



**Delegated Decision**

Application Number:	25/1763/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/01/2026
Location Address:	Unit 7 Stone Lane Retail Park Marsh Barton Road Exeter EX2 8LH		
Proposal:	South East corner of building:T1: Holm Oak: Prune over hanging branches to achieve a minimum 1.5m clearance from building.Crown lift secondary branches only to achieve 2.5m above public footpath.Tree is encroaching onto building and blocking public footpath.All pruning cuts to be made at suitable growth points.All works to be carried out in accordance with BS 3998:2010 ? Tree Work Recommendations.Remove all cut material from site and return to a Teign Trees depot for recycling. The area will be left safe, clean, and tidy on completion.		

**Delegated Decision**

Application Number:	25/1822/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/02/2026
Location Address:	Franklyn House Franklyn Drive Exeter EX2 9HS		
Proposal:	Installation of a 10.12kW roof-mounted solar photovoltaic (PV) system on two of the flat roofs of the listed Franklyn House, a 92.92kW roof-mounted solar PV system with battery storage on the nearby Franklyn Hospital and a 5.52kW roof-mounted solar PV system on the nearby Iris Centre.		

**Delegated Decision**

Application Number:	26/0033/LBC	Delegation Briefing:	07/04/2026
Decision Type:	Permitted	Date:	09/04/2026
Location Address:	The Community Centre Church Road Alphington Exeter EX2 8TA		
Proposal:	External decoration, window replacements, internal repairs to floor & walls		

**Delegated Decision**

Application Number:	26/0050/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	05/02/2026
Location Address:	2 Chestnut Court Exeter EX2 8XY		
Proposal:	Horse Chestnut T1Reasons for proposed work - The crown also hangs low over the road and over the garden. In some places it hangs less than 2m above ground level and is becoming obstructive. There is a large dead stub at 2m on the southern aspect as a result of poor previous pruning work. It is unsightly and contributes very little to the amenity of the tree.Proposed specification of works - Remove the branch stub located at 1.5m above ground level in the southwestern aspect.Remove the lowest branch in the south eastern aspect with an approximate diameter of125mm.Crown raise the remaining crown to 4.5m above ground level. This should be achieved with a 75mm maximum cut diameter.		





**Delegated Decision**

Application Number: 26/0236/TPO Delegation Briefing:  
 Decision Type: Permitted Date: 08/04/2026  
 Location Address: Besley Court Retail Park Close Marsh Barton Trading Estate  
 Exeter EX2 8GJ  
 Proposal: T718 - LimeSuggested Works: Clear 1m of laurel from around the stem base, prune to achieve a 2m clearance from street lampT719 - LimeSuggested Works: Remove lowest 2m of epicormic growth, remove the lowest branch in the northwestern aspect to clear the street lampT720 - LimeSuggested Works: Remove the lowest 2m of epicormic growthT721 - LimeSuggested Works: Pollard at 6m above ground levelT723 - LimeSuggested Works: Remove hanging branch suspended over the footpath in the northeastern crown aspectRationale: Following arboricultural assessment, these works have been proposed as part of the reasonable and responsible maintenance of these trees.See the arboricultural report for full details

**Delegated Decision**

Application Number: 26/0238/LED Delegation Briefing:  
 Decision Type: Was lawful use Date: 10/03/2026  
 Location Address: Unit 8 Alphington Park Ashton Road Marsh Barton Trading Estate  
 Exeter EX2 8AA  
 Proposal: Demolition works relating to commencement of scheme granted planning permission on 16 September 2022 under Ref. 22/0439/FUL

**Delegated Decision**

Application Number: 26/0293/CAT Delegation Briefing:  
 Decision Type: Permitted Date: 08/04/2026  
 Location Address: 36 Ide Lane Alphington Exeter EX2 8UT  
 Proposal: Based on advice of a professional arborist (Wild Service Tree Care), the following work has been identified as necessary for the holistic welfare of the property and garden of 36 Ide Lane:A. Removal of one Sliver Birch. The tree is separate from the main canopy of the garden, and is failing to flourish. The tree's health is significantly impeded by the proximity of thick laurel.B. Reduction in height of Norwegian Maple by up to 5m. Tree will be sympathetically trimmed to protect the integrity of both the tree and the property. The maple does have a lean towards the thatched house, which is within easy reach of the full length of the tree. Reduction will reduce excessive canopy and temper the threat from extreme prevalent winds, especially when the tree is in full leaf.C. Reduction in height of one willow tree by up to 5m. Early maintenance is recommended to enhance the longer term health of the tree. The concern is exacerbated by a major natural split near the base of the main trunk (as shown in supporting photographs).



<b>Delegated Decision</b>	
Application Number: 25/1252/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 13/03/2026
Location Address: 16 York Road Exeter EX4 6BA	
Proposal:	Change of use of ground floor and lower ground floor (basement) from Use Class E (Commercial, business and service) to 2no. residential apartments (Use Class C3), creation of lightwell with stepped access and construction of bike store
<b>Delegated Decision</b>	
Application Number: 25/1335/FUL	Delegation Briefing:
Decision Type: Withdrawn Returned (unlikely to be det.)	Date: 20/02/2026
Location Address: Thomas Hall Cowley Bridge Road Exeter EX4 5AD	
Proposal:	INVALID: Removal of timber sash window to be replaced with fixed powder coated aluminium louvre. Colour and style to match existing window.
<b>Delegated Decision</b>	
Application Number: 25/1336/LBC	Delegation Briefing:
Decision Type: Withdrawn Returned (unlikely to be det.)	Date: 20/02/2026
Location Address: Thomas Hall Cowley Bridge Road Exeter EX4 5AD	
Proposal:	INVALID: Removal of timber sash window to be replaced with fixed powder coated aluminium louvre. Colour and style to match existing window.
<b>Delegated Decision</b>	
Application Number: 25/1535/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 03/03/2026
Location Address: 100 Wrefords Lane Exeter EX4 5BS	
Proposal:	Ground floor front facing extension, extension to garage for workshop space, and solar panels on garage.
<b>Delegated Decision</b>	
Application Number: 25/1584/LBC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 15/04/2026
Location Address: 68 Longbrook Street Exeter EX4 6AP	
Proposal:	Retention of ground floor rear extension, replacement materials on roof, replacement materials and windows on dormers at front and rear, replacement rooflight at rear, installation of walls on ground and first floors, replacement doors to bedrooms and installation of fire alarm system

