considered proportionate, ensuring the trees remain healthy and in keeping with their setting, while balancing the reasonable enjoyment of the property by the occupants.

Delegated Decision

Application Number: 25/1175/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 03/10/2025

Location Address: 35 Barnfield Road Exeter EX1 1RX

Proposal: Beech Tree - Remove - has damaged wall and cracked part of the pathway, gate cannot close anymore (photos attached). Concerned that the roots could also damage the pipes beneath the ground and the foundation of the building. In addition to this, the tree is now blocking a lot of light to all three flats. Tree surgeon contacted and in their professional opinion the tree needs to be completely removed to resolve the issue

Delegated Decision			
Application Number:	25/1208/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/10/2025
Location Address:	1 Jennifer Close Exeter EX2 4RB		
Proposal:	Proposed single-storey side extension. Part two-storey and part single-storey rear extension with raised patio. Demolition of garage. Erection of new garage with double gates and new brick pier		
Delegated Decision			
Application Number:	25/1220/PDPV	Delegation Briefing:	
Decision Type:	Prior Approval Required and Granted	Date:	20/10/2025
Location Address:	The Gorge Gladstone Road Exeter EX1 2EB		
Proposal:	Determination as to whether prior approval is required for installation of 91 solar panels on roof in accordance with paragraph J.4(2) of Class J of Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).		
Delegated Decision			
Application Number:	25/1222/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/10/2025
Location Address:	29 West Grove Road Exeter EX2 4LU		
Proposal:	Proposed rear extension and associated works including replacement windows and doors, refurbishment to PVCU rear cladding and lowering of rear chimney.		
Delegated Decision			
Application Number:	25/1230/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/10/2025
Location Address:	27 Clifton Road Exeter EX1 2BW		
Proposal:	House in multiple occupation for four people (C4 use) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/1273/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/10/2025
Location Address:	11 Lyndhurst Road Exeter EX2 4PA		
Proposal:	T1 - Copper Beech - Reduce in height by 3 metres, and shorten back all lateral growth by up to 1.5 metres to balance the form.T2 - Robinia - Reduce in height by 2-3 metres (previous growth points), and reshape by 1-2metres to balance the form.T3 - Dying Silver Birch: Fell		

Delegated Decision			
Application Number:	25/1296/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/09/2025
Location Address:	Land At Summerland Street Exeter EX1 2AL		
Proposal:	Non-material amendment to planning permission 23/0490/FUL to add a condition to make clear that the approved development is a phased development - comprising a demolition phase, followed by a construction phase.		
Delegated Decision			
Application Number:	25/1343/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	34 Marlborough Road Exeter EX2 4TJ		
Proposal:	T1 Silver Birch. trim back new growth to old cuts from 2022, largest cut approx 30mmT2 Silver Birch. fell . My client would like to remove this tree ,which is clearly planted in the wrong place , before it gets too big and the roots damage the cob on top of Heavitree stone wall that has recently been repaired .		
Pennsylvania			
Delegated Decision			
Application Number:	25/0823/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	86 Pennsylvania Road Exeter EX4 6DQ		
Proposal:	Change of use from 7 person HMO (sui generis use) to 8 person HMO (sui generis use).		
Delegated Decision			
Application Number:	25/0994/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/09/2025
Location Address:	22 Tarbet Avenue Exeter EX1 2UE		
Proposal:	Single-storey rear extension and new roof to the existing ground floor tenement.		
Delegated Decision			
Application Number:	25/1115/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	16/10/2025
Location Address:	93 Monks Road Exeter EX4 7BE		
Proposal:	House in multiple occupation for five people (C4 use) (Certificate of lawfulness of existing use)		

Delegated Decision			
Application Number:	25/1172/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	16/10/2025
Location Address:	112 Pinhoe Road Exeter EX4 7HJ		
Proposal:	Use of property as a House in Multiple Occupation (HMO) (Class C4)		
Delegated Decision			
Application Number:	25/1260/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Calthorpe Road/Prince Charles Road Roundabout Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
Pinhoe			
Delegated Decision			
Application Number:	24/0247/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	20/10/2025
Location Address:	Land For Residential Development Hill Barton Road Exeter		
Proposal:	Discharge condition 4 (Materials) and condition 10 (Highway Details) of permission ref. 23/0751/RES.		
Delegated Decision			
Application Number:	25/0902/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/10/2025
Location Address:	51 Tithebarn Way Exeter EX1 3FP		
Proposal:	Change of use of land to residential with construction of decking and fence (part retrospective)		
Delegated Decision			
Application Number:	25/1114/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/10/2025
Location Address:	Eon Monkerton Energy Centre Tithebarn Lane Exeter EX1 3RH		
Proposal:	Illuminated sign on east elevation and non-illuminated sign on south elevation		

