

**All Planning Decisions Made and Withdrawn Applications
between 27/11/2025 and 08/01/2026**

Alphington

Delegated Decision

Application Number:	25/1284/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/12/2025
Location Address:	6 St Michaels Close Alphington Exeter EX2 8XH		
Proposal:	Demolition of the existing bungalow and garage. Replacement two bedroom bungalow with integral garage (self- build).		

Delegated Decision

Application Number:	25/1466/DIS	Delegation Briefing:	
Decision Type:	Split Decision	Date:	18/12/2025
Location Address:	Franklyn House Franklyn Drive Exeter EX2 9HS		
Proposal:	Discharge of Conditions 4, 5 and 6 of Planning Permission Ref. 20/1713/FUL, granted on 24 June 2024, relating to drainage, travel plan and lighting		

Delegated Decision

Application Number:	25/1482/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/12/2025
Location Address:	KFC Unit 10 Alphington Park Ashton Road Marsh Barton Trading Estate Exeter EX2 8AA		
Proposal:	Redecoration including spraying of windows and doors, new cladding to drive thru		

Delegated Decision

Application Number:	25/1483/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/12/2025
Location Address:	KFC Unit 10 Alphington Park Ashton Road Marsh Barton Trading Estate Exeter EX2 8AA		
Proposal:	New KFC letters, LED bucket, vinyl graphics to existing signs and new to walls. New vinyls to existing site signage and directional signs.		

Delegated Decision

Application Number:	25/1518/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/12/2025
Location Address:	Franklyn House Franklyn Drive Exeter EX2 9HS		
Proposal:	Installation of a new handrail to one side of the existing stairs.		

Delegated Decision

Application Number: 25/1537/FUL Delegation Briefing:
Decision Type: Permitted Date: 22/12/2025
Location Address: 114 Cowick Lane Exeter EX2 9HE
Proposal: Demolition of conservatory to rear and addition of single storey rear extension.

Delegated Decision

Application Number: 25/1593/LBC Delegation Briefing:
Decision Type: Permitted Date: 06/01/2026
Location Address: Franklyn House Franklyn Drive Exeter EX2 9HS
Proposal: Widening of existing doorway into GF007.

Delegated Decision

Application Number: 25/1597/VOC Delegation Briefing:
Decision Type: Permitted Date: 05/01/2026
Location Address: Units 6-9 Alphin Brook Road, Exeter EX2 8RG
Proposal: Variation of Condition 2 of Planning Permission Ref. 24/0919/FUL granted on 22 November 2024, relating to extension of commercial / industrial building (Use Class B2/B8) and new flat roof with associated access and parking, to amend external finish.

Delegated Decision

Application Number: 25/1652/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 11/12/2025
Location Address: Former Grahams Builder's Merchants Alphin Brook Road Marsh Barton Exeter EX2 8RF
Proposal: Discharge of Condition 4 on Planning Permission Ref. 25/0789/FUL, granted 19 August 2025, relating to bird boxes

Delegated Decision

Application Number: 25/1653/DIS Delegation Briefing:
Decision Type: Condition(s) Application Refused Date: 11/12/2025
Location Address: Former Grahams Builders Merchants Alphin Brook Road Marsh Barton Trading Estate Exeter EX2 8RG
Proposal: Discharge of Condition 5 on Planning Permission Ref. 25/0789/FUL, granted 19 August 2025, relating to landscaping

Delegated Decision

Application Number: 25/1774/NMA Delegation Briefing:
Decision Type: Permitted Date: 22/12/2025
Location Address: 37 Larch Road Exeter EX2 9DG
Proposal: Non-material amendment sought to planning approval ref. 25/1128/FUL permitted 25th November 2025, to add 1x side window.

Delegated Decision

Application Number: 25/1775/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Date: 06/01/2026
Discharged
Location Address: 37 Larch Road Exeter EX2 9DG
Proposal: Discharge Condition 4 (drainage) of planning permission
25/1128/FUL, granted 25 November 2025.

Duryard And St James**Delegated Decision**

Application Number: 21/1907/VOC Delegation Briefing:
Decision Type: Finally Disposed Of Date: 27/11/2025
Location Address: Greencroft Streatham Rise Exeter Devon EX4 4PE
Proposal: Variation of Conditions 2, 3 and 6 of Planning Permission Ref.
20/1104/FUL, granted on 22 October 2021, to add a detached
garage and amend the approved landscaping scheme in respect of
Plot 1

Delegated Decision

Application Number: 25/0924/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/12/2025
Location Address: 36 Powderham Crescent Exeter EX4 6BZ
Proposal: Replace windows and repair entrance door.

Delegated Decision

Application Number: 25/1241/FUL Delegation Briefing:
Decision Type: Permitted Date: 02/12/2025
Location Address: The Courtyard 48 New North Road Exeter EX4 4EP
Proposal: Change of use from office (Class E) to six flats for house in
multiple occupation use (Class C4) (retrospective)

Delegated Decision

Application Number: 25/1378/FUL Delegation Briefing:
Decision Type: Permitted Date: 01/12/2025
Location Address: 14 Howell Road Exeter EX4 4LG
Proposal: Narrowing of existing access to form pedestrian access

Delegated Decision

Application Number: 25/1379/LBC Delegation Briefing:
Decision Type: Permitted Date: 01/12/2025
Location Address: 14 Howell Road Exeter EX4 4LG
Proposal: Narrowing of existing access to form pedestrian access

Delegated Decision

Application Number: 25/1458/ADV Delegation Briefing:
Decision Type: Permitted Date: 27/11/2025
Location Address: Geoffrey Pope Stocker Road Exeter EX4 4QD
Proposal: 3 x three-part split advertisement on east side elevation of the Geoffrey Pope Building

Delegated Decision

Application Number: 25/1459/ADV Delegation Briefing:
Decision Type: Permitted Date: 16/12/2025
Location Address: The Great Hall Stocker Road Exeter EX4 4PY
Proposal: Three-part split advertisement above the entrance to the Great Hall at The University of Exeter.

Delegated Decision

Application Number: 25/1463/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/11/2025
Location Address: 14 Streatham Drive Exeter EX4 4PD
Proposal: Replacement conservatory on south elevation

Delegated Decision

Application Number: 25/1480/NMA Delegation Briefing:
Decision Type: Permitted Date: 01/12/2025
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: 25/1569/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: Geoffrey Pope Stocker Road Exeter EX4 4QD
Proposal: External concrete repairs, window replacement & reconfiguration of extraction ducts ducts and lightning protection installation.

Delegated Decision

Application Number: 25/1574/TPO Delegation Briefing:
Decision Type: Permitted Date: 04/12/2025
Location Address: Thomas Hall Cowley Bridge Road Exeter EX4 5AD
Proposal: tree no 2311 located in the rear car park boundary of Thomas hall school car park and Exeter university. grid referance.-3.543169728 50.7418209advanced Ash die back class 4. heavy lean over car park and stone access bridge to solar pv field gate. full dismantle and removal with mewp for access. section apart crown and fell remaining stick chip and remove all arisings. timber to be stacked for deadwood habitat. inhouse tree replacement policy will be adhered to 15 mixed native species trees to be replanted in the vicinity of existing hedge lines.

