

All Planning Decisions Made and Withdrawn Applications between 30/10/2025 and 27/11/2025

Alphington

Delegated Decision

Application Number: 25/1092/FUL Delegation Briefing:
Decision Type: Permitted Date: 13/11/2025
Location Address: 129 Cowick Lane Exeter EX2 9HF
Proposal: Construction of a single storey garden building in rear garden

Delegated Decision

Application Number: 25/1128/FUL Delegation Briefing:
Decision Type: Permitted Date: 25/11/2025
Location Address: 37 Larch Road Exeter EX2 9DG
Proposal: Rear single storey extension to garage and alterations to side extension, including addition of pitched roof.

Delegated Decision

Application Number: 25/1245/ADV Delegation Briefing: 11/11/2025
Decision Type: Permitted Date: 12/11/2025
Location Address: Church Road/ Alphin Brook Road/ Powlesland Road Roundabout
Marsh Barton Trading Estate Exeter
Proposal: Two sponsorship signs to be placed on the roundabout

Delegated Decision

Application Number:	25/1309/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/10/2025
Location Address:	Underwood Cottage Balls Farm Road Ide Exeter EX2 9RA		
Proposal:	Previously applied and had work accepted on application 25/1193/CAT. However upon another site visit, I've realised, I made a mistake and identified the wrong tree. I've spoken to someone called Emily in the planning department and she advised submitting another correct application. Requesting a full dismantle and removal of a Quercus Ilex (Holm Oak) within the property, with urgency. As casing structure issues to a grade 2 listed cottage. The Quercus is fairly mature, with a gradual lean towards a grade 2 listed building and listed out building (garage). The canopy is now within very close proximity to the building, this however is not the main concern. The Quercus has grown in a very space between a listed cob wall, outbuilding and a grade 2 listed building to the rear of underwood cottage. The Quercus is causing significant issues to the foundations of the main rear wall on the grade 2 listed cottage to the rear of underwood cottage. The cottage is occupied by a 92 year old house bound man. A builder has visited the property and spoken to Mr. Castle (underwood cottage) and owner of the Quercus Ilex. The root plate has caused structure issues to the main supporting pillars holding up the rear of the cottage. The building has huge concerns and has been ackro propped to support the walls as seen in photographs attached. No work can be undertaken to these walls, whilst the Quercus is in place. As it will keep causing issues with its root plate. Pictures of the supporting walls and damage have been added in supporting documents. The Quercus is also moving listed cob wall, which has been repointed multiple times, but almost to point where repairs won't be possible.		

Delegated Decision

Application Number:	25/1411/TPO	Delegation Briefing:	
Decision Type:	Withdrawn Returned (unlikely to be det.)	Date:	31/10/2025
Location Address:	Oaklands Cowick Lane Exeter EX2 9HY		
Proposal:	Safety works to a retaining wall at Cowick Court. To access the wall/foundations we will need to cut back some vegetation and expose the bank to install new wall foundations.		

Delegated Decision

Application Number:	25/1416/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/11/2025
Location Address:	1 Matford Park Road Exeter EX2 8ED		
Proposal:	Erection of 3 no. non-illuminated external fascia signs on the southeast elevation, 2 no. non-illuminated external fascia signs on the northwest elevation and erection of 1 no. non-illuminated external fascia signs on the northeast elevation of existing self storage unit		

Duryard And St James

Delegated Decision

Application Number: 25/0705/FUL Delegation Briefing:
Decision Type: Permitted Date: 31/10/2025
Location Address: Exeter Brewery Cowley Bridge Road Exeter EX4 4NX
Proposal: Erection of external staircase to provide access to the flat roof, with installation of a glass balustrade and raising of parapet wall around the flat-roofed area, for use as a roof-top drinking area by customers.

Delegated Decision

Application Number: 25/0846/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 06/11/2025
Location Address: Land On The East Side Of Rose Cottage Wrefords Lane Exeter
Proposal: Retrospective Planning Application for 2 No. Temporary Wild Bird Enclosures for Wild Bird Rescue & Release

Delegated Decision

Application Number: 25/0974/LBC Delegation Briefing:
Decision Type: Permitted Date: 17/11/2025
Location Address: 4 Elm Grove Road Exeter EX4 4LL
Proposal: Replacement single glazed timber sash windows (3 dormer box sash frames, 2 kitchen sashes).

Delegated Decision

Application Number: 25/1272/TPO Delegation Briefing:
Decision Type: Permitted Date: 05/11/2025
Location Address: 18 Lower Argyll Road Exeter EX4 4QY
Proposal: T1 - Sycamore - The large lateral primary branch overhanging the rear garden of No. 18, and arising at approximately 6metres high from the main stem: Shorten back the overhang by approximately 2 metres. Max diameter cut size to be 9cm. Second and third branches only to be pruned.- Further lower branches will be crown lifted to achieve a clearance above ground level of 5 metres. Reasons - to create lighter conditions through pout the rear garden, and reduce the leaf litter falling on the roof.T2 - Cut leaf Maple tree - Remove the lowest lateral branch overhanging the front garden of No. 18 (Max diameter cut size of 12 cm). The higher lateral branch growing immediately above is to be shortened back by approximately 2 metres (max diameter cut size of 6-9cm). Deadwood to be removed. Reasons - To reduce the leaf litter falling in the garden.

Delegated Decision

Application Number: 25/1292/LED Delegation Briefing:
Decision Type: Was lawful use Date: 05/11/2025
Location Address: 77 Howell Road Exeter EX4 4LZ
Proposal: House in multiple occupation for seven persons (sui generis use)

Delegated Decision

Application Number: 25/1295/VOC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 24/11/2025
Location Address: Two Ways Taddyforde Estate Exeter EX4 4AT
Proposal: Variation of Condition 2 on Planning Permission Ref. 22/0116/FUL, granted 20 April 2022, to increase height and alter fenestration/materials of replacement garage

Delegated Decision

Application Number: 25/1316/LED Delegation Briefing:
Decision Type: Was lawful use Date: 06/11/2025
Location Address: 82 Howell Road Exeter EX4 4LZ
Proposal: House in multiple occupation for seven persons (sui generis use) (Certificate of lawfulness of existing use)

Delegated Decision

Application Number: 25/1334/FUL Delegation Briefing:
Decision Type: Permitted Date: 20/11/2025
Location Address: 9 Argyll Road Exeter EX4 4RX
Proposal: Demolition and replacement of the garage. Alterations to garden including garage ramp, creation of hardstanding, and replacement steps.