Delegated Decision

Application Number: 25/1119/TPO

Delegation Briefing:

Decision Type: Split Decision

Date: 27/10/2025

Location Address: 8 Bindon Road Exeter EX4 9HN

Proposal: TPO 493 OAK T1 Please refer to the Arboricultural Report Following the above report being completed, we are seriously concerned about the potential risks that this tree poses due to the defect that has been highlighted: "The junction of the western stem is a point of weakness and it is likely to fail. If it fails, stems would fall into at least two neighbouring gardens and would also strike the trampoline, they may also strike neighbouring property. On this basis, the value of the property is high. The estimated strike impact from the stems failing is high. Therefore, the risk of harm from this mode of failure is moderate. It would therefore be prudent to intervene". Other Oak trees along the boundary have had to be removed in the past due to causing subsidence and other issues to properties. The tree report finds a number of dead branches throughout the canopy, the taper and weight distribution along many of the lateral branches is suboptimal, making them more vulnerable to breakage in strong winds. In addition, some of the lower lateral branches in the northern and the eastern aspects hyperextend beyond the general crown profile. There are several branch tears visible around the main branch structure, where previous branch failures have occurred. To mitigate the potential harm / damage / injury to our family and property, and our neighbours properties, we would like this tree to be removed.

Delegated Decision

Application Number: 25/1147/DIS

Delegation Briefing:

Decision Type: Condition(s) Fully Discharged

Date: 01/10/2025

Location Address: 1 Church Hill Pinhoe Exeter EX4 9ER

Proposal: Discharge of conditions 3 (materials) and 5 (SUDs) of 25/0200/FUL

Delegated Decision			
Application Number:	25/1242/CONR	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	17/10/2025
Location Address:	2 Vicarage Lane Exeter EX4 9HJ		
Proposal:	INVALID: Application Reference Number: 23/0845/FUL Date of Decision: 13/09/2023Condition Number(s): 3) The walls and roof of the extension hereby approved shall have an external finish to match the existing building unless otherwise agreed and approved in writing by the Local Planning Authority.Reason: To protect the character and appearance of the existing building and the wider street scene.Conditions(s) Removal:We have been informed that the grey Barnstaple Concrete Roof tiles on our existing property are no longer manufactured. A concrete roof tile's life span is generally 50 years, and as our property was built in 1958 we have been advised to replace our existing roof at the same time as the new side extension. Our existing roof is in poor condition, the tiles are porous, cracked and letting water ingress. We would not feel satisfied to use reclaimed tiles as these could also be in a similar poor condition.Our preference would be to change our existing roof and new side extension roof to grey slate. We have been informed that slate is extremely durable and has a much longer life span than concrete tiles.Our property sits at the end of a private lane, with no passing traffic and therefore no street scene. Our semi-detached neighbour has no issue with us changing the roof material, and may consider changing theirs also. The properties directly opposite ours all have grey slate roofs.		
Delegated Decision			
Application Number:	25/1263/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Ambassador Drive/Emperor Way/Grenadier Road Roundabout Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1264/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Cumberland Way/Ambassador Drive/Oberon Road Roundabout Pinhoe Exeter		
Proposal:	Three sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1265/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Roundabout Cumberland Way Tithebarn Way Roman Avenue Cumberland Way Pinhoe Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		