Delegated Decision

Application Number: 25/1576/LED Delegation Briefing:
Decision Type: Was lawful use Date: 16/12/2025
Location Address: 50 Pennsylvania Road Exeter EX4 6DB
Proposal: House in multiple occupation for six people (C4 use) (Certificate of lawfulness of existing use)

Delegated Decision

Application Number: 25/1585/TPO Delegation Briefing:
Decision Type: Permitted Date: 05/12/2025
Location Address: Streatham House Streatham Rise Exeter EX4 4PE
Proposal: T1 Pine - Crown lift to 4ft. Due to low branches encroaching into driveway.T2 Purple plum - Thin internal branches and reduce crown by 0.5m.Group 1 - Prune low overhang over drive way by 1-3 m back to boundary and up to a height of approximately 6m, with cuts no bigger than 60mm. This is to mitigate branches encroaching over applicants property.

Delegated Decision

Application Number: 25/1590/FUL Delegation Briefing:
Decision Type: Permitted Date: 19/12/2025
Location Address: Molly Hayes Apartments 41A New North Road Exeter EX4 4EP
Proposal: Change of use to eight self-contained flats (Use Class C4)

Delegated Decision

Application Number: 25/1594/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 23/12/2025
Location Address: Car Park B The University Of Exeter Streatham Campus Rennes Drive Exeter
Proposal: Temporary discharge of condition 4 (Car Parks Scheme) of planning permission 18/0487/FUL (as amended by 25/0223/NMA) - Extension of existing car park B including two storey decked section and photovoltaic panelled canopy.

Delegated Decision

Application Number: 25/1601/CAT Delegation Briefing:
Decision Type: Permitted Date: 05/12/2025
Location Address: 15 York Road Exeter EX4 6BA
Proposal: The tree is a large ash tree behind number 15 and 16 york road, EX4 6BA. The tree is in a conservation area.we would like to remove the tree completely because it is damage a nearby wall and neighbouring property. it is causing subsidence.

Delegated Decision

Application Number: 25/1613/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 08/12/2025
Location Address: 16 Doriam Close Exeter EX4 4RS
Proposal: Discharge condition 3 (Construction Method Statement) of the previously approved 25/0906/FUL; 19th September 2025

Delegated Decision

Application Number: 25/1650/TPO Delegation Briefing:
Decision Type: Permitted Date: 12/12/2025
Location Address: Jefford House Copplestone Drive Exeter EX4 4NG
Proposal: EXTR059- Pin Oak. tree is encroaching on streetlight, prune branches to gain 1.5m clearance from streetlight and lighting column. justification: to achieve better visibility for pedestrians at time of low light by clearing branches blocking streetlight columnEXTR063- oriental plane. crown lift all round to a height of 2m. Justification: to allow access under tree canopy for pedestrians and grass cutting operations

Delegated Decision

Application Number: 25/1693/LED Delegation Briefing:
Decision Type: Was lawful use Date: 08/01/2026
Location Address: 44 Howell Road Exeter EX4 4HA
Proposal: House in multiple occupation for 4 persons (Use Class C4) (Certificate of lawfulness of existing use)

Delegated Decision

Application Number: 25/1724/CAT Delegation Briefing:
Decision Type: Permitted Date: 12/12/2025
Location Address: 26 Velwell Road Exeter EX4 4LD
Proposal: To remove one old apple tree which is forcing our house boundary wall to lean towards the pavement at a dangerous angle of 20cms out of vertical. We are concerned that the 1.8 metre wall will collapse onto the pavement. We intend to use a professional tree surgeon for this removal.

Delegated Decision

Application Number: 25/1744/ADV Delegation Briefing:
Decision Type: Permitted Date: 06/01/2026
Location Address: Sports Hall Stocker Road Exeter EX4 4QN
Proposal: Six-part split non-illuminated advertisement (retrospective application)

Delegated Decision

Application Number: 25/1756/DEM Delegation Briefing:
Decision Type: Prior Approval Required and Granted Date: 07/01/2026
Location Address: Mardon Hall Streatham Drive Exeter EX4 4QW
Proposal: Demolition of timber storage shed.

Exwick**Delegated Decision**

Application Number: 25/0459/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/12/2025
Location Address: Land At Flowerpot Playing Fields, St Thomas, Exeter
Proposal: Siting of a shipping container for use as a cafe and associated works

Delegated Decision

Application Number: 25/1395/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: 64 Knowle Drive Exeter EX4 2EH
Proposal: New rear access deck and steps to garden and alterations to fenestration

Heavitree**Delegated Decision**

Application Number: 25/1044/FUL Delegation Briefing:
Decision Type: Permitted Date: 02/12/2025
Location Address: 95 Fore Street Heavitree EX1 2RN
Proposal: Change of use from five bedroom HMO (Use Class C4) to six bedroom HMO (Use Class C4).

Delegated Decision

Application Number: 25/1168/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/12/2025
Location Address: 40 Polsloe Road Exeter EX1 2DN
Proposal: Change of use from a dwelling to a children's care home (Use Class C2) for up to eight children and various external works including replacement single storey rear extension.

Delegated Decision

Application Number: 25/1223/FUL Delegation Briefing:
Decision Type: Permitted Date: 07/01/2026
Location Address: 16 Lonsdale Road Exeter EX1 3DW
Proposal: Two-storey side extension

Delegated Decision

Application Number: 25/1258/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 28/11/2025
Location Address: 118 Fore Street Heavitree EX1 2RS
Proposal: Demolition of existing single-storey rear extension and construction of two-storey rear extension.

Delegated Decision

Application Number: 25/1279/FUL Delegation Briefing:
Decision Type: Permitted Date: 05/01/2026
Location Address: 50 Chard Road Exeter EX1 3AX
Proposal: Proposed erection of a rear single storey extension

Delegated Decision

Application Number: 25/1337/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 28/11/2025
Location Address: 88 Magdalen Road Exeter EX2 4TU
Proposal: Single storey extension and pergola on rear elevation and raising of section of boundary wall adjacent to Barrack Road to a height of 3.1 metres

Delegated Decision

Application Number: 25/1573/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 05/12/2025
Location Address: 62 Whipton Lane Exeter EX1 3DN
Proposal: Discharge of condition 3 (materials samples) of planning permission 25/0235/FUL granted on 2nd May 2025.

Delegated Decision

Application Number: 25/1644/FUL Delegation Briefing:
Decision Type: Permitted Date: 22/12/2025
Location Address: 11 Avondale Road Exeter EX2 5HE
Proposal: Single storey rear/side extension.

Mincinglake And Whipton

Delegated Decision

Application Number: 25/0946/NMA Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: Development Site Of Former Whipton Barton House Vaughan Road Exeter
Proposal: Non-material amendment to planning permission 23/0270/VOC to carry out amendments to the landscape specification and materiality of the lift shafts and recessed window panels, with some minor alterations to final window positions by replacing the following plans:18-505-062 - Vaughan Road - Block A1 A2 Elevations Rev D 18-505-020 - Vaughan Road - Block A - Ground and First Floor Rev D 18-505-021 - Vaughan Road - Block A - Second and Third Floor RF-083-001D Landscape General Arrangement Plan RF-083-300D Hardworks Plan A - 1 of 2 RF-083-301D Hardworks Plan A - 2 of 2 With:18-505-062 - Vaughan Road - Block A1 A2 Elevations Rev E 18-505-020 - Vaughan Road - Block A - Ground and First Floor Rev E 18-505-021 - Vaughan Road - Block A - Second and Third Floor Rev A RF-083-001D Landscape General Arrangement Plan-Rev A RF-083-300D Hardworks Plan A - 1 of 2-Rev A RF-083-301D Hardworks Plan A - 2 of 2-Rev A

Delegated Decision

Application Number: 25/1167/PD Delegation Briefing:
Decision Type: Prior Approval Not Required Date: 09/12/2025
Location Address: Barn Fox Road Exeter
Proposal: Change of use of agricultural building to a single small dwelling (Prior Approval application using Class Q in Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Delegated Decision

Application Number: 25/1319/TPO Delegation Briefing:
Decision Type: Permitted Date: 03/12/2025
Location Address: 69 Fox Road Exeter EX4 8NB
Proposal: T1- Large oak tree growing from area of TPO behind the rear of the property. To prune off one select branch, to the orange mark in the photograph, that hangs lower than the rest of the crown that is suppressing an ash tree. the branch is approximately 6-8cm in diameter.