Delegated Decision

Application Number: 25/1385/CAT Delegation Briefing:
Decision Type: Permitted Date: 06/11/2025
Location Address: 8 Elm Grove Road Exeter EX4 4LL
Proposal: Aesculus Hippocastanum - Horse ChestnutFull removal Inc Stump ground.Rational : steady decline in past 4 years.Heavily diseased :New Fungal fruiting bodies:Tremella mesentericaHistoric brackets: Ganoderma applanatumCanker prevalent (as yet uninvestigated)Came into bud this year but has not come into leaf as of 01/06/2025Approximately 7m in heightDBH = 600MMLocated in front garden, right hand side as viewed from Elm Grove Rd.Within 1 meter of neighbouring boundary and 1 m of Elm Grove Rd boundary. Photographic evidence can be supplied upon request from applicant agent.

Delegated Decision

Application Number:	25/1409/CAT	Delegation Briefing:
Decision Type:	Permitted	Date: 03/11/2025
Location Address:	99 Pennsylvania Road Exeter EX4 6DT	
Proposal:	T1? Acer Palmatum- To target prune the branches going into the BT line and then Reduce the rest of the crown by 1.5m to maintain an even crownT2? Fagus sylvatica- To target prune the branches going into the BT line And reduce the rest of the crown by approximately 0.5 metres to maintain an even crownT3- Magnolia x soulangeana- To reduce by approximately 1 metre to keep the tree a manageable height and spreadT4- Fagus sylvatica f. purpurea- To target prune the branches going into the BT line and then Reduce the rest of the crown by 1m to maintain an even crownT5- Acer rubrum - To target prune the branches going into the BT line and then Reduce the rest of the crown by 1.5m to maintain an even crownT3- Magnolia x soulangeana - To reduce by approximately 1 metre to keep the tree a manageable height and spreadT6- Fagus sylvatica f. purpurea- To target prune the branches going into the BT line and then Reduce the rest of the crown by 1m to maintain an even crownT7,T8 and T9? Cypress- To reducing height by 2.5m to reform back into the original hedge line it was originally, to prevent it from becoming a nuisance for the neighbour.	

Delegated Decision

Application Number:	25/1480/NMA	Delegation Briefing:
Decision Type:	Permitted	Date: 21/11/2025
Location Address:	Former Johnsons Laundry Site Cowley Bridge Road Exeter EX4 5AD	
Proposal:	Non-material amendment to planning permission 23/0232/FUL to carry out internal and external design changes including a reduction in student bedspaces from 350 to 344, change mix of studio and cluster beds, adjustments to roof level to increase PV panels, increase in height of block C, centralising plant in block D, and alterations to facades.	

Delegated Decision

Application Number:	25/1565/NMA	Delegation Briefing:
Decision Type:	Permitted	Date: 19/11/2025
Location Address:	Pixton Wrefords Lane Exeter EX4 5BR	
Proposal:	Non-material amendment to planning application 25/0450/FUL (Demolition of garage. Erection of 2-bedroom detached annexe and associated works) approved 25/09/25 to move the proposed annexe 2 metres closer to the main building than shown on existing drawings.	

Delegated Decision

Application Number: 25/1611/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Date: 17/11/2025
Discharged
Location Address: Land At Rear Of Hatherly Laboratories Poole Gate Exeter
Proposal: Discharge of Condition 3 of Planning Ref. 22/1152/FUL, granted
on 19 December 2022, relating to energy efficiency

Exwick**Delegated Decision**

Application Number: 25/0419/FUL Delegation Briefing:
Decision Type: Permitted Date: 03/11/2025
Location Address: Exwick Pharmacy Exwick Health Centre New Valley Road Exeter
EX4 2AD
Proposal: Single storey extension on south west elevation

Delegated Decision

Application Number: 25/0668/FUL Delegation Briefing:
Decision Type: Permitted Date: 30/10/2025
Location Address: 41 Antonine Crescent Exeter EX4 1SP
Proposal: Installation of an air source heat pump to front of property.

Delegated Decision

Application Number: 25/0843/FUL Delegation Briefing:
Decision Type: Permitted Date: 25/11/2025
Location Address: Haven Orchard Exwick Lane Exeter EX4 2AP
Proposal: Construction of a part single storey/part two storey house to
replace existing house and mobile home

Delegated Decision

Application Number: 25/1340/FUL Delegation Briefing:
Decision Type: Permitted Date: 19/11/2025
Location Address: 18 Charnley Avenue Exeter EX4 1RD
Proposal: Removal of existing garage and construction of single storey
extension to side and rear

Delegated Decision

Application Number: 25/1356/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 07/11/2025
Location Address: 15 Moorland Way Exeter EX4 2ET
Proposal: Change of use from dwelling (C3b use) to Children's Home (C2
use), occupied by 3 children from age 12-18.

Delegated Decision

Application Number: 25/1386/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 03/11/2025

Location Address: Exwick House Exwick Court Exeter EX2 4RE

Proposal: Single large Magnolia tree to the left of main building (when facing the front aspect of the property), tree is situated approximately ten feet from the property in a raised bed area. This tree has branches and foliage which over hang the neighbouring property, the intention is to remove all overhang over neighbouring property boundary, severing branches wherever possible at a suitable fork up to 3m inside Exwick house boundary to ensure proper pruning practice. This level of pruning will remove the need for future works for approximately 5 years. The anticipated removal will be less than 10% of the trees spread on a single side. Work to be carried out by tree care professionals who are suitable qualified and will seek to climb the tree to complete the work safely with due consideration to Health and safety guidelines. Within the attached sketch plan the single tree subject of this application is highlighted as ?Tree 1?.