<b>Delegated Decision</b>	
Application Number: 25/1825/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 09/02/2026
Location Address: The Forum Building Stocker Road Exeter EX4 4PZ	
Proposal: Installation of two-part non-illuminated advertisement to west elevation	
<b>Delegated Decision</b>	
Application Number: 25/1841/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 09/02/2026
Location Address: 8 Edgerton Park Road Exeter EX4 6DD	
Proposal: House in Multiple Occupation for five people (C4 use) (Certificate of lawfulness of existing use)	
<b>Delegated Decision</b>	
Application Number: 25/1842/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 09/02/2026
Location Address: 14 Wrentham Estate Old Tiverton Road Exeter EX4 6ND	
Proposal: House in Multiple Occupation for five people (C4 use) (Certificate of lawfulness of existing use)	
<b>Delegated Decision</b>	
Application Number: 26/0029/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: 14 Howell Road Exeter EX4 4LG	
Proposal: The tree is some sort of pear. The grafted part is dead and the extant part is pushing down the garden wall. We would like to fell the tree. This has been a long-term plan (the tree has been unwell for several years), which is why we planted a 2 year old quince tree 2.5m away from the pear tree in 2024. We would like to fell the tree. This has been a long-term plan (the tree has been unwell for several years), which is why we planted a 2 year old quince tree 2.5m away from the pear tree in 2024.	
<b>Delegated Decision</b>	
Application Number: 26/0059/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 17/03/2026
Location Address: 54 Danes Road Exeter EX4 4LS	
Proposal: Replacement of single storey conservatory and rear single storey extension	
<b>Delegated Decision</b>	
Application Number: 26/0068/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 24/03/2026
Location Address: 2 Doriam Close Exeter EX4 4RS	
Proposal: Proposed replacement and enlargement of rear balcony. Façade renovation works including proposed porch.	

<b>Delegated Decision</b>	
Application Number: 26/0069/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 05/02/2026
Location Address: 13 Allington Mead Exeter EX4 5AP	
Proposal: To change the width of the single storey rear extension approved under reference 25/0348/FUL from 4 metres to 3.8 metres	
<b>Delegated Decision</b>	
Application Number: 26/0089/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 17/03/2026
Location Address: Kelmscott Taddyforde Estate Exeter EX4 4AT	
Proposal: Removal of existing UPVC porch on the front elevation and construction of new porch on the front elevation with associated works.	
<b>Delegated Decision</b>	
Application Number: 26/0126/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: 19 - 20 Howell Road Exeter EX4 4LG	
Proposal: Existing apple tree in back garden of nursing home. We intend to just trim about 60cm from the overall tree on branches no bigger than 2.5cm in diameter that have grown over the last 2/3 years. We have engaged a professional arbourist to carry out this work for us. We would like to do this work due to it overhanging into a car park, and the amount of fruit falling causing an increase in vermin within the gardens of the care home.	
<b>Delegated Decision</b>	
Application Number: 26/0161/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 18/02/2026
Location Address: Block A Hill View Place Glenthorne Road Exeter EX4 4GZ	
Proposal: Yew located on the boundary of birks bank arboretum tpo No. 601 to be reduced away from adjacent footpath, to stop interference with foot traffic on a very busy path. Proposed crown lift and reshaping of the lower crown to stop the public having to duck under offending tree on a busy steep set of steps joining Glenthorne road to Clydesdale avenue and three student residential buildings. Limbs to be removed are all small diameter 2" 5cm. All cuts to be taken to conform to following BS 3998:2010 standards. please see photos attached for cut point locations. no more than five cuts to achieve desired crown lift for head height clearance.	
<b>Delegated Decision</b>	
Application Number: 26/0175/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 24/03/2026
Location Address: 32 Oxford Road Exeter EX4 6QU	
Proposal: House in multiple occupation for six people (C4 use) (Certificate of lawfulness of existing use)	

<b>Delegated Decision</b>	
Application Number:	26/0203/VOC
Decision Type:	Permitted
Location Address:	Pixton Wrefords Lane Exeter EX4 5BR
Proposal:	Variation of condition 2 (plans condition) of planning approval 25/0450/FUL approved on 25 September 2025 for the reduction in size of approved annexe.

<b>Delegated Decision</b>	
Application Number:	26/0209/CAT
Decision Type:	Permitted
Location Address:	19 - 20 Howell Road Exeter EX4 4LG
Proposal:	We had a Ash tree cut down in nov 2019, all the way down to the stump and had it ground down, we would like to grind this down further and try to kill the roof off, as this root is running under ours, and our neighbours garage, we would like to grind down a further 100-200mm off the stump as it also has become a trip hazard at night. We have consulted with a local arborist who can do this for us with the correct machinery, this will be done at the same time as the pruning of our apple tree we have just had approval.

<b>Delegated Decision</b>	
Application Number:	26/0253/LBC
Decision Type:	Permitted
Location Address:	82 Longbrook Street Exeter EX4 6AP
Proposal:	Proposed placement of vented chimney cowls to the side elevation chimney stack

<b>Delegated Decision</b>	
Application Number:	26/0369/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	3 Belvidere Road Exeter EX4 4RU
Proposal:	Discharge of Condition 3 of Planning Permission Ref. 25/0369/FUL, granted on 13 August 2025, confirming materials to be used on external finishes.

**Exwick**

<b>Delegated Decision</b>	
Application Number:	25/0887/DISPO
Decision Type:	Condition(s) Fully Discharged
Location Address:	Land At Redhills Exwick Lane Exeter
Proposal:	Discharge clauses 2(1) and 2(2) of Schedule 2 Part 1 of Unilateral Undertaking dated 27 January 2022 (play areas) relating to planning permission 20/1380/OUT - Outline planning application for up to 80 dwellings and associated infrastructure (All matters reserved except for access).







## Mincinglake And Whipton

### Delegated Decision

Application Number: 24/1458/DIS Delegation Briefing:  
Decision Type: Condition(s) Partially Approved Date: 12/02/2026  
Location Address: Land Off Spruce Close And Celia Crescent Spruce Close Exeter  
Proposal: Discharge condition 7c (67 Pinwood Meadow Drive Boundary Treatment Details) of reserved matters approval 23/1174/RES - Approval of reserved matters of layout, scale, appearance and landscaping pursuant to planning permission ref. 20/0538/OUT for the erection of 93 dwellings with associated access, drainage, open space, play area and landscaping.

### Delegated Decision

Application Number: 25/0204/DIS Delegation Briefing:  
Decision Type: Condition(s) Fully Discharged Date: 12/02/2026  
Location Address: Land Off Spruce Close And Celia Crescent Spruce Close Exeter  
Proposal: Discharge conditions 5 (Lighting Design Strategy), 7 (Surface Water Drainage), 16 (Vehicular/Pedestrian/Cycle Route Details) and 17 (Wearing Course) of planning permission 20/0538/OUT - Outline application for up to 93 residential dwellings

### Delegated Decision

Application Number: 25/1502/DIS Delegation Briefing:  
Decision Type: Condition(s) Fully Discharged Date: 03/02/2026  
Location Address: Land Off Spruce Close And Celia Crescent Spruce Close Exeter  
Proposal: Discharge condition 4 (Ash Dieback/Woodland Management Plan) of reserved matters approval 23/1174/RES - Approval of reserved matters of layout, scale, appearance and landscaping pursuant to planning permission ref. 20/0538/OUT for the erection of 93 dwellings with associated access, drainage, open space, play area and landscaping.