Delegated Decision

Application Number: 25/1433/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 28/11/2025
Location Address: 6 Pinwood Lane Exeter EX4 8NQ
Proposal: Discharge conditions 3, 4 and 5 of the previously approved 23/0300/FUL:C3: Material samples C4: Windows and Doors details.C5: SAP Calculations.

Delegated Decision

Application Number: 25/1635/NMA Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: 6 Pinwood Lane Exeter EX4 8NQ
Proposal: Non-material amendment to planning permission 23/0300/FUL to add PV array to roof.

Newtown And St Leonards**Delegated Decision**

Application Number: 25/1191/LED Delegation Briefing:
Decision Type: Was lawful use Date: 15/12/2025
Location Address: 1 Hampton Buildings Blackboy Road Exeter EX4 6SR
Proposal: C4 House in Multiple Occupation for up to 5 people

Delegated Decision

Application Number: 25/1368/DEM Delegation Briefing:
Decision Type: Prior Approval Required and Granted Date: 17/12/2025
Location Address: 2 West Grove Road Exeter EX2 4LU
Proposal: Removal of a section of rear wall to allow greater access and installation of new gate.

Delegated Decision

Application Number: 25/1373/ADV Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 02/12/2025
Location Address: Pavement O/s 161 Sidwell Street, Exeter EX4 6RH
Proposal: 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Delegated Decision

Application Number: 25/1435/CAT Delegation Briefing:
Decision Type: Permitted Date: 01/12/2025
Location Address: 15 Victoria Park Road Exeter EX2 4NT
Proposal: T1 - Oak. Crown reduce by the following: Northern and eastern aspects by 2m Southern aspect by 2.5m Western aspect by 1-2m Crown lift to 5m above ground level Rationale: This large tree has grown into close proximity with the house, necessitating a reduction. We propose a reduction throughout the crown to maintain its balance and reduce future maintenance needs. T2 - Maple. Reduce to previous pruning points T3 - Eucalyptus. Reduce height by approximately 2-3m

Delegated Decision

Application Number: 25/1436/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 04/12/2025
Location Address: 57 - 58 Blackboy Road Exeter EX4 6TB
Proposal: Retrospective application for an existing open sided first-floor rear extension (timber frame with corrugated plastic roof).

Delegated Decision

Application Number: 25/1437/DIS Delegation Briefing:
Decision Type: Permitted Date: 12/12/2025
Location Address: 18 Matford Avenue Exeter EX2 4PW
Proposal: Discharge of Conditions 3 (external materials), 6 (landscaping) and 8 (wildlife habitats) of planning permission 25/1278/VOC (Demolition of bungalow and creation of a 2-storey, 4-bedroom detached house with integral garage) approved 20/11/2025.

Delegated Decision

Application Number: 25/1449/CAT Delegation Briefing:
Decision Type: Permitted Date: 01/12/2025
Location Address: 1 Manston Terrace Exeter EX2 4NP
Proposal: T2 Holm Oak (8m high) & T3 Pittosporum (5m): Reduce overhang back to the boundary - remove 1m of lateral spread south side. T4 Temu/Chilean Myrtle (10m): Remove 2 x 2.5m high stubs next to boundary, on one stem (120 diameter). Retain remaining stems. T6 Smoke Tree (6m): Remove western subsiding, over-extended limb growing towards the house, pruning back to main stem. T405 Bay Laurel (5m): Remove to provide space for adjacent cypress. T406 Prunus Species (5m), G407 Holm Oak x 2 (4m), T408 Bay Laurel (5m), T409 & T410 Apples (3m): Remove, against wall. T411, T412, T413, T414, T417 Holm Oaks (6m) & T415 Cherry Laurel (6m): Remove to thin out dense tree population in garden & prioritise other trees. T416 Unidentified (6m): Remove as dead. T418 Bay Laurel (12): Remove ? base of trunk is 150mm from corner of house. This is a renewal of an expired consent from 2023 that was only partially implemented. T419 Fig (4m): Remove. Resting on wall. See accompanying report and plan.

Delegated Decision

Application Number: 25/1450/TPO Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 27/11/2025
Location Address: 1 Manston Terrace Exeter EX2 4NP
Proposal: T1 over-mature Monterey Pine growing at the back of the rear garden of 1 Manston Terrace, in close proximity to Barrack Road - Remove and replace with one English oak, Quercus robur in a location at greater distance from the house at No. 81. Reasons The trunk is 5m from the house at 81 Barrack Road and can be described as the wrong tree in the wrong place. The tree is considered to have outgrown its location, immediately adjacent to Barrack Road. It is growing over the top of 81 Barrack Road and is dominating the property. Neighbours at 81 and 79 have major concerns about the tree. Options for management of this tree are limited due to its age, form and species. This is an over-mature specimen of a fast growing species. Monterey pines in the UK are vulnerable to losing big branches in gales, according to Mitchell (1996, p.126). A replacement tree in more suitable location within the garden will provide a specimen that can be the right tree in the right place for the future, providing replacement amenity value in the mid-long term. See accompanying report and plan.

Delegated Decision

Application Number: 25/1475/CAT Delegation Briefing:
Decision Type: Permitted Date: 04/12/2025
Location Address: County Hall Topsham Road Exeter EX2 4QD
Proposal: T1 Elm sec fell/ dismantle, T2 Silver birch sec fell/ dismantle, T3 Rowan sec fell/ dismantle, T4 Elm sec fell/ dismantle, T5 Whitebeam remove deadwood over target, T6 Acer (Norway crimson king) sec fell/ dismantle, T7 Holly sec fell/ dismantle, T8 Robinia (Black locust tree) remove dead wood.

Delegated Decision

Application Number: 25/1484/CAT Delegation Briefing:
Decision Type: Permitted Date: 28/11/2025
Location Address: 14 Matford Avenue Exeter EX2 4PW
Proposal: Copper Beech - T1 - situated at bottom (SW) end of garden of 14 Matford Avenue. Proposed works: Canopy reduction of 1.5 - 2m. (leaving a remaining canopy width of 8-10m and canopy height of 14 - 15.5m) Justification for works- The works are proposed to allow more natural light into the property and neighbouring gardens and to prevent the tree from obstructing views. The pruning will be carried out in line with good arboricultural practice, maintaining the tree's health, form, and amenity value while keeping it at a suitable size for its setting. The tree has previously been reduced by 25% and recovered very well.