Delegated Decision			
Application Number:	25/1266/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Roundabout Hill Barton Road Heritage Road Hill Barton Road Exeter		
Proposal:	Three sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1399/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	13/10/2025
Location Address:	Land To The South Of Oxygen House And North Of Emperor House Grenadier Road Exeter		
Proposal:	Discharge condition 5 (Hazel Dormouse Licence) of planning permission 23/1223/FUL - Relocation and replacement of existing surface carpark to include solar charging canopies, landscaping enhancements to provide ancillary facilities to Oxygen House, including external pod meeting room, and provision of a solar photovoltaic array.		
Delegated Decision			
Application Number:	25/1443/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	23/10/2025
Location Address:	Hill Barton Farm Hill Barton Road Exeter		
Proposal:	Non-material amendment to planning permission 21/1701/OUT to replace drawing ref. HB/POSPP/3 Rev V3 with drawing ref. HB/POSPP/4 Rev 4 in order to amend the trigger for the delivery of the northern area of public open space so it aligns with the s106 agreement.		
Priory			
Delegated Decision			
Application Number:	25/0827/TPOEX	Delegation Briefing:	
Decision Type:	TPO: Exempt	Date:	26/09/2025
Location Address:	1 Veysey Close Exeter EX2 6AS		
Proposal:	Fell dead Plane.		
Delegated Decision			
Application Number:	25/0993/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/10/2025
Location Address:	72 Attwyll Avenue Exeter EX2 5HW		
Proposal:	Single storey rear flat roof extension.		

Delegated Decision			
Application Number:	25/1137/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/10/2025
Location Address:	Aperture Pynes Hill Exeter EX2 5AZ		
Proposal:	Change of use of part of ground floor from offices (Class E(g)(i)) to Medical/Health Services (Class E(e))		
Delegated Decision			
Application Number:	25/1173/PDPV	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	09/10/2025
Location Address:	Exeter Dental Education Facility Veysey Close Exeter EX2 4SG		
Proposal:	Determination of whether prior approval is required for PV installation of x147 470W panels, totaling 69.09kW on a non-domestic roof.		
Delegated Decision			
Application Number:	25/1227/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	06/10/2025
Location Address:	Duckles Meadow Playing Fields Salmonpool Lane Exeter		
Proposal:	Discharge of Condition 3 (Construction and Demolition Environmental Management Plan) of planning permission 25/0192/FUL, granted 16 May 2025, for the erection of a replacement changing room building along with associated works.		
Delegated Decision			
Application Number:	25/1249/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/10/2025
Location Address:	Rifford Road/ Burnthouse Lane/ Coronation Road/ Ludwell Lane Roundabout Exeter		
Proposal:	Two sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1267/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	Changing Facilities Duckes Meadow Playing Fields Salmonpool Lane Exeter		
Proposal:	Non-material amendment to planning permission 25/0192/FUL (Detailed planning application for the erection of a replacement changing room building along with associated works) to amend the arboricultural impact assessment		

St Davids

Delegated Decision

Application Number: 25/0590/FUL Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 26/09/2025
Location Address: 7 - 9 Leatside Commercial Road Exeter EX2 4AB
Proposal: INVALID (red line on LP/ site area wrong, no plans or heritage statement) - Siting of click and collect facility.

Delegated Decision

Application Number: 25/0658/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Date: 30/09/2025
Discharged
Location Address: 2 Silver Terrace Exeter EX4 4JE
Proposal: Discharge of Condition 4 of Listed Building Consent Ref. 24/0983/LBC, granted 24 October 2024, relating to design of internal opening

Delegated Decision

Application Number: 25/0665/LBC Delegation Briefing:
Decision Type: Permitted Date: 22/10/2025
Location Address: 2 Silver Terrace Exeter EX4 4JE
Proposal: Alterations to outbuilding in rear garden, including replacement roof, rooflights and wider door opening

Delegated Decision

Application Number: 25/0709/FUL Delegation Briefing:
Decision Type: Permitted Date: 10/10/2025
Location Address: Sterling House Dixs Field Exeter
Proposal: Refurbishment works to existing office building including alterations to the facades, two replacement atriums, roof terraces and alterations to external parking and bin storage arrangements

Delegated Decision

Application Number: 25/0941/FUL Delegation Briefing: 16/09/2025
Decision Type: Permitted Date: 29/10/2025
Location Address: Exeter College Queen Street Exeter EX4 3SR
Proposal: Construction of new 3 storey SEND classroom building and associated external works.

Delegated Decision

Application Number: 25/1043/FUL Delegation Briefing:
Decision Type: Permitted Date: 29/09/2025
Location Address: 34 Feltrim Avenue Exeter EX2 4RP
Proposal: Demolition of utility / WC, replaced with ground floor full-width rear single-storey extension. External terrace. Hip to gable loft conversion. Solar PV installation front and rear.