### Delegated Decision

Application Number: 25/1614/FUL Delegation Briefing:  
Decision Type: Permitted Date: 23/02/2026  
Location Address: 46 Beacon Lane Exeter EX4 8LJ  
Proposal: Two storey side and single storey rear extension.

### Delegated Decision

Application Number: 26/0107/FUL Delegation Briefing:  
Decision Type: Permitted Date: 06/03/2026  
Location Address: 24 Beacon Heath Exeter EX4 8NP  
Proposal: Single storey rear and front extensions, two-storey side extension to dwelling to replace existing garage.

<b>Delegated Decision</b>	
Application Number: 26/0352/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 13/04/2026
Location Address: 6 Pinwood Lane Exeter EX4 8NQ	
Proposal:	Variation of Condition 2 (plans condition) of planning approval 23/0300/FUL approved on 11/08/2023 to provide a revised drainage strategy.

<b>Delegated Decision</b>	
Application Number: 26/0362/TELN	Delegation Briefing:
Decision Type: Raise No Objection	Date: 19/03/2026
Location Address: Telecommunication Station At Land To The North Of Exeter Stoke Hill Exeter	
Proposal:	Notification under the Electronic Communications Code (Conditions and Restrictions) Regulations 2003(AS AMENDED) to utilise permitted development rights AT Rixlade Farm, Stoke Hill, Exeter, EX4 7JN, NGR:E -293677 N - 095114

### Newtown And St Leonards

<b>Delegated Decision</b>	
Application Number: 24/0275/VOC	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 31/03/2026
Location Address: 149 Sidwell Street Exeter EX4 6RT	
Proposal:	Variation of conditions 3 (hours of use) and 5 (plant noise) of planning permission ref. 21/0082/FUL (Change of use from pay day loan shop (Sui Generis) to mixed restaurant (Class E) and takeaway (Sui Generis) approved 6 May 2021.

<b>Delegated Decision</b>	
Application Number: 25/0194/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 06/03/2026
Location Address: 70 Heavitree Road Exeter EX1 2LP	
Proposal:	Proposed new building in the grounds of 70 and 72 Heavitree Road to provide 6 number HMO bedrooms, associated landscaping works with bin and bike store and retrospective application for a plant room.

<b>Delegated Decision</b>	
Application Number: 25/1271/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 18/03/2026
Location Address: 146 Heavitree Road Exeter EX1 2LZ	
Proposal:	Replacement flat roof for bathroom and guttering and downpipes in steel. Fascia replacement where necessary.

<b>Delegated Decision</b>	
Application Number: 25/1424/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 2 Mount Radford Crescent Exeter EX2 4EN	
Proposal: Repair of electrics and plumbing, and interior walls on top and middle floor. Ongoing repairs and restoration to original woodwork and features throughout.	
<b>Delegated Decision</b>	
Application Number: 25/1598/CTY	Delegation Briefing:
Decision Type: Raise No Objection	Date: 13/03/2026
Location Address: County Hall Topsham Road Exeter EX2 4QD	
Proposal: EMAIL FROM DCC, SUBSEQUENT TO 25/0996/CTY. Variation of Condition 6 of planning permission DCC/4335/2023 (Demolition of single storey office buildings, (associated steps and paths) known as Matford Offices. The footprint of the buildings and associated steps and paths to be returned to grass) to extend the implementation period of the landsc...	
<b>Delegated Decision</b>	
Application Number: 25/1687/DIS	Delegation Briefing:
Decision Type: Permitted	Date: 30/01/2026
Location Address: 60 St Leonards Road Exeter EX2 4LS	
Proposal: Submission of details of materials for approval as required by conditions 3 of consents 21/1276/FUL & 21/1277/LBC.	
<b>Delegated Decision</b>	
Application Number: 25/1786/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 25/02/2026
Location Address: County Hall Topsham Road Exeter EX2 4QD	
Proposal: Installation of emergency access door from the reception area to the loading bay.	
<b>Delegated Decision</b>	
Application Number: 25/1790/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 17/02/2026
Location Address: 21 Heavitree Road Exeter EX1 2LD	
Proposal: Change of use of first floor from Class E (Commercial, Business and Service) to Class C3 (Residential) to facilitate the creation of a one-bedroom flat, including the replacement of windows, replacement of external doors, new air management system and re-roofing of the building.	





<b>Delegated Decision</b>	
Application Number: 26/0075/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 02/03/2026
Location Address: 16 Magdalen Road Exeter EX2 4SY	
Proposal: Replacement of window on the north (garden) elevation with a set of French doors to match those adjacent	
<b>Delegated Decision</b>	
Application Number: 26/0077/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 18/03/2026
Location Address: 31 Cedars Road Exeter EX2 4NA	
Proposal: Demolition of existing single-storey rear extension and construction of single-storey rear extension. Replacement of 1x rear window with 1x smaller window and 1x double doors.	
<b>Delegated Decision</b>	
Application Number: 26/0110/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: 24 Matford Avenue Exeter EX2 4PW	
Proposal: T1- Cedrus atlantica to prune back 2 of the lower limbs on the SW side if the tree by 4m so they are back in line with the crown, as they have over extended the crown and becoming large lever arms. T2 Sycamore to dismantle down to ground level the small sycamore in corner of the garden as it is growing out of the laurel hedge and looks like it has been pruned poorly in the past	
<b>Delegated Decision</b>	
Application Number: 26/0127/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 18/02/2026
Location Address: 18 St Leonards Road Exeter EX2 4LA	
Proposal: Reduce the Magnolia by approximately 0.5 metres and crown lift the tertiary branches . Perform a crown clean by removing any branches that are rubbing, crossing, growing inward, or displaying doglegs. To lightly prune the Liquidamber trees by 0.5M to maintain shape without causing significant stress to the tree. Reduce the Paperbark Birch by 2 metres in height and shape the sides to achieve a balanced form.	
<b>Delegated Decision</b>	
Application Number: 26/0139/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 19/02/2026
Location Address: 1 Jennifer Close Exeter EX2 4RB	
Proposal: Discharge of condition 3 of Planning Permission ref: 25/1208/FUL, granted on 17 October 2025, relating to drainage details	





**Delegated Decision**

Application Number: 26/0416/CAT                      Delegation Briefing:  
Decision Type: Permitted                              Date: 13/04/2026  
Location Address: The New House 2A Wonford Road Exeter EX2 4EQ  
Proposal: Front Garden Trees # on plan Work1-4 Bay Trees Reduce Bay Trees to approximately 10ft above ground level (from their current approximate height of 20 feet) 5 Honey Locust No work planned 6 - Yew Fell tree completely 7 - Group of 8 Bay Trees Reduce Bay Trees to approximately 12ft above ground level (from their current approximate height of 20 feet) Rear Garden Trees # on plan Work1-5 Bay Trees Reduce Bay Trees to approximately 12ft above ground level (from their current approximate height of 20 feet) 6-8 Laurel Reduce to approximately 10ft above ground level (from their current approximate height of 20 feet) 9 Laurel Reduce to approximately 15ft above ground level (from its current approximate height of 20 feet) 10 Laurel Reduce to approximately 10ft above ground level (in line with the adjacent trellis)

**Pennsylvania****Delegated Decision**

Application Number: 25/1324/DIS                      Delegation Briefing:  
Decision Type: Condition(s) Application Refused                      Date: 09/04/2026  
Location Address: The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter EX4 7AE  
Proposal: Discharge conditions 7 (Boundary Type 5) and 9 (POS Boundary Treatment) of reserved matters approval 22/0817/RES - Approval of landscaping reserved matter for Phase 2 of outline planning permission ref. 22/0037/VOC for the construction of up to 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works.