Delegated Decision

Application Number: 25/1495/TPO

Delegation Briefing:

Decision Type: Permitted

Date: 20/11/2025

Location Address: Northmore House Cleve Lane Exeter EX4 2AR

Proposal: T1 - Monterey Pine - Thin the density of the lowest primary lateral branch (which directly overhangs the front garden of the adjacent property) by 30%. This will consist of third order growth only, natural target pruning, and dead wood. Diameter cuts made will be restricted to 2 inch diameter. Reasons - Residents have been worried about this branch for many years. Re-assurance has been provided, and weight removed in the past. The proposed work is designed to reduce the 'sail effect' of the canopy, without adversely affecting the vigour and health of the limb/tree. T2 - Dying Yes tree - Reduce to approximately 6 metres high, or the bowl of the main stem. Reasons - The tree is dying, with very little living growth left. The work is essentially a pollard, and a last chance effort to invigorate the tree into producing foliage. Although pollarding does not always work, this tree will not survive, and start dropping the dead lateral branches. Reducing the size of a crown can concentrate a trees resources into producing new foliage, and so this remedial work is recommended. T3 - Holm Oak - Reduce one stem overhanging the rear gardens of Canterbury Rd by 4 metres. Cut size of approx. 27cm. The stem in question comes into contact (lower down) with the previously reduced stem overhanging the gardens. Reasons - The stem originates from a groups of stems forming the crown of the tree. The tree was coppiced earlier in its life, hence the multi stemmed re-growth. This re-growth is inherently weak, and there are significant lateral forces exerted, especially in high winds, making it likely for stems to fail at the original union. Currently the stem in question moves to a greater degree (observed in moderate winds) when compared with the rest of the crown. Therefore this work is recommended. Recommendations/evidence is provided by Hywel Davies, Consultant for Exe Tree Care Ltd

Heavitree

Delegated Decision

Application Number: 25/1161/LED Delegation Briefing:
Decision Type: Was lawful use Date: 13/11/2025
Location Address: Flat 9 Mont Le Grand Exeter EX1 2PD
Proposal: Basement flat (C3 use) (Certificate of lawfulness of existing use)

Delegated Decision

Application Number: 25/1655/NMA Delegation Briefing:
Decision Type: Permitted Date: 26/11/2025
Location Address: 62 Whipton Lane Exeter EX1 3DN
Proposal: Non material amendment to approved application 25/0235/FUL changing colour of the windows, doors, parapet coping and window surround to rear elevations from RAL 7034 to RAL 7016; Side extension windows to South Elevation reduced in width; Kitchen window changed to patio doors. Side door to rear extension changed to a narrow window. Brick plinth added below DPC. Extension heights - side was 3471mm, now 3300mm. Rear was 3016, now 3050.

Mincinglake And Whipton

Delegated Decision

Application Number: 25/1210/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 30/10/2025
Location Address: The Cedars Neighbourhood Nursery Northbrook Close Exeter EX4 8LD
Proposal: Discharge conditions 3 (Tree Protection Plan) and 5 (Construction Method Statement) of planning permission 23/0514/FUL - Demolition of existing modular structures and the creation of a new wrap around single storey extension with associated landscaping works.

Delegated Decision

Application Number: 25/1341/TPO Delegation Briefing:
Decision Type: Permitted Date: 31/10/2025
Location Address: Street Record Footpath From Excalibur Close To Roundtable Meet Exeter
Proposal: T1, located on the St James high Willowbrook and Beacon Heath, after a recent tree inspection it has found deadwood to be removed.

Newtown And St Leonards

Delegated Decision

Application Number: 24/1191/CAT Delegation Briefing:
Decision Type: Permitted Date: 05/11/2025
Location Address: Lethbridge Cottages Parr Street Exeter EX1 2BQ
Proposal: T1 Willow, remove to ground level due to fungal growth and general very poor condition/ end of life in high pedestrian traffic area used by vulnerable and elderly residents. Plan to replace with a more appropriate species in a preferable location. T2 Lawson cypress reduce height by approximately 2m away from phone wires & lightly prune sides to maintain an appropriate size for space available.

Delegated Decision

Application Number: 25/0435/FUL Delegation Briefing:
Decision Type: Permitted Date: 31/10/2025
Location Address: 4 Alexandra Terrace Exeter EX4 6SY
Proposal: Single storey rear extension and replacement garage in front garden.

Delegated Decision

Application Number: 25/1002/LBC Delegation Briefing:
Decision Type: Permitted Date: 19/11/2025
Location Address: 38 Belmont Road Exeter EX1 2HG
Proposal: Installation of central heating and boiler flue

Delegated Decision

Application Number: 25/1240/TPO Delegation Briefing:
Decision Type: Permitted Date: 05/11/2025
Location Address: LAND OPPOSITE GENEVA CLOSE, WONFORD ROAD, EXETER
Proposal: I am applying to reduce the face of the line of Evergreen Oaks that make up a hedge at Lister Close identified on the sketch map (scan 09-09-25_2055) as TPO 544. The hedge can be seen in IMG_20250731-092442, IMG_20250731-092546 and IMG_20250731-092413 which also show the extent to which it is encroaching onto the roadside. I am proposing to reduce the face that is encroaching onto the access road and Lamp post by approximately 6 feet (due to cutting back to appropriate pruning points) along the length of the hedge adjoining the roadside which is approximately 22.8m. Pruning the trees back by 6 feet will clear the Lamp post that is currently covered allowing light back onto the access road and also allow more visibility for the vehicles that use the Road. The two pictures attached; IMG_20250731-092506 and IMG_20250731-092425 show the branches making up the face of the hedge. As shown in the photos there are adequate pruning points that could be cut back to that would leave minimal wounds to the branches and plenty of points of new growth.