Delegated Decision			
Application Number:	25/1045/LBC	Delegation Briefing:	30/09/2025
Decision Type:	Permitted	Date:	30/09/2025
Location Address:	Guildhall Shopping Centre Queen Street Exeter		
Proposal:	Roof replacement works to ambulatory above Market Arcade		
Delegated Decision			
Application Number:	25/1078/LBC	Delegation Briefing:	30/09/2025
Decision Type:	Permitted	Date:	30/09/2025
Location Address:	25 The Quay Exeter EX2 4AP		
Proposal:	Remove and replace brick infill wall and wooden door between existing arch ring		
Delegated Decision			
Application Number:	25/1103/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/10/2025
Location Address:	3 Catherine Street Exeter EX1 1EU		
Proposal:	One projecting sign and two fixed signs to the North-East/Catherine Street elevations of Hotel Indigo to replace old branding		
Delegated Decision			
Application Number:	25/1108/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/09/2025
Location Address:	Riverside Court Colleton Crescent Exeter EX2 4BZ		
Proposal:	T2 - Crab AppleSuggested Works: Crown thin by 30%T3 - RowanSuggested Works: Remove major hazardous deadwoodT4 - AshSuggested Works: Remove major hazardous deadwood. Remove epicormic growth on main limbs. Remove low limb extending towards highway. Reduce canopy away from building to achieve a 2m clearance.Rationale: The above works are proposed as part of the reasonable and rationale management of these street trees.		
Delegated Decision			
Application Number:	25/1148/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	02/10/2025
Location Address:	Exeter College Further Education Hele Road Exeter EX4 4JS		
Proposal:	Discharge Condition 24 (Travel Plan) for Phase 2A of planning permission 19/0315/OUT to which Reserved Matters consent ref. 24/0085/RES relates.		

Delegated Decision			
Application Number:	25/1149/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	02/10/2025
Location Address:	Exeter College Further Education Hele Road Exeter EX4 4JS		
Proposal:	Discharge of Condition 6 (Landscape and Ecological Management Plan) of Reserved Matters consent ref. 24/0085/RES.		
Delegated Decision			
Application Number:	25/1150/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	Exeter College Queen Street Exeter EX4 3SR		
Proposal:	G3 Sycamores - Crown lift to 5.2 metres from ground level G4 Sycamores - Crown lift to 5.2 metres from ground levelT7 & T8 Sycamores - Crown lift to 5.2m for vehicle access, Overall crown reduction, by up to 2m, maximum cut diameter 100mm,Install brace three quarters distance between union and tip of crown after pruning.		
Delegated Decision			
Application Number:	25/1274/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/10/2025
Location Address:	10 Bartholomew Terrace Exeter EX4 3BW		
Proposal:	1x Silver Birch - Reduce overall canopy back to previous pruning points & shape Reduce the height of the tree by approximately 2.0 metres leaving a final tree height of approximately 9.0 metres.Reduce radial canopy spreads by approximately 2.0 metres leaving a final radial crown spread of approximately 8.0 at all compass points while retaining the main framework & shape of the crown & therefore a high proportion of the foliage bearing structure.1x Lowest branch on the NW aspect of the tree - Prune back to the main stem.Justification;The proposed works to T1 - 1x Silver Birch are intended to maintain the tree at a sustainable size for its setting whilst preserving its health, structural integrity, and amenity value. The reduction back to previous pruning points will ensure continuity of the existing crown framework, helping to maintain a balanced form and a high proportion of the foliage-bearing structure in accordance with BS3998:2010 Tree Work Recommendations.The specified reduction of approximately 2.0 metres in height and radial canopy spread will leave the tree at a final height of around 9.0 metres with a uniform crown spread of approximately 8.0 metres at all compass points. This will alleviate concerns of excessive shading and encroachment on the surrounding property while retaining the trees contribution to the character of the Conservation Area.All pruning cuts will be made to suitable growth points, with wounds not exceeding 50 mm in diameter, to minimise the risk of decay and promote healthy re-growth. Removal of the lowest branch on the NW aspect will improve clearance and balance without compromising the crown structure.All arisings will be removed from site and returned to a Devon Tree Services depot for recycling, leaving the area safe, clean, and tidy.		