**Delegated Decision**

Application Number: 25/1359/FUL                      Delegation Briefing:  
Decision Type: Permitted                              Date: 30/01/2026  
Location Address: 56 Union Road Exeter EX4 6HU  
Proposal: Conversion of garage to utility room and single storey rear extension

**Delegated Decision**

Application Number: 25/1476/FUL                      Delegation Briefing:  
Decision Type: Permitted                              Date: 19/02/2026  
Location Address: Morrisons Petrol Station Prince Charles Road Exeter EX4 7BY  
Proposal: Single storey extension to provide a commercial unit and associated forecourt works.





**Delegated Decision**

Application Number: 25/1816/FUL Delegation Briefing:  
Decision Type: Permitted Date: 05/03/2026  
Location Address: 14 Park Lane Exeter EX4 9HL  
Proposal: Demolition of existing garage and porch and erection of a two-storey side and single storey front extension to the dwelling with further single storey side and rear extension with raised terrace/decking to the rear.

**Delegated Decision**

Application Number: 26/0083/DIS Delegation Briefing:  
Decision Type: Condition(s) Partially Approved Date: 23/03/2026  
Location Address: Pinhoe Surgery Pinn Lane Exeter EX1 3SY  
Proposal: Discharge of Condition 4 of Planning Permission Ref. 24/1024/FUL, granted on 15 January 2025, relating to construction management

**Delegated Decision**

Application Number: 26/0084/DIS Delegation Briefing:  
Decision Type: Condition(s) Partially Approved Date: 18/03/2026  
Location Address: Pinhoe Surgery Pinn Lane Exeter EX1 3SY  
Proposal: Discharge of Condition 5 of Planning Permission Ref. 24/1024/FUL, granted on 15 January 2025, relating to protective fencing

**Delegated Decision**

Application Number: 26/0086/FUL Delegation Briefing:  
Decision Type: Withdrawn Returned (unlikely to be det.) Date: 19/02/2026  
Location Address: 4 The Poplars Park Lane Exeter EX4 9HH  
Proposal: Demolition of existing Lobby and single story roof to bedroom 5. New lobby providing level access. Extension to enlarge bedroom 5 and provide new wetroom. replacement roof to conservatory. Convert first floor of garage into carers accommodation. Reform steps accessing garage, and provide retaining wall to increase driveway area. Provide new decking to rear courtyard for level access and new external lift to access garden.

<b>Delegated Decision</b>	
Application Number: 26/0330/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 08/04/2026
Location Address: Land To The South Of Oxygen House And North Of Emperor House Grenadier Road Exeter	
Proposal: Discharge condition 4 (Ground Mounted PV Site - Surface Water Management) of planning permission 23/1223/FUL - Relocation and replacement of existing surface carpark to include solar charging canopies, landscaping enhancements to provide ancillary facilities to Oxygen House, including external pod meeting room, and provision of a solar photovoltaic array. (Revised)	
<b>Delegated Decision</b>	
Application Number: 26/0524/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 13/04/2026
Location Address: 14 Park Lane Exeter EX4 9HL	
Proposal: Amendment of selected windows, including omission of 2no, and addition of 2no. rooflights to the approved 25/1816/FUL	
<b>Prory</b>	
<b>Delegated Decision</b>	
Application Number: 25/1727/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 23/03/2026
Location Address: 12 Earl Richards Road North Exeter EX2 6AG	
Proposal: Rear and rear/ side ground-floor and first-floor extension following demolition of the existing rear extension and side utility room. Addition of a pitched roof to the garage. Alterations to fenestration and replacement front door, with construction of steps to front door and formation of a macadamed parking area within the front garden.	
<b>Delegated Decision</b>	
Application Number: 25/1797/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 04/02/2026
Location Address: The Bungalow Mount Wear Court Countess Wear Road Exeter EX2 6LR	
Proposal: Retrospective repair works including the replacement of slate tiles to main pitch. Replacement fibreglass to flat roof and apex wood repair.	
<b>Delegated Decision</b>	
Application Number: 25/1804/PDPV	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 09/02/2026
Location Address: Jasmine Lodge Dryden Road Exeter EX2 5SN	
Proposal: Installation of rooftop photo-voltaic solar panels.	

<b>Delegated Decision</b>	
Application Number: 26/0007/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 03/03/2026
Location Address: The Junipers Dryden Road Exeter EX2 5AG	
Proposal: The installation of a Solar PV array on the roof	
<b>Delegated Decision</b>	
Application Number: 26/0009/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 27/03/2026
Location Address: The Cedars Dryden Road Exeter EX2 5SN	
Proposal: Hip to Gable Conversion of 3x roofs. Replacement of the existing roof covering. Installation of new Solar PV.	
<b>Delegated Decision</b>	
Application Number: 26/0023/PDPV	Delegation Briefing:
Decision Type: Prior Approval Not Required	Date: 16/02/2026
Location Address: Royal Devon And Exeter Hospital Barrack Road Exeter	
Proposal: Determination of whether prior approval is required for the installation of solar panels to the Hospital Sterilisation and Decontamination Unit (HSDU)	
<b>Delegated Decision</b>	
Application Number: 26/0024/PDPV	Delegation Briefing:
Decision Type: Prior Approval Not Required	Date: 16/02/2026
Location Address: Royal Devon And Exeter Hospital Barrack Road Exeter	
Proposal: Determination of whether prior approval is required for the installation of solar panels and associated works at Royal Devon and Exeter Hospital Medical Equipment Management (MEM's)	
<b>Delegated Decision</b>	
Application Number: 26/0202/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: Street Record Veysey Close Exeter	
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 - request permission to crown reduce upper crown by up to 3m (30%) and remove all failed limbs. Reduce over extended S/W limb (@ 2m) over footpath by 4m to balance and reduce S/E limb (@4m) over footpath with multiple hazard beams by 4m, to balance and reduce the risk of future failure. Prune back of tree to ensure 2m clearance from neighbouring property.	