Delegated Decision

Application Number: 25/1543/LED Delegation Briefing:
Decision Type: Was lawful use Date: 09/12/2025
Location Address: 28 Chute Street Exeter EX1 2BX
Proposal: House in multiple occupation for four people (C4 use) (Certificate of lawfulness of existing use)

Delegated Decision

Application Number: 25/1570/FUL Delegation Briefing:
Decision Type: Permitted Date: 23/12/2025
Location Address: 66 Sandford Walk Exeter EX1 2ET
Proposal: Dormer window and single storey extension at rear, and two storey rear extension (retrospective)

Delegated Decision

Application Number: 25/1602/TPO Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 28/11/2025
Location Address: 11 Leighdene Close Exeter EX2 4PN
Proposal: T1 large Norway Maple in the rear garden. To crown thin the tree by approx 20% by removing crossing, rubbing, dead or hazardous wood from the crown of the tree. To remove the lowest lateral branch growing towards the house in order to gain more light in summer.

Delegated Decision

Application Number: 25/1616/CAT Delegation Briefing:
Decision Type: Permitted Date: 12/12/2025
Location Address: 5 Park Place St Leonards Exeter EX2 4LP
Proposal: We have a single tree in the front garden of 5 Park Place which we wish to lightly prune as it has grown to contact the house. The tree isn't in leaf so hopefully the shape and reach are quite clear. There is obviously much more impact on the light in the house when it is in leaf. Reducing the tree by 50cm on the side next to the house and over the path. Not wishing to damage or stress the tree. Assuming that if we are given permission to proceed that the work would be done by specialist tree surgeons.

Delegated Decision

Application Number: 25/1671/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: Belmont Pleasure Ground Gordon Road Exeter
Proposal: Job 82600 Belmont Park - Tilia x europea- Pollarded lime has extensive basal decay at all cardinal points, high risk of failure. Fell to ground level. Remove all brash and timber.

Delegated Decision

Application Number: 25/1710/CAT Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 05/01/2026
Location Address: Barnfield Hill Surgery 10 - 12 Barnfield Hill Exeter EX1 1SR
Proposal: T1 - Birch - Section Fell to Ground level - Very close to buildings (client worried about tree falling/insurance), tree is also in raised bed with brick walls that could potentially be damaged due to roots

Delegated Decision

Application Number: 25/1718/CAT Delegation Briefing:
Decision Type: Permitted Date: 12/12/2025
Location Address: 8 Wonford Road Exeter EX2 4EQ
Proposal: The Holly tree marked as no.1 on the sketch plan is to be removed in its entirety. It has lost most of its leaves and is dying. It has a large hole in the base of the trunk and could be deemed a danger to the public if it was to fall. Please see attached photos. The tree will be replaced with a similar evergreen tree that will eventually grow to the same height / shape.

Pennsylvania**Delegated Decision**

Application Number: 22/1072/LED Delegation Briefing:
Decision Type: Was lawful use Date: 24/12/2025
Location Address: The Grange Stoke Hill Exeter Devon EX4 7JH
Proposal: Construction of garden building (for use as gym, cinema, games room, meditation/yoga, bathroom and storage rooms)

Delegated Decision

Application Number: 25/0383/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 22/12/2025
Location Address: Springbank Beech Avenue Exeter EX4 6HE
Proposal: Construction of single storey two bedroom dwelling with associated works.

Delegated Decision

Application Number: 25/1333/NMA Delegation Briefing:
Decision Type: Permitted Date: 22/12/2025
Location Address: The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter EX4 7AE
Proposal: Non-material amendment to planning permission 22/0037/VOC to amend the wording of condition 29 from "Prior to the first occupation or use..." to "Prior to the first occupation of phase 1...", in order to allow the occupation of phases 2 and 3 before the completion of the works required by the condition.

Delegated Decision

Application Number: 25/1397/FUL Delegation Briefing:
Decision Type: Permitted Date: 16/12/2025
Location Address: 35 Mincinglake Road Exeter EX4 7DZ
Proposal: Remove boundary wall, create 12 sq. m. permeable block paved parking area with 3 retaining brick wall surrounds and aco drain.

Delegated Decision

Application Number: 25/1519/LED Delegation Briefing:
Decision Type: Was lawful use Date: 18/12/2025
Location Address: 89 Park Road Exeter EX1 2HT
Proposal: House in multiple occupation for four people (C4 use) (Certificate of lawfulness of existing use)

Delegated Decision

Application Number: 25/1731/LPD Delegation Briefing:
Decision Type: Permitted Date: 23/12/2025
Location Address: 49 Sylvan Road Exeter EX4 6EY
Proposal: Replacement rear conservatory

Pinhoe**Delegated Decision**

Application Number: 25/1391/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 11/12/2025
Location Address: Pinhoe Surgery Pinn Lane Exeter EX1 3SY
Proposal: Discharge of Conditions 3, 4, 10 and 11 of Planning Permission Ref. 24/1024/FUL, granted 15 January 2025, relating to Biodiversity Net Gain, construction management, biodiversity enhancements and obscure glazing

Delegated Decision

Application Number: 25/1460/FUL Delegation Briefing:
Decision Type: Permitted Date: 04/12/2025
Location Address: 1 The Mede Pinhoe Exeter EX4 8ED
Proposal: Single story extension to the rear of dwelling.

Delegated Decision

Application Number: 25/1515/FUL Delegation Briefing:
Decision Type: Permitted Date: 04/12/2025
Location Address: 25 Causey Gardens Exeter EX1 3SS
Proposal: For the proposed erection of a rear and side extension following the demolition of the existing garage and conservatory

Delegated Decision

Application Number: 25/1523/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: 42 Main Road Pinhoe Exeter EX4 8HS
Proposal: Raising of garage roof and external alterations.

Delegated Decision

Application Number: 25/1622/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 04/12/2025
Location Address: Hill Barton Hill Barton Rd Exeter EX1 3PR
Proposal: Condition Discharge: Condition 6 (Pedestrian Priorities) of approval 23/0751/RES

Delegated Decision

Application Number: 25/1643/FUL Delegation Briefing:
Decision Type: Permitted Date: 06/01/2026
Location Address: Pinhoe Church School Harrington Lane Exeter EX4 8PE
Proposal: Installation of a new illuminated car park barrier.

Delegated Decision

Application Number: 25/1722/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 05/01/2026
Location Address: 5 Tithebarn Copse Exeter EX1 3XP
Proposal: Certificate of Lawfulness for the removal of an existing conservatory and construction of a single-storey rear extension

Priory**Delegated Decision**

Application Number: 25/0863/FUL Delegation Briefing:
Decision Type: Permitted Date: 18/12/2025
Location Address: Infocus Charity Topsham Road Exeter EX2 6HA
Proposal: Single storey extension to existing residential student accommodation building, rooftop photovoltaic array and external plant related to Air Source Heat Pump

Delegated Decision

Application Number: 25/1076/LED Delegation Briefing:
Decision Type: Was not lawful use Date: 04/12/2025
Location Address: 72 Bovemoors Lane Exeter EX2 5BP
Proposal: Certificate of lawfulness application: 1. Exterior finish from brick to render 2. Utility room changed to bathroom 3. Change of location of Bedroom 2 door. First Floor - 4. Proposed deck to Bedroom 3 5. Proposed Bedroom 5 with ensuite. 6. Proposed temporary garden office with shower to rear of site.