Delegated Decision			
Application Number:	25/1318/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	10 St Davids Terrace Exeter EX4 3RF		
Proposal:	T1 - HollySuggested Works: Reduce crown by 50% to leave tidy shapeThese works are suggested as part of the reasonable maintenance of this garden tree.		
Delegated Decision			
Application Number:	25/1320/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/10/2025
Location Address:	2 Silver Terrace Exeter EX4 4JE		
Proposal:	Non-material amendment to Planning Permission Ref. 24/0982/FUL, granted 24 October 2024, to alter size of door opening and design of rooflights on outbuilding		
Delegated Decision			
Application Number:	25/1362/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Port Royal Inn Footpath From Colleton Hill To Old Abbey Court Exeter EX2 4DR		
Proposal:	Cherry tree - removal as outgrown space and causing damage to surrounding walls		
St Loyes			
Delegated Decision			
Application Number:	25/0812/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	03/10/2025
Location Address:	25 Knights Crescent Exeter EX2 7TG		
Proposal:	Demolition of conservatory and construction of two storey rear extension		
Delegated Decision			
Application Number:	25/0869/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	30/09/2025
Location Address:	14 Quarry Park Road Exeter EX2 5PQ		
Proposal:	Change of use from dwelling (C3 use) to children's home (C2 use) for maximum of two 14-18 year olds		
Delegated Decision			
Application Number:	25/0949/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/10/2025
Location Address:	Howmet Ltd Kestrel Way Sowton Industrial Estate Exeter EX2 7LG		
Proposal:	Proposed extension to industrial unit		

Delegated Decision			
Application Number:	25/1005/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/09/2025
Location Address:	1 Badger Close And Ringswell Park Exeter EX2 5SG		
Proposal:	T1 - OakSuggested Works: Crown lift northern aspect to 5 metres above ground level, targeting secondary and tertiary growth only. Maximum Diameter of Cuts 70mm.Rationale: This large tree is now fouling the roof of the park home located below it and needs pruning back to facilitate new home installation in the adjacent plot. The works are considered arboriculturally appropriate and will have minimal impact on the tree's physiological processes.		
Delegated Decision			
Application Number:	25/1099/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/10/2025
Location Address:	Howmet Ltd Kestrel Way Sowton Industrial Estate Exeter EX2 7LG		
Proposal:	Extension to the south elevation of the main building.		
Delegated Decision			
Application Number:	25/1131/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Application Refused	Date:	26/09/2025
Location Address:	Tesco Stores Ltd Russell Way Exeter EX2 7EZ		
Proposal:	Discharge of condition 7 (BREEAM as built rating) of planning permission 24/0009/FUL (as amended by 25/0316/NMA) granted on 02 August 2024.		
Delegated Decision			
Application Number:	25/1152/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/10/2025
Location Address:	Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF		
Proposal:	Part retention and part installation of electrical infrastructure (including electric distribution units, substation and SCADA systems) in car park area to support vehicle charging facilities		
Delegated Decision			
Application Number:	25/1228/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/10/2025
Location Address:	4 Woodland Drive Exeter EX2 7PS		
Proposal:	Roof lights (to the proposed loft conversion) to the front elevation.		

Delegated Decision			
Application Number:	25/1261/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Roundabout Middlemoor Hill Barton Road Sidmouth Road Hill Barton Road Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1262/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	Honiton Road/Ambassador Drive/Moor Lane Roundabout Exeter		
Proposal:	Four sponsorship signs to be placed on the roundabout		
Delegated Decision			
Application Number:	25/1285/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	Unit 9 Rydon Lane Retail Park Digby Road Exeter EX2 7HX		
Proposal:	Addition of an order speaker post for the KFC Drive Thru		
St Thomas			
Delegated Decision			
Application Number:	25/0817/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	03/10/2025
Location Address:	21 Sussex Close Exeter EX4 1LP		
Proposal:	Demolish conservatory and construct a two storey rear extension, 2.5m high fence on southern boundary, replacement windows and doors, and alterations to front dormer roof.		
Delegated Decision			
Application Number:	25/0831/CATEX	Delegation Briefing:	
Decision Type:	Conservation Area Trees Exempt	Date:	26/09/2025
Location Address:	St Thomas Church Hall Church Road St Thomas Exeter EX2 9BQ		
Proposal:	In Accordance with Regulation 14(1)(a)(i), Town and Country Planning (Tree Preservation) (England) Regulations 2012Site Address:Car Park at Church RoadSt ThomasExeterEX2 9BQTree Reference: 1x Ornamental Cherry TreeProposed Works:Sectionally dismantle, fell and remove 1x Ornamental Cherry tree to ground level.Remove all arisings from site and return to a Devon Tree Services depot for recycling.Leave the area safe, clean, and tidy upon completion.Reason for Exemption:The tree has a significant structural split, with clear potential for partial or complete stem failure. Due to its location adjacent to a frequently used car park and pedestrian access routes, the tree presents an imminent risk to public safety. Works are therefore being undertaken in accordance with the 5 day exemption to prevent immediate danger.		