**Delegated Decision**

Application Number: 26/0205/FUL Delegation Briefing:  
Decision Type: Refuse Planning Permission Date: 15/04/2026  
Location Address: Wonford Inn 17 Wonford Street Exeter EX2 5DL  
Proposal: Change of use from public house (sui generis) to single dwelling (Class C3)

**Delegated Decision**

Application Number: 26/0357/FUL Delegation Briefing:  
Decision Type: Permitted Date: 14/04/2026  
Location Address: 50 Milton Road Exeter EX2 6DB  
Proposal: Replace existing conservatory with an enlarged extension

**Delegated Decision**

Application Number: 26/0492/DIS Delegation Briefing:  
Decision Type: Condition(s) Partially Approved Date: 16/04/2026  
Location Address: Royal Devon And Exeter Hospital Barrack Road Exeter  
Proposal: Discharge of Conditions 5 and 6 on Planning Permission Ref. 24/0716/FUL, granted on 30 January 2025, relating to landscaping and materials

**St Davids****Committee Decision**

Application Number: 22/1145/FUL Delegation Briefing:  
Decision Type: Withdrawn by Applicant Date: 24/02/2026  
Location Address: Haven Banks Water Lane Exeter Devon EX2 8BY  
Proposal: Comprehensive redevelopment to deliver a new, mixed use neighbourhood, comprising demolition of existing buildings and construction of four residential-led mixed-use buildings of 2 to 6 storeys, including retail, café/restaurant and flexible commercial units (Class E), residential (Class C3) and co-living (Sui Generis) accommodation, pedestrian square and public realm, amenity areas, landscaping, access, parking, servicing and associated works.

**Delegated Decision**

Application Number: 25/1451/FUL Delegation Briefing:  
Decision Type: Permitted Date: 30/03/2026  
Location Address: Princesshay Shopping Centre Exeter EX1 1QA  
Proposal: Temporary use until winter 2030, of four pedestrian areas as seasonal markets. Spring for up to 20 days in April/May, Summer for up to 42 days in July/August, and Winter for up to 49 days in November/December/January.

<b>Delegated Decision</b>	
Application Number: 25/1567/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 23/02/2026
Location Address: 83 St Davids Hill Exeter EX4 4DW	
Proposal: Single storey first floor, flat roof, bedroom extension over existing kitchen	
<b>Delegated Decision</b>	
Application Number: 25/1660/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 10/02/2026
Location Address: 16 Bedford Street Exeter EX1 1LL	
Proposal: Install hatch in existing aluminium framed glazing.	
<b>Delegated Decision</b>	
Application Number: 25/1689/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 18 West Street Exeter EX1 1BA	
Proposal: Alterations to the building and change of use from salon (Class E/A1) to a single dwelling (Class C3).	
<b>Delegated Decision</b>	
Application Number: 25/1690/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 18 West Street Exeter EX1 1BA	
Proposal: Alterations including replacement windows, front door and kitchen roof, associated with change of use to a single dwelling.	
<b>Delegated Decision</b>	
Application Number: 25/1766/LBC	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 30/01/2026
Location Address: 60B South Street Exeter EX1 1EE	
Proposal: INVALID: Application Proposal: Replacement of rear elevation timber windows with uPVC Windows. (Rear Elevation Only)	
<b>Delegated Decision</b>	
Application Number: 25/1798/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 03/03/2026
Location Address: 60 South Street Exeter EX1 1EE	
Proposal: New window vinyl, door vinyl, fascia sign (5.45m wide x 0.4m high x 0.1m deep) and projecting sign (0.6m wide x 0.6m high x 0.07m deep).	

<b>Delegated Decision</b>	
Application Number: 25/1805/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 03/02/2026
Location Address: 12 Lower North Street Exeter EX4 3ET	
Proposal: House in multiple occupation for 6 persons (Use Class C4) (Certificate of lawfulness of existing use)	
<b>Delegated Decision</b>	
Application Number: 25/1806/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 03/02/2026
Location Address: 15 Lower North Street Exeter EX4 3ET	
Proposal: House in multiple occupation for 6 persons (Use Class C4) (Certificate of lawfulness of existing use)	
<b>Delegated Decision</b>	
Application Number: 25/1821/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: 7 Victory House Dean Clarke Gardens Exeter EX2 4AA	
Proposal: Erect external fence, change patio paving, and new front door	
<b>Delegated Decision</b>	
Application Number: 25/1831/PDG	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 18/03/2026
Location Address: 14 Mary Arches Street Exeter EX4 3AZ	
Proposal: Change of use from commercial (Class E) to a mixed use comprising commercial unit on ground floor (Class E) and 1 self-contained flat at first floor level (Class C3)	
<b>Delegated Decision</b>	
Application Number: 25/1843/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/03/2026
Location Address: 4 Princesshay Exeter EX1 1GE	
Proposal: Shopfront repair and refurbishment	
<b>Delegated Decision</b>	
Application Number: 25/1844/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 04/03/2026
Location Address: 4 Princesshay Exeter EX1 1GE	
Proposal: Front and side signage refurbishments/ replacements including Sign A measuring 0.60 m high x 1.8 m wide and Sign B 0.7 m high x 2.2 m wide Internally illuminated face lit fascia signs, 1x Projecting sign measuring 3.2 m from ground level and projecting 0.70 m from the building, and 1x Vinyl measuring 3.3 m high x 6.4 m on east side elevation.	

<b>Delegated Decision</b>	
Application Number: 26/0021/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: 7 Victory House Dean Clarke Gardens Exeter EX2 4AA	
Proposal: Erect external fence, change patio paving, internal alterations at ground floor and new front door	
<b>Delegated Decision</b>	
Application Number: 26/0082/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: Turner Locker And Co Southernhay Lodge Barnfield Crescent Exeter EX1 1QT	
Proposal: G1 Holm Oaks - Trees to be raised to the statutory 3m over paths and 4m over access road.T1 Holm Oak - Tree to be crown raised by reducing lower limbs to gain a clearance of 5m over car parking areaT2 Ash - raise over path to a 3m clearance and clean up historic poor pruning	
<b>Delegated Decision</b>	
Application Number: 26/0111/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 25/03/2026
Location Address: 1 Sydney Place Alphington Street Exeter EX2 8AR	
Proposal: Removal of the front chimney to roof level and rebuilding of the chimney, addition of chimney caps and re-installation of lead flashing. Removal of the top 3-5 courses of the rear chimney, re-bedding with new lead flashings and addition of permanent caps to the top. Installation of air bricks to both chimneys. Removal of render and repointing of parapet with rebedding of unstable coping stones and re-rendering.	
<b>Delegated Decision</b>	
Application Number: 26/0119/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 03/03/2026
Location Address: 60 South Street Exeter EX1 1EE	
Proposal: Advertisements as per application reference 25/1798/ADV	
<b>Delegated Decision</b>	
Application Number: 26/0152/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 25/02/2026
Location Address: 6 Friars Walk Exeter EX2 4AY	
Proposal: T1 - Scots Pine: Reduce in height by 1 metre. Reshape the lateral branches by 0.5 metres. Remove one lowest lateral branch overhanging Lucky lane (10 inch diameter pruning cut).T2 - Bay tree: Reduce in height by 1.5 metres.T3 - Magnolia grandiflora: Reduce in height by 2metres, and reshape the lateral branches by up to 1 metre to leave a balanced form.	