Delegated Decision

Application Number: 25/1275/FUL Delegation Briefing:
Decision Type: Permitted Date: 26/11/2025
Location Address: 52 St Leonards Road Exeter EX2 4LS
Proposal: Install solar panels to south facing roof slopes of rear wing and modern extension

Delegated Decision

Application Number: 25/1276/LBC Delegation Briefing:
Decision Type: Permitted Date: 26/11/2025
Location Address: 52 St Leonards Road Exeter EX2 4LS
Proposal: Install solar panels to south facing roof slopes of rear wing and modern extension.

Delegated Decision

Application Number: 25/1278/VOC Delegation Briefing:
Decision Type: Permitted Date: 20/11/2025
Location Address: 18 Matford Avenue Exeter EX2 4PW
Proposal: Variation of Condition 2 (approved plans) of planning application 24/1499/FUL (Demolition of bungalow and creation of a 2-storey, 4-bedroom detached house with integral garage), approved 03 Jun 2025, to install photovoltaic panels to the east and west facing roofs, and install a 1 metre high brick wall within the front garden

Delegated Decision

Application Number: 25/1293/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 12/11/2025
Location Address: Yonk Asian Foods Summerland Street Exeter EX1 2AT
Proposal: Discharge conditions 3 (Construction Method Statement), 6 (Biodiversity Enhancement Plan), 9 (Waste Audit Statement) and 11 (Archaeology WSI) of planning permission 23/0490/FUL.

Delegated Decision

Application Number: 25/1307/VOC Delegation Briefing:
Decision Type: Permitted Date: 07/11/2025
Location Address: 1 Matford Road Exeter EX2 4PE
Proposal: Variation of condition two (drawings) of 25/0534/FUL (Single storey rear extension granted 26/06/2025) to include link to utility room

Delegated Decision

Application Number: 25/1308/CAT Delegation Briefing:
Decision Type: Permitted Date: 31/10/2025
Location Address: 19 St Leonards Road Exeter EX2 4LA
Proposal: T1 - Liquidambar - Reduce in height by 2.5 metres, and prune back the laterals by up to 1 metre to leave a balanced form.

Delegated Decision

Application Number: 25/1352/FUL Delegation Briefing:
Decision Type: Permitted Date: 20/11/2025
Location Address: 31 Barnardo Road Exeter EX2 4ND
Proposal: Proposed removal of unsympathetic modern rear extensions and the construction of a single-storey part rear & side extension.

Delegated Decision

Application Number: 25/1355/TPO Delegation Briefing:
Decision Type: Permitted Date: 31/10/2025
Location Address: 1 Matford Road Exeter EX2 4PE
Proposal: T1 - ChestnutSuggested Works: Crown reduce entire tree by up to 2 metres, Maximum Diameter of Cuts 75mmExisting dimensions:Canopy spread: east to west - 10m, north to south - 12mHeight estimated at 12mRationale: These works are proposed as part of the reasonable and responsible maintenance of this large boundary tree, the canopy of which extends over the neighbouring property.

Delegated Decision

Application Number: 25/1380/FUL Delegation Briefing:
Decision Type: Permitted Date: 17/11/2025
Location Address: 180 Sidwell Street Exeter EX4 6RD
Proposal: Change of use from commercial (Class E) to amusement arcade (Sui Generis)

Delegated Decision

Application Number: 25/1383/CAT Delegation Briefing:
Decision Type: Permitted Date: 14/11/2025
Location Address: The Lodge 22 Spicer Road Exeter EX1 1SY
Proposal: T1 - Fir; Reduce by 1.5 feet and trim to leave balanced formT2 - Crab Apple; Reduce by 2 feet and reshapeT3 - Abelia; crown lift by 1.5 feetT4 - Ivy; remove from wall lineT5 - Small Cherry; Reduce by 3 feetT6 - Large Cherry; Reduce by 3 feet and reshape. Thin the density as requiredT7 - Norway Spruce; Reduce to approximately 10 feet

Delegated Decision

Application Number:	25/1387/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/11/2025
Location Address:	83 Heavitree Road Exeter EX1 2ND		
Proposal:	<p>1. Fell Elder x 1, Viburnum x 1, Ash x 1, Bay x 1 Elder stem to the western side of the south-east entrance has failed and hangs towards the public footpath - Photograph 1. Viburnum to the western side of the south-eastern entrance is of limited quality and its removal is required in the interests of prudent management - Photograph 1. Ash exhibiting Ash Dieback Disease and is adjacent the highway - Photograph 2. Bay consists of a single stem to the north of the eastern hedge line with a significant north-eastern overhang towards the neighbouring property to the east - Photograph 3.2. Crown lift mixed species road frontage stems to highways regulations 2.4m above footpath and 4.2m above carriageway - Photograph 4.3. Fell Bay, Viburnum, Holly, Hawthorn, Laburnum and Cotoneaster adjacent existing south-western entrance. Small, ornamental specimens of limited arboricultural or landscape value. Works to be undertaken in the interests of prudent management - Photograph 5.4. Fell Ash x1 due to Ash Dieback Disease and Proximity to building - Photograph 6.5. Fell Sycamore x1 due to limited quality exhibited and low safe useful life expectancy due to proximity to building - Photograph 7.6. Crown reduce eastern laterals of Bay and Pittosporum on the western boundary in the interests of prudent management - Photograph 8.7. Fell approximately Ash x 6 and Bay x 3 within the rear garden. Small, limited quality self-seeded trees with at least x2 damaging the fabric of the existing building - Photographs 9, 10, 11 and 12.8. Fell Cypress x 10 located within the rear garden. The planted stems have a limited safe useful life expectancy, with the north-westernmost impacting the crown spread of good quality Oak in the north-western corner of the site - Photographs 13 and 14. It is intended that all works specified enable the retention of as much boundary screening vegetation as possible, and the primary reason for the work is to manage a neglected garden with many sel</p>		