Delegated Decision

Application Number:	25/1192/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	9A Queens Road Exeter EX2 9ER		
Proposal:	Ash Tree - small ash tree - remove. Reason - interfering with the fence and overgrowing on to neighbour lane. It is also interfering with overhead cables. Tree surgeon advises removal		

Delegated Decision

Application Number:	25/1204/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/10/2025
Location Address:	25 Wardrew Road Exeter EX4 1HB		
Proposal:	Single Storey Rear Extension		

Delegated Decision

Application Number:	25/1327/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/10/2025
Location Address:	87 Cowick Street Exeter EX4 1HL		
Proposal:	Tree surgeon to reduce via thinning overall crown dimensions of Sycamore (1) by approximately 2-2.5m making cuts no larger than 75mm. In future, would like to also trim and prune of Cherry Blossom tree (2) by approximately 100cm off height and making cuts no larger than 75mm by tree surgeon. Tree surgeon understands trees currently block light and grow towards phone lines of property. In stormy weather tree branches have fallen near the house property. Tree surgeon recommended importance of maintaining trees. Tree surgeon has advised and agreed to carry out works. Tree surgeon carries out work on west exe nursery behind property. Tree surgeon aware of conservation regulations. Previous tree work has been agreed for this property by Council in the past few years.		

Topsham**Delegated Decision**

Application Number:	14/1451/OUT	Delegation Briefing:	
Decision Type:	Finally Disposed Of	Date:	03/10/2025
Location Address:	Land East Of Exmouth Branch Line Newcourt Old Rydon Lane Exeter EX2		
Proposal:	Outline Planning Application (all matters reserved except for access) for up to 392 residential dwellings with associated infrastructure on land forming part of the Newcourt Urban Extension		

Delegated Decision			
Application Number:	25/0308/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	21/10/2025
Location Address:	Land South West Of Blakeslee Drive Exeter		
Proposal:	Discharge condition 5 (Surface Water Drainage) of planning permission 23/0584/OUT (as amended by 24/1103/NMA) - Outline application for development of up to 50 dwellings and associated open space and infrastructure.		
Delegated Decision			
Application Number:	25/0842/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	30/09/2025
Location Address:	Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Discharge condition 10 (Brick Sample Panel) 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:	25/0897/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	30/09/2025
Location Address:	Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Part-discharge condition 14 (first part - SAP Calculations) and discharge condition 17 in full (Travel Plan) 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:	25/0958/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	16/10/2025
Location Address:	Topsham Surgery Station Road Topsham EX3 0DS		
Proposal:	External alterations to include partially brick up existing front UVPC doorway and insert 1x UVPC white heritage window, reposition entrance and insert black composite double doors including wood pilaster and header surround, replace 3x existing UVPC windows with heritage white UVPC window over a cast stone cill.		