<b>Delegated Decision</b>	
Application Number: 26/0190/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 15/04/2026
Location Address: 21 Knightley Road Exeter EX2 4SR	
Proposal:	Raising the flat roof on the single storey projection on the front elevation of the property by 250mm. This consists of the addition of courses of bricks, to match existing and replacement of the flat roof materials matching the existing flat roof.
<b>Delegated Decision</b>	
Application Number: 26/0197/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 33 St Davids Hill Exeter EX4 4DA	
Proposal:	T1 Holm Oak. Re-pollard to original level.
<b>Delegated Decision</b>	
Application Number: 26/0229/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 13/04/2026
Location Address: 60B South Street Exeter EX1 1EE	
Proposal:	Replacement timber windows to rear elevation of flats 60B and 60D.
<b>Delegated Decision</b>	
Application Number: 26/0230/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 13/04/2026
Location Address: 60B South Street Exeter EX1 1EE	
Proposal:	Replacement timber windows to rear elevation of flats 60B and 60D.
<b>Delegated Decision</b>	
Application Number: 26/0289/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 08/04/2026
Location Address: 20 Bonhay Road Exeter EX4 4BR	
Proposal:	Sycamore, whole crown reduction to 2m to reduce danger to roof of property . Bank under tree is loose and could be prone to land slip.
<b>Delegated Decision</b>	
Application Number: 26/0315/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 27/03/2026
Location Address: Green Bank Adjacent Western Way And Lower Coombe Street Western Way St Davids Exeter	
Proposal:	Job 82756 Lower Coombe Street Crown seperation and lean angle increased this inspection.Remove 3 lowest dead limbs and 4 lowest live limbs.Reduce crown height by approximately 4m to reduce weight loading and sail effect. Arborist to determine height reduction to bestcounter wind and weight loading.Remove debris

**Delegated Decision**

Application Number: 26/0317/CAT Delegation Briefing:  
 Decision Type: Permitted Date: 27/03/2026  
 Location Address: Land At Bartholomew Street West Bartholomew Street West Exeter  
 Proposal: Job 82312 - Beedles - Canopy low over parking area. Crown lift removing relevant secondary branching. Job 82313 - Beedles - Canopy interfering with light column and cone as well as low over highway and parking. Crown part reduce away from light cone and lift over highway and parking to 5.2m

**Delegated Decision**

Application Number: 26/0526/LPDLB Delegation Briefing:  
 Decision Type: Withdrawn by Applicant Date: 14/04/2026  
 Location Address: 37 Lower North Street Exeter EX4 3EU  
 Proposal: INVALID: Upgrade of listed building interior fittings, etc. See application form for the applicant's full proposal.

**St Loyes****Delegated Decision**

Application Number: 25/1283/FUL Delegation Briefing:  
 Decision Type: Refuse Planning Permission Date: 23/02/2026  
 Location Address: Land Adjacent To Sidmouth Road/ Nelson Way Exeter  
 Proposal: Erection of detached dwelling (self-build) and detached garage on Nelson Way

**Delegated Decision**

Application Number: 25/1326/FUL Delegation Briefing:  
 Decision Type: Refuse Planning Permission Date: 17/02/2026  
 Location Address: 12 Beverley Close Exeter EX2 5NN  
 Proposal: Stepped decking area including flower beds and green walls to front garden.

**Delegated Decision**

Application Number: 25/1747/TPO Delegation Briefing:  
 Decision Type: Permitted Date: 30/01/2026  
 Location Address: 14 Couper Meadows Exeter EX2 7TF  
 Proposal: T1-Maple The client feels that the tree, although much beloved, overtime becomes a little overbearing and casts a little more shade in the garden than they are comfortable with. The tree was last pruned in 2022 and the client would like to achieve similar results as last time. Reduce via thinning height of Maple by approximately 1.75m (tree is currently approximately 16m above ground level so a finished height would aim to be approximately 14.25m above ground level) and lateral crown spread by approximately 1.25m (tree is currently approximately 14m wide so a finished width would aim to be approximately 11.5m) making cuts no greater than 50mm in diameter.

<b>Delegated Decision</b>	
Application Number: 25/1762/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/02/2026
Location Address: 22 Garden Close Exeter EX2 5PA	
Proposal: Single storey flat roof rear extension	
<b>Delegated Decision</b>	
Application Number: 26/0027/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 03/02/2026
Location Address: Exeter Motorway Services Area Sidmouth Road St Lyses Exeter EX2 7HF	
Proposal: Discharge of Condition 3 of Planning Permission Ref. 25/1152/FUL, granted on 7 October 2025, relating to Biodiversity Gain Plan	
<b>Delegated Decision</b>	
Application Number: 26/0032/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/03/2026
Location Address: Green Park Heron Road Sowton Industrial Estate Exeter EX2 7LL	
Proposal: Proposed extension of existing external yard area, installation of new security gates, widening of access and installation of new security fencing	
<b>Delegated Decision</b>	
Application Number: 26/0038/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 23/02/2026
Location Address: 41 Birchy Barton Hill Exeter EX1 3EX	
Proposal: Variation of Condition 2 of consent reference 25/0057/FUL for the approved elevation drawings to correspond with other drawings to show chimney removal.	
<b>Delegated Decision</b>	
Application Number: 26/0074/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 13/03/2026
Location Address: Land Adjacent To Park Five Business Centre Harrier Way Exeter	
Proposal: New vehicular access to the highway.	
<b>Delegated Decision</b>	
Application Number: 26/0154/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 18/02/2026
Location Address: Bishops Court Sidmouth Road Exeter	
Proposal: Oak (T001) - Selectively reduce and remove branches in contact with power lines to create a 1m clearance Sycamore (T002) - Remove deadwood over 35mm diameter overhanging adjacent footways	



## Delegated Decision

Application Number: 26/0201/TPO

Delegation Briefing:

Decision Type: Permitted

Date: 08/04/2026

Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ

Proposal: G4 - Mix of broad/conifers, Norway maple(1) Silver birch(3), common beech (12), Norway spruce (5) - Sever ivy to 1.5m agl, prune back from street furniture(1)12 - Elm, Fell - DEAD13 - English oak - Sever ivy to 1.5m agl, crown lift to 5m over road only, remove dead wood - major dead wood - low hanging branches14 - Elm - Fell - DEAD19 - Common beech - Remove dead and diseased wood - DEAD WOOD20 - Common beech - Sever ivy 1.5m agl remove dead wood - DEAD WOOD22 - Common beech - sever ivy 1.5 agl - IVY23 - Pine - Fell - already fallen hung on other tree24 - Common beech - fell - basal rot, cracked and lifting bark, main stem rotG9 - Mix - broad conifers, common alder, birch, hornbeam, hawthorn - crown lift to 3m over footpath - minor deadwood, basal suckersG11 - Mix - birch,hazel,hawthorn,pine - prune back from street furniture 1m - low branches, minor dead woodG16 - Mix - alder,birch,hazel,wild cherry - prune back from property - low branches approaching propertyG17 - Mix - maple,hazel,oak - prune back from street furniture - low branches, dead woodG18 - Mix - maple,birch,hawthorn,common ash - prune back from street furniture - low branches, dead wood50 - Willow species - Fell - DEAD51 - Willow - fell - DEAD52 - Maple - fell - typical of age/species53 - Willow - fell - typical of age/species54 - Willow - fell - Major dead wood, crown die back55,56 - Willow - fell - minor dead wood66 - field maple - fell - basal trunk suckers, die back72 - common beech - sever ivy 1.5 agl - minor dead wood77 - scots pine - fell - DEAD 87 - Whitebeam - fell - DEADG10 - Mix - maple,hazel,dogwood,hawthorn - prune back from street furniture - ivy, low branches, dead wood6 - English oak - sever ivy 1.5m agl, crown lift 3m - ivy climber - minor deadwood 8 - Hazel - CROWN LIFT 3M - LOW BRANCHES, DEAD WOOD25,26,27,28 - Silver birch - fell - DEAD47 - English oak - crown lift to 5m over road - low branches, minor dead wood37 - Englis oak - reduce and reshape crown -