Delegated Decision

Application Number:	25/1393/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/11/2025
Location Address:	58 St Leonards Road Exeter EX2 4LS		
Proposal:	T1 - Bay - Reduce to 7 feet high ie below the large dead central leader T2 - Young Oak tree - Fell		

Delegated Decision

Application Number:	25/1415/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	11/11/2025
Location Address:	Orchid Place Topsham Road Exeter		
Proposal:	Discharge of Condition 4 of Planning Permission Ref. 22/0770/FUL, granted on 30 May 2023, relating to landscaping		

Delegated Decision

Application Number: 25/1445/NMA Delegation Briefing:
Decision Type: Split Decision Date: 18/11/2025
Location Address: Land At Summerland Street Exeter EX1 2AL
Proposal: Non-material amendment to planning permission 23/0490/FUL to carry out changes to the ground floor layout, roof level plant and PV, reduction in building height, and changes to elevations by replacing approved drawings in condition 2. Also to amend trigger in condition 10 (acoustic insulation).

Delegated Decision

Application Number: 25/1454/CAT Delegation Briefing:
Decision Type: Permitted Date: 17/11/2025
Location Address: 25 Matford Avenue Exeter EX2 4PL
Proposal: I wish to fell and completely remove a Bramley apple tree. The tree is 20-25cm diameter at 1.5 m high. It was planted, I believe, in the 1930s, alongside the property boundary wall. It is in poor health and no longer produces good fruit (so a replacement tree was planted a few years ago, which has now reached maturity). An arborist has advised that it was a mistake to plant such a tree on a wall in the first place.

Delegated Decision

Application Number: 25/1503/CAT Delegation Briefing:
Decision Type: Permitted Date: 20/11/2025
Location Address: 8 St Leonards Road Exeter EX2 4LA
Proposal: We wish to carry out works on a Magnolia tree at the right hand side of our front garden (as viewed from the pavement) which is close to the border to our neighbours house at No 10 approximately half way between the pavement and the front of our house (see sketch plan attached). Prior to works to make our Yew tree (at the boundary with the pavement) more balanced, the magnolia tree was very much shadowed by the Yew tree and as a result has grown in a very unbalanced way making it lopsided. Now that the Yew Tree no longer causes this issue, we hope that the magnolia tree will grow in a more balanced way improving its health, sustainability and aesthetic. The contractor who carried out the works on the Yew Tree recommended that we ask for consent to trim the tree by a maximum of 2.5 metres. All works will be carried out by a suitable contractor. The Magnolia tree is not a native species and has been recognised by the LPA as being of less value than the Yew Tree which is subject to a TPO and for which we were given consent for similar works (creating a more balanced tree). Further, consent was previously given to trim back a magnolia tree(s) on our neighbours land at No 6 (also in the front garden). It would therefore seem manifestly unreasonable to refuse my request for consent for the above works. If you wish to carry out a site visit, we have off road parking available on the front.

Pinhoe

Delegated Decision

Application Number: 25/1055/PD Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 14/11/2025
Location Address: 36 Walpole Close Exeter EX4 8DW
Proposal: Single storey, flat roof, rear extension measuring 4.0 m deep x 3.50 m high x 3.50 height of eaves.

Delegated Decision

Application Number: 25/1381/FUL Delegation Briefing:
Decision Type: Permitted Date: 20/11/2025
Location Address: 15 Saxon Avenue Exeter EX4 9HG
Proposal: Removal of existing conservatory, new rear extension and decking

Delegated Decision

Application Number: 25/1422/FUL Delegation Briefing:
Decision Type: Permitted Date: 20/11/2025
Location Address: 4 Orchard Close Exeter EX1 3SN
Proposal: Rear extension replacing existing sun room

Priory

Delegated Decision

Application Number: 25/0647/FUL Delegation Briefing:
Decision Type: Permitted Date: 05/11/2025
Location Address: 7 Magnolia Avenue Exeter EX2 6DJ
Proposal: Ancillary annex building in rear garden, attached to existing dwelling

Delegated Decision

Application Number: 25/0853/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 04/11/2025
Location Address: Land Adjacent 24A Hope Road Hope Road Exeter
Proposal: Two detached dwellings, associated landscaping, access and off-street parking

Delegated Decision

Application Number: 25/0854/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 04/11/2025
Location Address: Land Adjacent 24A Hope Road Exeter
Proposal: Partial demolition of boundary wall fronting Hope Road to create 2 vehicular accesses

Delegated Decision

Application Number: 25/1231/FUL Delegation Briefing:
Decision Type: Permitted Date: 19/11/2025
Location Address: 134 Burnthouse Lane Exeter EX2 6NB
Proposal: Front porch, rear extension, and brick paving driveway.

Delegated Decision

Application Number: 25/1248/ADV Delegation Briefing:
Decision Type: Permitted Date: 30/10/2025
Location Address: Burnthouse Lane/ Chestnut Avenue Roundabout Exeter
Proposal: Two sponsorship signs to be placed on the roundabout

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: 25/1361/TPO Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 03/11/2025
Location Address: Veysey Close Exeter EX2 6AS
Proposal: T1 Indian Bean Tree - Canopy appears very thin. Deadwood noted throughout canopy. Numerous split limbs observed, two of which are partially failed. Situated in close proximity to access road and residential property. Appears to have declined significantly since last survey in 2022 - Fell to ground level and replace with Foxglove tree.