Delegated Decision			
Application Number:	25/1001/VOC	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	5 Tresillian Cottages Topsham EX3 0BD		
Proposal:	Application Reference Number: 23/0441/FUL Date of Decision: 12/06/2023Variation of Condition Number(s): 2 to substitute the approved drawings to include an additional window to the dormer roof extension. Retrospective.		
Delegated Decision			
Application Number:	25/1010/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	7 White Street Topsham EX3 0AA		
Proposal:	Proposed extension & alterations to outbuilding, revised fenestration to existing extension, and replacement windows to existing house.		
Delegated Decision			
Application Number:	25/1011/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/09/2025
Location Address:	7 White Street Topsham EX3 0AA		
Proposal:	Proposed extension & alterations to outbuilding, revised fenestration to existing extension, and replacement windows to existing house.		
Delegated Decision			
Application Number:	25/1030/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	29/10/2025
Location Address:	Quay Gardens Barn Monmouth Avenue Topsham EX3 0AF		
Proposal:	Installation of EV charging point on driveway (retrospective application)		
Delegated Decision			
Application Number:	25/1041/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	62 Highfield Clyst Road Topsham Exeter EX3 0DA		
Proposal:	Replace prefab concrete garage with multi use garden retreat.		
Delegated Decision			
Application Number:	25/1073/LPD	Delegation Briefing:	
Decision Type:	Was not lawful use	Date:	02/10/2025
Location Address:	3 Parkfield Way Topsham EX3 0DP		
Proposal:	Solar panels on roof		

Delegated Decision			
Application Number:	25/1104/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/10/2025
Location Address:	David Lloyd Leisure Club Sandy Park Way Exeter EX2 7NN		
Proposal:	Conversion of existing tennis court to padel courts, creation of outside seating area with external lighting, new 1.2m high fence and replacement fencing		
Delegated Decision			
Application Number:	25/1129/TPO	Delegation Briefing:	
Decision Type:	Split Decision	Date:	03/10/2025
Location Address:	71 Mulligan Drive Exeter EX2 7SJ		
Proposal:	The two trees pertaining to this application form part of a bank of trees and bushes lining Old Rydon Close and are situated immediately behind the rear boundary fence of 71 Mulligan Drive.The tree types are: 1x Oak, (marked #1 on plan),1x Sycamore (marked #2 on plan)The application is for work to prune back the length of branches on the side of 71 Mulligan Drive, back to the boundary line for the purposes of:- reducing the canopy and increasing the light into the garden of 71 Mulligan Drive, enhancing garden amenity and reducing the growth of lichen and algae-reducing the significant volume of debris from the trees into the garden i.e. leaves, dead wood, acorns, samaras etc and also bird droppings- avoiding potential damage to buildings (sycamore branches are now touching the garage and the oak tree is growing very close to the propertyA specialist tree surgery contractor is being engaged and they confirm they have all the relevant qualifications and insurances in place to carry out such work.		
Delegated Decision			
Application Number:	25/1184/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/10/2025
Location Address:	9 Lower Shapter Street Topsham EX3 0AT		
Proposal:	T1 Silver Birch. cut back new growth to previous cuts made in 2022 . Cuts up to 30mmT2 Bay cut back new growth to previous cuts made in 2022. Cuts to 30mm		
Delegated Decision			
Application Number:	25/1221/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/10/2025
Location Address:	Lily Ponds Bridge Road Exeter EX2 7AA		
Proposal:	Erection of a replacement garage and store building. Re-roof bungalow		

Delegated Decision			
Application Number:	25/1224/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/10/2025
Location Address:	Casterbridge 22 Monmouth Avenue Topsham EX3 0AF		
Proposal:	T1 Maple. cut back branches overhanging the garden wall to the boundary, to match what the neighbours were permitted to do see photos T2 Ash. cut back branches overhanging the garden wall to the boundary, to match what the neighbours were permitted to do see photos		
Delegated Decision			
Application Number:	25/1232/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	20/10/2025
Location Address:	Seabrook Orchard Topsham Road Exeter EX3 0LT		
Proposal:	Discharge condition 17 (Contamination Remediation) of planning permission 23/1319/FUL - Erection of a 66 No. Bed Care Home for older people, with associated demolition, parking, access, landscaping and associated ground works.		
Delegated Decision			
Application Number:	25/1233/NMA	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	26/09/2025
Location Address:	Land At Corner Of The Retreat Drive Topsham		
Proposal:	Non-material amendment to planning permission 17/1656/FUL (as varied by 24/1245/NMA) to reduce the number of dwellings from 10 to 8 by removing the top storey.		
Delegated Decision			
Application Number:	25/1234/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	22/10/2025
Location Address:	Mulberry Ferry Road Topsham EX3 0JW		
Proposal:	T1 Mulbury - Pollard at 3 metres to remove growth over house and weight from potentially stressed limb/union.		
Total Applications: 134			