<b>Delegated Decision</b>	
Application Number: 26/0100/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 16/03/2026
Location Address: The Cooperative Food Cowick Street, Exeter Devon EX4 1DG	
Proposal: Retention of 1 non-illuminated surround sign and 1 non-illuminated logo panel associated with the ATM	
<b>Delegated Decision</b>	
Application Number: 26/0159/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 01/04/2026
Location Address: 19 Dunsford Gardens Exeter EX4 1LN	
Proposal: Loft conversion with rear flat roof dormer.	
<b>Delegated Decision</b>	
Application Number: 26/0220/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: 30 Alphington Road Exeter EX2 8HN	
Proposal: A line of trees needing reduction in height, same as last application in 2020. These trees have regrown in height. ( Marked as T1 on photo.) As also previously, a tree, an expanding laurel, too near to the garage needs to be removed entirely, see photos att. ( Marked as T2 ) Please ignore the 3rd photo of ivy also adjacent to the garage which is not part of this application. The work is to be carried out by Treecraft Devon.	
<b>Delegated Decision</b>	
Application Number: 26/0316/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 27/03/2026
Location Address: Pinces Gardens Greenspace Pinces Gardens Exeter	
Proposal: Job 82612 - Pinces Gardens - Low canopy encroaching onto highway.Crown lift over highway to achieve 5.2m clearance above ground level.Crown lift over grass to achieve 2m clearance above ground level.Job 82611 - Pinces Gardens - Low canopy over highway.Crown lift over highway to achieve 5.2m clearance above ground level.Crown lift over grass area to achieve 2m clearance above ground level.Job 82610 - Pinces Gardens - Low canopy encroaching onto highway.Crown lift over highway to achieve 5,2m clearance.Crown lift over grass area to achieve 2m clearance above ground level.	
<b>Delegated Decision</b>	
Application Number: 26/0358/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 17/03/2026
Location Address: 40 Alphington Road Exeter EX2 8HS	
Proposal: Discharge of condition 6 of 24/0461/FUL submission of details for the external materials proposed for use in the roof, the rainwater goods, windows and external cladding	



<b>Delegated Decision</b>	
Application Number: 25/1447/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 09/04/2026
Location Address: Topsham Town A F C Exeter Road Topsham EX3 0LT	
Proposal: Installation of eight, 15m tall floodlights	
<b>Delegated Decision</b>	
Application Number: 25/1517/MDO	Delegation Briefing:
Decision Type: Permitted	Date: 12/02/2026
Location Address: Land At Seabrook Farm Topsham Road Exeter	
Proposal: Modification of the S106A agreement related to Outline Permission ref 11/1291/OUT (the S106 Agreement) to alter the Affordable Housing clauses	
<b>Delegated Decision</b>	
Application Number: 25/1525/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 03/02/2026
Location Address: The Coach House Bowling Green Road Riversmeet Topsham EX3 0BE	
Proposal: Refurbishment, including raising roof level, replacement windows and doors.	
<b>Delegated Decision</b>	
Application Number: 25/1563/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 19/02/2026
Location Address: 3 The Malthouse Exe Street Topsham EX3 0JL	
Proposal: Single storey rear extension	
<b>Delegated Decision</b>	
Application Number: 25/1564/LBC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 19/02/2026
Location Address: 3 The Malthouse Exe Street Topsham EX3 0JL	
Proposal: Single storey rear extension and internal alterations at ground floor	
<b>Delegated Decision</b>	
Application Number: 25/1588/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 02/03/2026
Location Address: 27 The Strand Topsham EX3 0AX	
Proposal: Part conversion of garage to a home gym including replacement roof and new doors	

<b>Delegated Decision</b>	
Application Number: 25/1589/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 02/03/2026
Location Address: 27 The Strand Topsham EX3 0AX	
Proposal: Part conversion of the garage to a home gym including replacement roof and new doors	
<b>Delegated Decision</b>	
Application Number: 25/1615/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 11/02/2026
Location Address: Quay Gardens Barn Monmouth Avenue Topsham EX3 0AF	
Proposal: Internal alterations to create family bathroom (Listed Building Consent)	
<b>Delegated Decision</b>	
Application Number: 25/1617/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 15/04/2026
Location Address: The Cottage Glasshouse Lane Exeter EX2 7BY	
Proposal: Two-storey rear/ side extension to dwelling.	
<b>Delegated Decision</b>	
Application Number: 25/1624/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 30/01/2026
Location Address: 550 Topsham Road Exeter EX2 7DP	
Proposal: Demolition of existing single-storey extension, erection of linked, single-storey, dependant relative's annexe.	
<b>Delegated Decision</b>	
Application Number: 25/1696/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: 92 Fore Street Topsham EX3 0HQ	
Proposal: Replacement of existing outbuilding.	
<b>Delegated Decision</b>	
Application Number: 25/1697/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 05/03/2026
Location Address: 92 Fore Street Topsham EX3 0HQ	
Proposal: Replacement of existing outbuilding.	



**Delegated Decision**

Application Number: 25/1815/TPO Delegation Briefing:  
Decision Type: Permitted Date: 25/02/2026  
Location Address: Wilson Leisure Site Office Topsham Road Exeter EX2 7DT  
Proposal: T1 Holm Oak, shorten side limbs to restore a safe clear cordon around the substation while maintaining screen from the road T9 Acer, remove epicormic growth to maintain the health and appearance of the tree T13 Holm Oak, reduce new growth back to old cuts and remove epicormic growth T14 Oak, Dead wood T17,18, 19, 20,21 and 22 Sycamore, remove epicormic growth to maintain the health of the trees and keep them from competing with the shrubs underneath T31,32,33,34 Sycamore, remove epicormic growth to maintain the appearance of the trees T40 ,T41 Lime, remove dead wood and epicormic growth to maintain the health of the trees T61 Ash, reduce length of two branches over steps by 3m to ensure the safety of pedestrians T70 Turkey Oak remove epicormic growth to stop a thick bushy growth at the base of the tree T88 Holm Oak lift crown to 4m above lawn to previous cuts. Since it was trimmed last it put on thick low hanging growth that is shading the lawn and flowerbed T89 Lime, remove epicormic growth to maintain a high crown T90 Oak, lift to 5m above carpark and garden. The lowest branches are often hit by high vehicles so lifting to 5m will ensure safety of vehicles and reduce the risk of property damage by a falling branch. by matching the garden side to 5m it will maintain the balanced look of the tree T112 Sycamore, reduce branches overhanging the main road and remove dying top to encourage new growth further in to ensure public safety T107 Ash, remove lowest secondary branch over the main road. diameter approximately 50mm to avoid risk of being hit by high sided vehicles