Delegated Decision

Application Number: 25/1360/TPO Delegation Briefing:
Decision Type: Permitted Date: 27/11/2025
Location Address: Land Opposite 36 Veysey Close Exeter EX2 6AS
Proposal: T18 Blue Atlas Cedar - Since 2022 condition survey, the tree has lost several large branches to strong winds, numerous branches are overextended and at risk of failure in high wind. Propose reduction of overextended branches to mitigate risk of further storm damage. Pruning extent from Pruning specification images 1, 2 and 3. Care to be taken to leave looking pleasing and natural.

Delegated Decision

Application Number: 25/1400/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 04/12/2025
Location Address: University Of Exeter, Duckes Meadow Salmon Pool Lane Exeter EX2 4SG
Proposal: Discharge of condition 7 (Drainage) of planning application 25/0192/FUL (Detailed planning application for the erection of a replacement changing room building along with associated works) approved 15 May 2025 to confirm details of drainage scheme

Delegated Decision

Application Number: 25/1464/ADV Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 12/12/2025
Location Address: 399 Topsham Road Countess Wear Roundabout Exeter EX2 6HD
Proposal: Freestanding digital advertising screen

Delegated Decision

Application Number: 25/1559/DIS Delegation Briefing:
Decision Type: Permitted Date: 07/01/2026
Location Address: University Of Exeter Duckes Meadow Salmonpool Lane Exeter EX2 4SG
Proposal: Submission of a Site Security Plan as required by Condition 8 of consent 25/0192/FUL

Delegated Decision

Application Number:	25/1637/TPO	Delegation Briefing:
Decision Type:	Permitted	Date: 04/12/2025
Location Address:	Fort Villa 1 Wonford Street Exeter EX2 5HU	
Proposal:	Cedar T1Proposed specification: Reduce the radial spread of the lower southern crown from 5m to 3m by removing approximately 2m, with a 60mm maximum cut diameter.Reason for proposed works: Early intervention to prevent the southern crown aspect growing in contact with the wall and the overhead telecoms wires.Ash T2Proposed specification: Reduce the radial spread of the southern crown aspect from 5m to 3m by removing approximately 2m, with a 60mm maximum cut diameter.Reason for proposed works: Early intervention to prevent the southern side of the crown growing in contact with neighbouring property or further overhanging it.	

St Davids**Delegated Decision**

Application Number:	23/0816/FUL	Delegation Briefing:
Decision Type:	Permitted	Date: 22/12/2025
Location Address:	8 Southernhay West Exeter EX1 1JG	
Proposal:	Construction of boiler room extension, refurbishment of existing terrace, and replacement dormer roofs	

Delegated Decision

Application Number:	23/0817/LBC	Delegation Briefing:
Decision Type:	Refuse Planning Permission	Date: 22/12/2025
Location Address:	8 Southernhay West Exeter EX1 1JG	
Proposal:	Basement extension, changes to internal layouts, replacement dormer roofs, new staircase, and new plant room.	

Delegated Decision

Application Number:	25/0277/LBC	Delegation Briefing:
Decision Type:	Refuse Planning Permission	Date: 12/12/2025
Location Address:	3 Southernhay West Exeter EX1 1JG	
Proposal:	Internal alterations to walls/doors on all floors to facilitate residential conversion to 3 flats and 1 maisonette	

Delegated Decision

Application Number:	25/0282/FUL	Delegation Briefing:
Decision Type:	Refuse Planning Permission	Date: 12/12/2025
Location Address:	3 Southernhay West Exeter EX1 1JG	
Proposal:	Change of use from commercial, business and services use (Class E) to 3 flats and 1 maisonette (Class C3)	

Delegated Decision

Application Number: 25/1053/FUL Delegation Briefing:
Decision Type: Permitted Date: 15/12/2025
Location Address: 55 St Davids Hill Exeter EX4 4DW
Proposal: Proposed demolition of rear extensions, proposed new rear extensions forming living and utility areas. Proposed demolition of elevated side terrace, proposed replacement terrace. Proposed ensuite to second storey bedroom.

Delegated Decision

Application Number: 25/1133/LBC Delegation Briefing:
Decision Type: Permitted Date: 15/12/2025
Location Address: Cathedral Green Exeter Cathedral Cathedral Yard Exeter EX1 1HS
Proposal: Installation of five interpretation points including excavation for concrete pads

Delegated Decision

Application Number: 25/1139/ADV Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: Cathedral Green Exeter Cathedral Cathedral Yard Exeter EX1 1HS
Proposal: Installation of five interpretation points

Delegated Decision

Application Number: 25/1153/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 28/11/2025
Location Address: 63 St Davids Hill Exeter EX4 4DG
Proposal: Condition Discharge: Conditions 3 (Bat Precautionary Method Statement, 7 (Nest Boxes), 8 (Bin Store) and 9 (Cycle Store) of approval 23/0442/FUL (Change of use and conversion of building to form 14 city suites (sui generis HMO) with associated works)

Delegated Decision

Application Number: 25/1154/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 28/11/2025
Location Address: 63 St Davids Hill Exeter EX4 4DG
Proposal: Condition Discharge: Condition 4 (Granite Setts) of approval 23/0443/LBC (Change of use and conversion of building to form 14 city suites (sui generis HMO) with associated works)

Delegated Decision

Application Number: 25/1207/FUL Delegation Briefing:
Decision Type: Permitted Date: 01/12/2025
Location Address: St Petrocks Centre 10 Cathedral Yard Exeter EX1 1HJ
Proposal: Replacement of 4 existing external cameras above the front door, replacement of trunking, installation of new camera on side wall and the installation of 2 internal cameras

Delegated Decision

Application Number: 25/1353/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 28/11/2025
Location Address: 1 Silver Terrace Exeter EX4 4JE
Proposal: Replacement doors at lower ground floor level on side elevation

Delegated Decision

Application Number: 25/1354/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 28/11/2025
Location Address: 1 Silver Terrace Exeter EX4 4JE
Proposal: Installation of bathroom on first floor and replacement doors and window at ground and lower ground floor level on rear and side elevations

Delegated Decision

Application Number: 25/1363/FUL Delegation Briefing:
Decision Type: Permitted Date: 03/12/2025
Location Address: 22 Hippisley Road Exeter EX2 4BT
Proposal: Build a garden room/shed at the back of garden and a roller door at front of carport

Delegated Decision

Application Number: 25/1370/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 02/12/2025
Location Address: Pavement O/s 231 High Street, Exeter EX4 3NE
Proposal: Installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and associated BT Phone Kiosk removals.

Delegated Decision

Application Number: 25/1371/ADV Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 02/12/2025
Location Address: Pavement O/s 231 High Street, Exeter EX4 3NE
Proposal: 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Delegated Decision

Application Number: 25/1376/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 02/12/2025
Location Address: Pavement O/s Waterstones, 252 High Street, Exeter EX4 3PZ
Proposal: installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and associated BT Phone Kiosk removals.