Delegated Decision

Application Number: 25/1392/FUL Delegation Briefing:
Decision Type: Permitted Date: 24/11/2025
Location Address: 9 Masterson Street Exeter EX2 5GR
Proposal: Single storey rear extension

Delegated Decision

Application Number: 25/1418/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 11/11/2025
Location Address: Unit 3 Kew Court Pynes Hill Exeter EX2 5AZ
Proposal: Use of building as a dentist (Class E) (Certificate of lawfulness of proposed use)

Delegated Decision

Application Number: 25/1607/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 17/11/2025
Location Address: Aperture Rydon Lane Exeter EX2 5SP
Proposal: Discharge of Condition 4 on Planning Permission Ref. 25/1137/FUL, dated 10 September 2025, relating to cycle storage

St Davids**Delegated Decision**

Application Number: 25/0432/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 20/11/2025
Location Address: 24 Southernhay East Exeter EX1 1QL
Proposal: Refurbishment and extension to provide a mixed-use building comprising two ground floor commercial units and three flats above including three-storey rear extension and associated cycle and bin store.

Delegated Decision

Application Number: 25/0433/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 20/11/2025
Location Address: 24 Southernhay East Exeter EX1 1QL
Proposal: Refurbishment and extension to provide a mixed-use building comprising two ground floor commercial units and three flats above including three-storey rear extension and associated cycle and bin store. Internal alterations to all floors, replacement roof and dormers, and replacement windows on front and side elevations.

Delegated Decision

Application Number: 25/0747/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 13/11/2025
Location Address: 50 Topsham Road Exeter EX2 4NF
Proposal: Part-discharge condition 7 (Remediation Statement) for Apartment Blocks C and D (Plots 34-67), Plots 68-83, Plot 126 and Plots 145-146 of planning permission 22/1546/VOC.

Delegated Decision

Application Number: 25/0778/ADV Delegation Briefing:
Decision Type: Permitted Date: 26/11/2025
Location Address: 1 North Street St Davids Exeter EX4 3QS
Proposal: Retail shop 2x fascia signage 0.43 m high x 3.67 m long x 0.1 m deep, 1x projecting signage 0.75m high x 0.9 m wide x 01.m deep with a 0.73 m projection from the side wall and 8x window vinyls

Delegated Decision

Application Number: 25/0903/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 06/11/2025
Location Address: 60 New North Road Exeter EX4 4EP
Proposal: Change of use of public house to 2 flats (Class C3) and a House in Multiple Occupation for 5 persons (Class C4) and alterations to front elevation

Delegated Decision

Application Number: 25/0962/OUT Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 30/10/2025
Location Address: Acorn And Oak Buildings Market Street Exeter
Proposal: INVALID: This application is in relation to a Supported Living Preemies within Exeter. We currently have a temporary scaffold access ramp installed onsite due to issues with the onsite lift. We are looking to process an application to source approval from Exeter Council for a permanent access ramp to be installed onsite to help the tenants onsite who have mobility issues and solely depend of the current onsite lift which we have experience ongoing issues with. Unfortunately, as soon as we experience any issues with the onsite lift, we are under significant pressure from all parties onsite including the local authorities because a number of the tenants onsite are then trapped onsite until the onsite lift could be replaced. We are looking to install an access ramp to resolve any access issues onsite.

Delegated Decision

Application Number: 25/1213/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 07/11/2025
Location Address: 92 Rivermead Road Exeter EX2 4RL
Proposal: replace existing rear conservatory with a single-storey rear brick extension with 7 roof lights and rear facing bi-folding doors.

Delegated Decision

Application Number: 25/1259/ADV Delegation Briefing:
Decision Type: Permitted Date: 25/11/2025
Location Address: South Street/Western Way/Holloway Street/Magdalen Street Roundabout Exeter
Proposal: Four sponsorship signs to be placed on the roundabout

Delegated Decision

Application Number: 25/1364/CAT Delegation Briefing:
Decision Type: Permitted Date: 14/11/2025
Location Address: Exeter College Further Education Hele Road Exeter EX4 4JS
Proposal: T35 Cedar of Lebanon - Works detailed in attached planSummary of works: Remove all torn, broken, or damaged branches back to suitable secondary growth points or strong branch unions. Maximum cut diameter: 100mm (10cm). Works to be limited to the southern canopy where damage has occurred; no additional pruning beyond this area. Retain overall canopy balance and form. Avoid removal of healthy, undamaged wood unless necessary to achieve a natural pruning line.

Delegated Decision

Application Number: 25/1419/VOC Delegation Briefing:
Decision Type: Permitted Date: 19/11/2025
Location Address: Unit 3-4 Haven Banks Water Lane Exeter EX2 8BY
Proposal: Variation of condition 3 (Hours of Use) of planning permission 89/0383/03 (Alterations to proposed ten pin bowling centre granted on 16 May 1989) to extend opening hours to 08:00-00:30 Sunday to Thursday and 08:00-01:30 on Fridays, Saturdays and Bank Holidays.

Delegated Decision

Application Number: 25/1446/FUL Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 20/11/2025
Location Address: 3 Bystock Close Queens Terrace Exeter EX4 4JJ
Proposal: Internal alterations, including the widening of existing openings, removal of select internal walls to create a larger bathroom and studio space, and the addition of an ensuite. A small glazed extension is proposed, and a stand-alone sauna, installation of a log-burning flue, and associated landscaping works.

Delegated Decision

Application Number: 25/1465/FUL Delegation Briefing:
Decision Type: Permitted Date: 25/11/2025
Location Address: 27 Hippisley Road Exeter EX2 4BT
Proposal: Placing a temporary structure (Sauna/Outbuilding) in garden

Delegated Decision

Application Number: 25/1612/DEM Delegation Briefing:
Decision Type: Prior Approval Required and Granted Date: 26/11/2025
Location Address: Wichita Works Water Lane Exeter EX2 8BU
Proposal: Prior Approval for the method of demolition of 2 single storey brick built structures that formed the former car repair business

St Loyes

Delegated Decision

Application Number: 25/1156/TPO Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 31/10/2025
Location Address: Middle Dryways Woodwater Lane Exeter EX2 5AJ
Proposal: Copper Beech - Crown in height and spread of approximately 1.0 metre all over. The tree is healthy and balanced but it is large and causes concern to neighbour regarding structural integrity and loss of sunlight.