Delegated Decision

Application Number: 25/1377/ADV Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 02/12/2025
Location Address: Pavement O/s Waterstones, 252 High Street, Exeter EX4 3PZ
Proposal: 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Delegated Decision

Application Number: 25/1469/FUL Delegation Briefing:
Decision Type: Permitted Date: 08/01/2026
Location Address: The Garden House 28A Richmond Road Exeter EX4 4JF
Proposal: Demolition of existing garden office and erection of extension to dwelling

Delegated Decision

Application Number: 25/1566/LBC Delegation Briefing:
Decision Type: Permitted Date: 15/12/2025
Location Address: 33 - 34 Southernhay East Exeter EX1 1NX
Proposal: Painted company sign to the cornicing above the front door of 33-34 Southernhay East

Delegated Decision

Application Number: 25/1568/CAT Delegation Briefing:
Decision Type: Permitted Date: 04/12/2025
Location Address: 1 The Cloisters Cathedral Close Exeter EX1 1HS
Proposal: T6 ? Lucombe Oak ? Prune off dead twig at eye level T22 ? Magnolia? Reduce low damaged branch near lamp back to a suitable growth point and to sound woodT23 ? Pittosporum? Crown lift to 3m above ground level, Maximum Diameter of Cuts (MDC) 25mmT24 ? Photinia? Crown lift by removing 9 marked branches back to source, MDC 100mm? Reshape as required, MDC 25mmT25 ? Mulberry ? Monitor regrowth and advise at next scheduled survey T30 ? Elm? Remove two branches from low westerly limb where extending over T29, MDC 100m & 150mm? Remove major deadwood? Undertake aerial inspection of tree and provide verbal report to Graham Joyce G1 ? Hollies? Cut back overhanging branches to a line 1m behind kerbing or back to suitable growth points/sourceRationale: Following an arboricultural inspection these works have been suggested as part of the reasonable maintenance of these trees

Delegated Decision

Application Number: 25/1577/DIS Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 01/12/2025
Location Address: 17 The Quay Exeter EX2 4AP
Proposal: photographic example of new brick to be used.

Delegated Decision

Application Number: 25/1638/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 08/12/2025
Location Address: Cellar 25 25 The Quay Exeter EX2 4AP
Proposal: Photos of brick sample. Discharge condition 3 of 25/1078/LBC; Determined 30/09/2025

Delegated Decision

Application Number: 25/1651/CAT Delegation Briefing:
Decision Type: Permitted Date: 12/12/2025
Location Address: Bridge Court Exe Street Exeter EX4 3HF
Proposal: EXTR114- Gingko. Crown lift to 4m and prune 1m clear of buildingsEXTR123- Hornbeam. growing in limited soil space not fit for location. fell to ground levelEXTR127- Ash Leafed Maple. Crown lift to 3m and prune 1m clear of buildingsEXTR128- Ash Leafed Maple. Crown lift to 3m and prune 1m clear of buildingsEXTR139- Japanese Cherry. prune 1m clear of buildings

Delegated Decision

Application Number: 25/1657/CAT Delegation Briefing:
Decision Type: Permitted Date: 12/12/2025
Location Address: Street Record Princesshay Lane Exeter
Proposal: T001 ? London Plane Prune to clear lamp by 1m and building by 2mT005 ? London Plane Prune to clear lamp and sign by 1m Remove 3 no. of old stubs T007 ? London Plane Crown lift to 3m above ground level Prune to clear lamp by 1m and building by 2m T029 ? Sweet Gum Crown lift to 2.4m above ground level T035 ? Silver Lime Crown lift to 3m above ground level Prune to clear adjacent wall by 2m T037 ? Cherry Fell to near ground level T003 ? London Plane Prune to clear building by 2m T004 ? London Plane Prune to clear bus stop by 2m T024 ? Raywood Ash ? Prune to clear building by 2m

Delegated Decision

Application Number: 25/1662/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: Little Silver Square Little Silver Exeter
Proposal: Job 82333 Little Silver - Betula pendula - Southern aspect <1m from building, lowest southern primary limb overextended beyond overall crown form over property. Target prune to reduce overextended lowest southern primary limb by 3m to reduce from over property. Target prune to reduce

Delegated Decision

Application Number: 25/1663/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: Little Silver Square Little Silver Exeter
Proposal: Job 82339 Little Silver - Tilia cordata- Canopy is beginning to encroach into the neighbouring shed. Prune away from the neighbouring shed to achieve a clearance of 2m.

Delegated Decision

Application Number: 25/1664/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: Little Silver Square Little Silver Exeter
Proposal: Job 82340 Little Silver - Tilia cordata- Canopy is low over footpath. Crown lift to provide clearance of 2.4m above ground level.

Delegated Decision

Application Number: 25/1665/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: St Pancras Church Waterbeer Street Exeter
Proposal: Job 82348 St Pancras Church - Catalpa bignonioides - Tree canopy touching buildings causing abrasive damage. Reduce tree away from buildings >2m.

Delegated Decision

Application Number: 25/1666/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: Piazza Terracina Haven Road Exeter EX2 8GT
Proposal: Job 82349 Haven Road - Acer saccharinum- Low canopy over kayak storage, pedestrian area and seating. Crown lift to 2.4m

Delegated Decision

Application Number: 25/1667/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: Piazza Terracina Haven Road Exeter EX2 8GT
Proposal: Job 82350 Haven Road - Acer saccharinum - Canopy low over pedestrian area and seating. Crown lift alround to 2.4m.

Delegated Decision

Application Number: 25/1668/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: Mary Arches Street Car Park Mary Arches Street Exeter
Proposal: Job 82389 Mary Arches Car Park - Crowns low over parking bays. Crown lift to 5m, to include removal of 1x primary limb (150mm) at 4m east and target pruning to raise crown. Remove debris.

Delegated Decision

Application Number:	25/1725/CAT	Delegation Briefing:
Decision Type:	Permitted	Date: 15/12/2025
Location Address:	St Bartholomews Cemetery Exe Street Exeter	
Proposal:	<p>Job - 82621 Acer pseudoplatanus - Aggressive fungal brackets (Kretzmaria deusta) present at stem base with significant decay concealed behind bark from ground level to 1.8m and 50cm wide at base. This fungal strategy is root and butt rotting, may cause branch and stem failure and is likely to render a tree unsafe. Significant targets - in striking distance of a residential property, historic wall beside a public footpath and under the canopy are memorial tombs and frequent use footpaths. This tree is recommended for felling to a 2m maximum stump. Fell tree to 2m stump Remove cordwood. Retain felled larger wood securely on site in an appropriate location for long term degradation and biodiversity value. Woodchip can remain on site to support retained larger wood or spread appropriately as a mulch layer.</p>	

Delegated Decision

Application Number:	25/1795/FUL	Delegation Briefing:
Decision Type:	Withdrawn by Applicant	Date: 07/01/2026
Location Address:	Vulcan Estate Water Lane Exeter EX2 8BY	
Proposal:	<p>INVALID We are requesting a change of use from the existing use of warehouse (Class B) to Commercial Business and Service (Class E) and to include ?indoor sport and recreation? so that our business can operate from the premises. Our intended use will be to operate a health and wellbeing, or 'gym' business from the site.</p>	

St Loyes**Delegated Decision**

Application Number:	25/0425/DIS	Delegation Briefing:
Decision Type:	Permitted	Date: 11/12/2025
Location Address:	Tesco Stores Ltd Russell Way Exeter EX2 7EZ	
Proposal:	<p>Discharge condition 30 (Substation - Soft Landscape Screening) of planning permission 24/0009/FUL - Erection of a freestanding restaurant with drive-through facility, car parking, landscaping and associated works, including Customer Order Displays (COD).</p>	

Delegated Decision

Application Number:	25/0732/DIS	Delegation Briefing:
Decision Type:	Permitted	Date: 11/12/2025
Location Address:	Tesco Stores Ltd Russell Way Exeter EX2 7EZ	
Proposal:	<p>Discharge condition 8 (LEMP) of planning permission 24/0009/FUL - Erection of a freestanding restaurant with drive-through facility, car parking, landscaping and associated works, including Customer Order Displays (COD).</p>	

Delegated Decision

Application Number: 25/1470/FUL Delegation Briefing:
Decision Type: Permitted Date: 09/12/2025
Location Address: 88 Honiton Road Exeter EX1 3EE
Proposal: Retrospective application for the temporary siting of a container kitchen and use of site as a hot food takeaway in addition to the existing car wash.