Delegated Decision

Application Number: 25/1171/TPO Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 03/11/2025
Location Address: 13 Apple Farm Grange Exeter EX2 7TH
Proposal: Large oak tree TPO 369 Oak T2 in the far corner of my rear garden. Some dead branches at high level need removing. Also need to cut back the whole tree canopy by at least 3 metres due to it now getting close to our house, and next door neighbours.

Delegated Decision

Application Number: 25/1214/FUL Delegation Briefing:
Decision Type: Permitted Date: 14/11/2025
Location Address: 13 Miller Close Exeter EX2 5NE
Proposal: Rear, white uvpc, conservatory.

Delegated Decision

Application Number: 25/1215/TPO Delegation Briefing:
Decision Type: Permitted Date: 31/10/2025
Location Address: Journeys End Aspen Close Exeter EX2 5RZ
Proposal: Tree Identification and Proposed Works T1: Mature willow (Salix spp.) located in the rear garden, approximately 3 metres from the house. Reason for Works: Significant basal decay on the south-west aspect (0.5 m ? 2 m) with low resonance. Historic pruning wounds and surface roots lifting driveway. Sparse crown and reduced vitality. Elevated risk to property and occupants (QTRA 1 in 30,000). Proposed Works: Complete removal of T1. Replant with a suitable, smaller-stature species at an appropriate distance from structures.

Delegated Decision

Application Number: 25/1304/FUL Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 25/11/2025
Location Address: 33 South Grange Clyst Heath Exeter EX2 7EY
Proposal: Install an electric vehicle charging point in my front garden, beside steps. It will not be attached to the building itself but a small free standing post in the garden, the cable can then be put under the front steps to be taken into the house.

Delegated Decision

Application Number: 25/1305/LBC Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 17/11/2025
Location Address: 33 South Grange Clyst Heath Exeter EX2 7EY
Proposal: Install an electric vehicle charging point in front garden, beside my steps. It will not be attached to the building itself but a small free standing post in the garden, the cable can then be put under the front steps to be taken into the house.

Delegated Decision

Application Number: 25/1310/TPO Delegation Briefing:
Decision Type: Permitted Date: 05/11/2025
Location Address: 63 Russell Walk Digby Exeter EX2 7TN
Proposal: Residents report ends of lowest branches are striking parked larger vehicles, request to remove sections that are hanging down from the horizontal branch increasing clearance from approx 2.4m to 3.0m

Delegated Decision

Application Number: 25/1432/TPO Delegation Briefing:
Decision Type: Permitted Date: 12/11/2025
Location Address: Chichester House Coates Road Exeter EX2 5RP
Proposal: G1 - Norway Maple. Remove small dead stems behind parking area; remove two small dead stems left hand side of store; remove two stems directly behind store, to prevent physical damage to structure. Reduce remaining low lateral branch over store to give 2m clearance. T1 - Monterey Pine. Reduce lateral canopy to south by up to 3m, maximum diameter of cuts 100mm; remove snapped hanging branch @6-8m south of crown. Works recommended following a tree survey, see attached report for further details

St Thomas**Delegated Decision**

Application Number: 25/0229/FUL Delegation Briefing:
Decision Type: Permitted Date: 07/11/2025
Location Address: 11A Wardrew Road Exeter EX4 1HB
Proposal: Change of use from E to F1 to provide a childrens learning hub for children with special educational needs including disabled toilet facilities

Delegated Decision

Application Number: 25/0679/FUL Delegation Briefing: 28/10/2025
Decision Type: Permitted Date: 11/11/2025
Location Address: 100 And 102 Merrivale Road Exeter EX4 1PW
Proposal: Redevelopment of site to include erection of 2 two-storey semi-detached dwellings

Delegated Decision

Application Number: 25/0739/FUL Delegation Briefing:
Decision Type: Permitted Date: 10/11/2025
Location Address: 63 Queens Road Exeter EX2 9EW
Proposal: Demolition of garage and garden room. Replacement garage, alterations, ground floor side and rear extensions. Alterations to driveway and front boundary wall.

Delegated Decision

Application Number: 25/0942/FUL Delegation Briefing:
Decision Type: Permitted Date: 05/11/2025
Location Address: 122 Barley Farm Road Cowick Exeter EX4 1NJ
Proposal: Revised Plans: Flat roof front porch.

Delegated Decision

Application Number: 25/1388/CAT Delegation Briefing:
Decision Type: Permitted Date: 07/11/2025
Location Address: 9 Princes Square Exeter EX2 9AN
Proposal: Pollarding of and ash tree in rear garden Ash tree approx 8-10m tall. Located in a conservation area.

Topsham**Committee Decision**

Application Number: 23/1532/OUT Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 14/11/2025
Location Address: Sandy Park Farm Old Rydon Lane Topsham Exeter EX2 7JW
Proposal: Outline Planning Application (all matters reserved bar access) for up to 158 residential dwellings (Use Class C3) and up to 17,567 sq m of commercial floorspace (Use Classes E, F2, B2 and B8) with associated infrastructure.

Delegated Decision

Application Number: 25/0991/FUL Delegation Briefing:
Decision Type: Permitted Date: 05/11/2025
Location Address: 6 Montagu Close Exeter EX2 7FU
Proposal: Conversion of garage to home office by replacing garage door with 3x windows, inserting 2x windows on rear elevation, replace door with window and relocated and insert new door with small canopy on side (north) elevation and 2x cycle secure storage spaces.

Delegated Decision

Application Number: 25/1225/CAT Delegation Briefing:
Decision Type: Permitted Date: 24/11/2025
Location Address: 15 Majorfield Road Topsham EX3 0ES
Proposal: T1 Holly, fell. removing this tree will allow for easier maintenance and enjoyment of the garden

Delegated Decision

Application Number: 25/1236/PDCD Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 10/11/2025
Location Address: 86 Fore Street Topsham EX3 0HQ
Proposal: Change of use of ground floor cafe (Class E) to residential (Class C3) and amalgamate with the apartment above to create a single dwelling house.

Delegated Decision

Application Number: 25/1286/FUL Delegation Briefing:
Decision Type: Permitted Date: 26/11/2025
Location Address: 7A Parkfield Way Topsham EX3 0DP
Proposal: New parking bay formed in rear garden involving the removal of a section of boundary wall. Replacement windows and front door. Front door canopy replaced with open porch.

Delegated Decision

Application Number: 25/1294/FUL Delegation Briefing:
Decision Type: Permitted Date: 12/11/2025
Location Address: 7 Holland Park Exeter EX2 7JE
Proposal: Construction of a single storey rear extension and two storey side extension.

Delegated Decision

Application Number: 25/1325/VOC Delegation Briefing:
Decision Type: Permitted Date: 10/11/2025
Location Address: Clystside Elm Grove Road Topsham Exeter EX3 0BN
Proposal: Variation of Condition 2 (plans condition) of application 24/1011/FUL (single storey rear extension and replacement doors, windows and eaves detailing) approved on the 3rd December 2024 to alter the configuration and materials of the extension.

Delegated Decision

Application Number: 25/1369/TPO Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 31/10/2025
Location Address: 5 Sunhill Lane Topsham EX3 0BR
Proposal: T1 - Blue Atlas Cedar Crown Lift. Remove lowest branches extending over driveway. Crown Raise any remaining foliage to 5 metres above ground level to shape. Reduce extended branches in upper crown by a maximum of 4 metres to contain overall spread. Selective pruning to remove weaker, crossing, and dead branches to improve structure, balance, and long-term health. Crown clean. Reason for Works: T1 Blue Atlas Cedar Low branches over the highway and parking areas. Some branches now resting over a telephone cable. To contain and prevent weaker branches from falling in storms/high winds and causing damage to property, people or pets. To maintain the tree at a safe and proportionate size in relation to the neighbour's boundary, our property, and the adjacent lane, reducing encroachment and shading while preserving the tree's natural form and amenity value (as last completed in 2017 as per previous application).

Delegated Decision

Application Number: 25/1390/CAT Delegation Briefing:
Decision Type: Permitted Date: 07/11/2025
Location Address: 7 Tresillian Gardens Topsham EX3 0BA
Proposal: T1 Lime (previously pollarded) - with bracket fungus at approximately 3.0 metres showing at old open wound. Reduce/pollard tree to height of old wound (approximately 3.0 metres from ground level) to allow regrowth.

Delegated Decision

Application Number: 25/1410/CAT Delegation Briefing:
Decision Type: Permitted Date: 06/11/2025
Location Address: Church Of The Holy Cross 17 Station Road Topsham EX3 0EE
Proposal: Sketch planT002- Eucalyptus- FellT003- Elm x5- Fell stemsG005- English Elm and Holly- Fell elm and fell holly down T006- Horse chestnut- Maintain minimum 1m clearance from building crown lift all lower branches remove waste. Small branches only no cuts over 3 inches to be included in the crown lifting T007- Common Ash- Crown raise for 3m clearance over carpark and garden back to fence line. T9- Yew- Cut to ground and chip up stump removedT10- Hazel- Reduce to 6 foot and chip brashT11- Hazel- Reduce to 6 foot and chip brashT12- Holly - Reduce to 12 foot, Trim back face of holly T13- Yew- Crown lift to up to 3 metres T14- Hazel- cut to groundT15- Laurel - Reduce to 8 foot remove all waste. Cut single hazel to ground. Trim back road side face of laurel including privetT16- Olive tree - Crown Reduction - Reducing the height and spread of the tree by up to 0.5 metres back to pruning points. T16- Bay- Reduce to 8 foot and chip waste trim face T17 - Birch- Crown Lift to provide 8 feet clearance from ground level Birch

Delegated Decision

Application Number: 25/1417/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 12/11/2025
Location Address: Land On The West Side Of Clyst Road Topsham Exeter
Proposal: Re-discharge condition 6 (CEMP) of planning permission 21/0894/OUT (appeal ref. APP/Y1110/W/22/3296946) - Phased outline planning application for the construction of up to 100 dwellings and associated infrastructure (all matters reserved).

Delegated Decision

Application Number: 25/1425/NMA Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 10/11/2025
Location Address: Land At The Corner Of Retreat Drive, Topsham
Proposal: Non Material Amendment to planning permission 17/1656/FUL to amend the description of development to remove the number of residential units.

Delegated Decision

Application Number: 25/1434/TPO Delegation Briefing:
Decision Type: Permitted Date: 20/11/2025
Location Address: Land To The East Of Seabrook Mews And North Of Topsham Road. Known As Topsham Phase 2B Development Site.
Proposal: TPO T43 Crown lift south-eastern side of crown to 3.5m above ground, removing secondary growth back to suitable growth points. Remove deadwood greater than 50mm diameter overhanging into site. For clearance above the gardens of the new properties being built and from the new boundary fence line. Also for clearance to facilitate construction works, to avoid damage to branches from machinery and vehicles. TPO T42 Crown lift south-eastern side of crown to 3.5m above ground, removing secondary growth back to suitable growth points. Remove deadwood greater than 50mm diameter overhanging into site. For clearance above the gardens of the new properties being built and from the new boundary fence line. Also for clearance to facilitate construction works, to avoid damage to branches from machinery and vehicles.

Delegated Decision

Application Number: 25/1472/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 19/11/2025
Location Address: David Lloyd Leisure Club Sandy Park Way Exeter EX2 7NN
Proposal: Discharge of Condition 4 (External Lighting) of planning application 23/1451/FUL (Extension of external spa garden and removal of seven car parking spaces and motorcycle bays) Approved 1/2/24 to confirm lighting arrangements

Delegated Decision

Application Number: 25/1547/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 20/11/2025

Location Address: Furlong 19 Ferry Road Topsham EX3 0JN

Proposal: T1 - Eucalyptus tree - Reduce in height by 3 metres. Shorten back all side growth by 1-2metres to leave a balanced form.

Total Applications: 104