Delegated Decision

Application Number: 25/1583/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 04/12/2025
Location Address: Electricity Distribution Centre Moor Lane Exeter Devon
Proposal: Condition Discharge: Condition 8 (Waste Audit Statement) of approval 22/1633/FUL

Delegated Decision

Application Number: 25/1587/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 27/11/2025
Location Address: Howmet Ltd Kestrel Way Sowton Industrial Estate Exeter EX2 7LG
Proposal: Discharge of Condition 3 of planning application 25/0949/FUL (Proposed extension to industrial unit) approved 21.10.2025 to approve the biodiversity gain planBiodiversity Net Gain assessmentEvidence of off-site units

Delegated Decision

Application Number: 25/1649/TPO

Delegation Briefing:

Decision Type: Permitted

Date: 09/12/2025

Location Address: Digby Park And Ride Digby Drive Exeter

Proposal: G1: Common Holly, Hazel, Hawthorn, Wych Elm and Goat Willow.G2: Wych Elm, Hawthorn, Hazel, Hornbeam and Pedunculate Oak.G3: Hazle, Pedunculate Oak, Goat Willow.G4: Hazel, Goat Willow, Hawthorne.G1: Mixed species group comprising common holly, hazel, hawthorn, wych elm and goat willow. Trim back all mixed vegetation to the kerb line along approximately 50 linear meters. Crown lift two (2) no. goat willow to a height of 2.4 meters to provide suitable clearance for parked vehicles. No additional coppicing or felling is proposed within this area.G2: Mixed species group comprising wych elm, hawthorn, hazel, hornbeam and pedunculate oak. Trim back mixed vegetation to approximately 2.4m height where it is encroaching onto the carriageway to the kerb line over approximately 100 linear meters. Specimen trees will not be touched, and no additional felling or coppicing is proposed within this area.G3: Mixed species group comprising hazel, pedunculate oak and goat willow. This area is of particular concern in relation to site security. Coppice approximately 50% of the hazel to improve light penetration from existing street lighting and to enhance sightlines throughout the area. Trim back overgrown vegetation where it is encroaching onto parking spaces to the kerb line. No works are proposed to specimen trees.G4: Mixed species group comprising hazel, goat willow and hawthorn. Trim back vegetation to the kerb line to improve access to electric vehicle charging points. Remove one snapped limb from the goat willow and carry out a crown lift to approximately 2.4 metres to improve clearance. No additional coppicing or felling is proposed within this area.Necessary for public safety. Overgrown hedges and self-seeded vegetation are restricting visibility, obstructing street lighting and potentially compromising CCTV coverage.

Delegated Decision

Application Number: 25/1658/TPO

Delegation Briefing:

Decision Type: Permitted

Date: 08/12/2025

Location Address: 11 Parkland Drive Exeter EX2 5RX

Proposal: Dead Walnut Tree - Remove The tree shows no signs of life, with no foliage present and brittle branches. The structure appears unstable and may pose a potential risk, especially with children.Proposed works: Full removal of the dead tree for safety reasons.

St Thomas

Committee Decision

Application Number: 25/0957/OUT Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 02/12/2025
Location Address: Land At Barley Lane Barley Lane Exeter
Proposal: Outline planning permission (with all matters reserved apart from access) for the phased development of up to 65 residential dwellings, two access points from Nadder Park Road, public open space and associated infrastructure (including land for biodiversity enhancements).

Delegated Decision

Application Number: 25/1071/FUL Delegation Briefing:
Decision Type: Permitted Date: 10/12/2025
Location Address: 88 Buddle Lane Exeter EX4 1JJ
Proposal: Timber shed in garden (retrospective application)

Delegated Decision

Application Number: 25/1257/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 28/11/2025
Location Address: 41 - 43 Okehampton Road Exeter EX4 1EH
Proposal: Change of use from Hotel (C1) to House of Multiple Occupancy for up to 12 persons (sui generis)

Delegated Decision

Application Number: 25/1374/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 02/12/2025
Location Address: Pavement Adjacent To Poundland Cowick Street Exeter EX4 1AH
Proposal: Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and associated BT Phone Kiosk removals.

Delegated Decision

Application Number: 25/1375/ADV Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 02/12/2025
Location Address: Pavement Adjacent To Poundland, Cowick Street, Exeter EX4 1AH
Proposal: 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Delegated Decision

Application Number: 25/1426/PDCD Delegation Briefing:
Decision Type: Prior Approval Required and Date: 08/12/2025
Refused
Location Address: Units 18 - 19 St Thomas Centre Exeter EX4 1DG
Proposal: Change of use to convert the first floorspace (Class E) to create four self-contained residential unit (Class C).

Delegated Decision

Application Number: 25/1429/PDCD Delegation Briefing:
Decision Type: Prior Approval Required and Date: 08/12/2025
Refused
Location Address: Unit 13 St Thomas Centre Exeter EX4 1DF
Proposal: Change of use for the conversion of the first floors (Class E) to create three self-contained residential units (Class C)

Delegated Decision

Application Number: 25/1506/ADV Delegation Briefing:
Decision Type: Split Decision Date: 11/12/2025
Location Address: Units 18-19 St Thomas Shopping Centre Cowick Street Exeter EX4 1DG
Proposal: Installation of new internally illuminated 3no fascia signage and 1no projecting sign.

Delegated Decision

Application Number: 25/1670/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: St Thomas Pleasure Ground Cowick Street Exeter
Proposal: Job 82469 St Thomas Pleasure Ground - Squirrel damage causing failures of regrowth into play area and garden. Repollard group at previous points. Remove debris

Delegated Decision

Application Number: 25/1768/DIS Delegation Briefing:
Decision Type: Permitted Date: 17/12/2025
Location Address: 13 St Thomas Centre Exeter EX4 1DF
Proposal: Submission of shopfront details as required by condition 6 of consent 25/0591/FUL.

Delegated Decision

Application Number: 25/1769/NMA Delegation Briefing:
Decision Type: Permitted Date: 17/12/2025
Location Address: 13 St Thomas Centre Exeter EX4 1DF
Proposal: Change to drawings approved under consent 25/0591/FUL to provide for additional glazing in the front elevation.

Topsham

Delegated Decision

Application Number: 25/0276/LBC Delegation Briefing:
Decision Type: Permitted Date: 28/11/2025
Location Address: 22 The Strand Topsham EX3 0AS
Proposal: A new timber staircase in the yard, strip and relay of roof and other minor alterations.

Delegated Decision

Application Number: 25/0470/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/11/2025
Location Address: 22 The Strand Topsham EX3 0AS
Proposal: Replace garden steps with timber steps, through the opening in the existing wall. To add timber doors to shed. Repair the slate roof of shed. Add doors to the extension. Re-pave the courtyard area.

Delegated Decision

Application Number: 25/0855/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/11/2025
Location Address: 2 Mount Howe Topsham EX3 0BG
Proposal: Proposed Detached Open Sided Garage and Entrance Gates.

Delegated Decision

Application Number: 25/0856/LBC Delegation Briefing:
Decision Type: Permitted Date: 28/11/2025
Location Address: 2 Mount Howe Topsham EX3 0BG
Proposal: Proposed Detached Open Sided Garage and Entrance Gates.

Delegated Decision

Application Number: 25/1311/CAT Delegation Briefing:
Decision Type: Permitted Date: 08/12/2025
Location Address: 19 The Strand Topsham EX3 0AS
Proposal: T1 Holm Oak Maximum lengths of no more than 1.5m with target pruning cuts of no more than 75mm Located in SW corner of garden on boundary, (NOT THE ONE OF THE 2 OAKS ADJACENT TO THE BOAT SLIPWAY!) with lateral branches overhanging the estuary, we seek to reduce the end loads on the longest lateral lowest branches only, as was previously done several years ago and no objection was given by planning T2 Arbutus Located in SE corner of the garden on the left as you enter the garden, reduce and shape Tree by up to 0.75m to leave the tree looking symmetrical and manageable for the owner to prune in the future

Delegated Decision

Application Number: 25/1408/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 19/12/2025
Location Address: The Flat 58 Fore Street Topsham EX3 0HW
Proposal: Replacement of non-opening single pane window at the rear with an identically sized double-glazed European pine storm-proof casement window painted white

Delegated Decision

Application Number: 25/1421/FUL Delegation Briefing:
Decision Type: Permitted Date: 04/12/2025
Location Address: 33 White Street Topsham EX3 0AA
Proposal: Proposed replacement glazing and internal alterations.

Delegated Decision

Application Number: 25/1453/LBC Delegation Briefing:
Decision Type: Permitted Date: 02/12/2025
Location Address: 38 The Strand Topsham EX3 0AY
Proposal: Replace sashes on 6 windows on South and West Elevations

Delegated Decision

Application Number: 25/1501/FUL Delegation Briefing:
Decision Type: Permitted Date: 17/12/2025
Location Address: 39 Resolution Road Exeter EX2 7FG
Proposal: Two-storey rear extension, and alterations to the fenestration of the main house and garage.

Delegated Decision

Application Number: 25/1520/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 19/12/2025
Location Address: Apsham Grange Topsham Exeter
Proposal: Discharge condition 13 (Acoustic Design Statement) 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: 25/1534/LBC Delegation Briefing:
Decision Type: Permitted Date: 06/01/2026
Location Address: 18-20 Victoria Road Topsham Exeter EX3 0EU
Proposal: Removal of existing internal door at ground floor level connecting 18 & 20 Victoria Road and reinstatement of the wall

Delegated Decision

Application Number: 25/1558/CAT Delegation Briefing:
Decision Type: Permitted Date: 05/12/2025
Location Address: 10A Follett Road Topsham EX3 0JP
Proposal: T1 Magnolia Reduce in height by approximately 1.5 metres and prune back lateral branches by 1.0 to 1.5 metres and shape to balance.

Delegated Decision

Application Number: 25/1620/SUT Delegation Briefing:
Decision Type: Decline to Comment Date: 22/12/2025
Location Address:
Proposal: Consultation on Marine Licence Application for River Exe Pontoons. Marine Management Organisation has received an application for a licence under Part 4 of the Marine and Coastal Access Act 2009 . The details of this application can be found on the MMOs public register. Please search the application number MLA/2025/00474.

Delegated Decision

Application Number: 25/1656/TPO Delegation Briefing:
Decision Type: Permitted Date: 12/12/2025
Location Address: 45 Somerville Crescent Exeter EX2 7GD
Proposal: Somerville Crescent1;1;b- Group of 1xash and 1x Holm Oak. Crown raise to 4m over garden

Delegated Decision

Application Number: 25/1659/CAT Delegation Briefing:
Decision Type: Permitted Date: 12/12/2025
Location Address: 8 Monmouth Avenue Topsham EX3 0AF
Proposal: Ash. pollard to 10feet. There is significant basal rot caused by a fungal infection. As can be seen from the photo there are lesions with sap oozing from them . The photo provided was taken in early October when other trees still had full leaf coverage . In my opinion pollarding will give the tree a chance to carry on for a few more years with a considerably reduced risk of failure and damage the adjacent property (it is leaning over the fence towards Altamira Lodge)

Delegated Decision

Application Number:	25/1669/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/12/2025
Location Address:	St Margarets Church Fore Street Topsham EX3 0HL		
Proposal:	Job 82395 St Margarets Church - <i>Fagus sylvatica</i> - Canopy is touching church. Prune away from church to achieve clearance of 2m. Job 82396 St Margarets Church - <i>Taxus baccata</i> - Canopy is obscuring spotlight onto church. Prune canopy to clear spotlight and splay of light. Job 82397 St Margarets Church - <i>Acer pseudoplatanus</i> - Canopy is in close proximity to adjacent buildings. Reduce away from all three adjacent buildings to provide 3m clearance. Job 82398 St Margarets Church - <i>Quercus robur</i> - Canopy is heavily overhanging footpath. Crown lift over footpath to achieve 2.4m clearance above ground level.		

Delegated Decision

Application Number:	25/1675/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	16/12/2025
Location Address:	28 Parkfield Road Topsham EX3 0DR		
Proposal:	To add a window to the side elevation (South East Elevation). Non material amendment for 25/0371/FUL.		

Delegated Decision

Application Number: 25/1681/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 12/12/2025

Location Address: The Old Coach House Mount Howe Topsham EX3 0BG

Proposal: T1- Ash Condition: Fair to declining. The tree is growing at a noticeable angle towards the dwelling. Issues: -Root activity is already causing damage to the low retaining wall along the driveway. -Continued growth poses a risk to a boundary wall of the driveway. -The lean towards the property presents a potential future hazard should the tree fail during adverse weather. -The trees root system also restricts the proposed widening of the driveway for vehicle access. Recommendation: Removal to prevent further structural damage and to improve site safety. T2 Elm Condition: Poor. The tree exhibits signs of decay and partial rot within the main stem. Issues: -Deteriorating structure with low amenity value. -Extensive ivy and bramble infestation. -Proximity to the boundary fence. -Contributing to shading of the rear elevation, exacerbating damp conditions. Recommendation: Removal due to poor health, structural weakness, and limited retention value. T3 Cherry Plum Condition: Poor. Ivy and bramble infestation present. Issues: -Toxic to dogs and potentially harmful to humans if ingested. -Provides little amenity or ecological value in current condition. -Growing into the garden fence and competing with adjacent trees. -Contributing to shading of the rear elevation, exacerbating damp conditions. Recommendation: Removal due to toxicity concerns, poor condition, and encroachment issues. T4 and T5 Apple Trees Condition: Poor. Infested with ivy and brambles for an extended period, reducing vigour. Issues: -Toxic to dogs. -Suppressed growth and limited productivity. -Contributing to shading of the rear elevation, exacerbating damp conditions. -Growing into the garden fence. Recommendation: Removal due to poor health, toxicity concerns, and to improve sunlight and airflow to the rear of the house.

Total Applications: 155