**Delegated Decision**

Application Number: 26/0011/FUL Delegation Briefing:  
Decision Type: Refuse Planning Permission Date: 04/03/2026  
Location Address: Trafalgar Court High Street Topsham EX3 0DU  
Proposal: Proposed replacement windows

**Delegated Decision**

Application Number: 26/0028/FUL Delegation Briefing:  
Decision Type: Permitted Date: 23/03/2026  
Location Address: The Old Coach House Mount Howe Topsham EX3 0BG  
Proposal: Proposed new fenestration and roof lights

**Delegated Decision**

Application Number: 26/0098/FUL Delegation Briefing:  
Decision Type: Permitted Date: 25/03/2026  
Location Address: 21 Majorfield Road Topsham EX3 0ES  
Proposal: Single storey side extension. Replacement single storey garage.

<b>Delegated Decision</b>	
Application Number: 26/0109/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 06/02/2026
Location Address: 8 Parkfield Road Topsham EX3 0DR	
Proposal: T1 Eucalyptus to dismantle the eucalyptus in the back garden down to ground level.	
<b>Delegated Decision</b>	
Application Number: 26/0125/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 14/04/2026
Location Address: 87 Newcourt Road Topsham EX3 0BU	
Proposal: Roof extension/loft conversion, rear flat roof dormer, rear single storey flat roof extension, front single storey porch extension and other alterations	
<b>Delegated Decision</b>	
Application Number: 26/0158/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 12/03/2026
Location Address: Land North And East Of Liberty Way Exeter	
Proposal: Group of five dead or only 10% canopy remaining ash trees adjacent to highway and footpath. To conduct a sectional fell/dismantlement.	
<b>Delegated Decision</b>	
Application Number: 26/0166/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 04/03/2026
Location Address: Bs Front Of Building Poppin Court Exeter	
Proposal: G1 - Liquidambar, crown reduce easternmost tree (of 3) to previous pruning points, approximate 3.5m reduction in height, maximum diameter of cut (MDC) 50mm. Cut back both other from driveway entrance and to achieve a minimum 3m clearance from buildings, MDC 25mm. G2 - Birch, crown lift and cut back where overhanging car parking, MDC 25mm. These works are considered appropriate arboricultural management and will have minimal affect on the tree's physiological processes.	
<b>Delegated Decision</b>	
Application Number: 26/0168/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 11/03/2026
Location Address: Royal Devon And Exter Healthcare N H S Trust Newcourt House Old Rydon Lane Topsham Exeter EX2 7JU	
Proposal: T1 Foxglove Tree (dead) Fell to ground level T2 Holm Oak Crown lift to 2.5m where overhanging footpath T3 Holm Oak Crown lift southeastern aspect to 3m where overhanging footpath and lawn area T4 Acer Crown lift to 2.5m where overhanging footpath T6 Yew Cut back off shed to achieve a minimum clearance of 50cm These works are management of some low hanging trees to allow access over the site's footpaths, clearance around a tool shed and the Foxglove Tree is now dead.	

<b>Delegated Decision</b>	
Application Number:	26/0176/TPO
Decision Type:	Permitted
Location Address:	10 Newcourt Drive Exeter EX2 7JQ
Proposal:	T1 - Sycamore, repollard at existing pollard points approximately 5-6m above ground level.T2 - Sycamore, crown lift over parking area to 4m above ground level These trees have become overbearing for the gardens of no 8 & 10 Newcourt Drive inhibiting the reasonable enjoyment of their garden. The works are considered arboriculturally appropriate and will have little to no affect on the tree's overall physiological processes.
Delegation Briefing:	Date: 05/03/2026
<b>Delegated Decision</b>	
Application Number:	26/0206/FUL
Decision Type:	Withdrawn by Applicant
Location Address:	15 Parkfield Road Topsham EX3 0DR
Proposal:	New second storey to existing single storey extension to dwelling.
Delegation Briefing:	Date: 03/03/2026
<b>Delegated Decision</b>	
Application Number:	26/0210/CAT
Decision Type:	Permitted
Location Address:	Furlong 19 Ferry Road Topsham EX3 0JN
Proposal:	T1 - Eucalyptus - Fell
Delegation Briefing:	Date: 12/03/2026
<b>Delegated Decision</b>	
Application Number:	26/0224/LBC
Decision Type:	Refuse Planning Permission
Location Address:	The Cottage Glasshouse Lane Exeter EX2 7BY
Proposal:	Two-storey rear/ side extension to dwelling.
Delegation Briefing:	Date: 15/04/2026
<b>Delegated Decision</b>	
Application Number:	26/0259/ADV
Decision Type:	Permitted
Location Address:	Sandy Park Stadium Sandy Park Way Exeter EX2 7NN
Proposal:	Freestanding digital sign at junction with A379
Delegation Briefing:	Date: 23/03/2026
<b>Delegated Decision</b>	
Application Number:	26/0286/DIS
Decision Type:	Condition(s) Partially Approved
Location Address:	460 Topsham Road Exeter EX2 7AL
Proposal:	Discharge conditions 3 (Materials), 4 (Landscaping Scheme), 6 (Side bay windows - detailed drawings), 7 (Design SAP calculations), 8 (Secure Cycle Parking) and 9 (Bird Boxes) of planning permission 22/1641/FUL - Construction of new two bedroom attached dwelling with landscaping and associated works.
Delegation Briefing:	Date: 14/04/2026



<b>Delegated Decision</b>	
Application Number:	26/0374/NMA
Decision Type:	Permitted
Location Address:	Riversmeet Boathouse Pavilion Bowling Green Road Riversmeet Topsham EX3 0BE
Proposal:	Non-material amendments to Planning Permission Ref. 18/1178/FUL, granted on 2 May 2019, to alter internal layout and design of glazing and balcony, crenelles in quay wall and cantilevered balcony on east elevation

<b>Delegated Decision</b>	
Application Number:	26/0390/CAT
Decision Type:	Permitted
Location Address:	The Coach House Bowling Green Road Riversmeet Topsham EX3 0BE
Proposal:	We want to dismantle 2 trees (identified on the sketch plan attached as T1 Holm Oak, T2 Eucalyptus) to near ground level. The Holm Oak is in decline and not worthy of retention. The trees are at the end of our garden and close to the estuary.

<b>Delegated Decision</b>	
Application Number:	26/0394/CAT
Decision Type:	Permitted
Location Address:	27 Monmouth Avenue Topsham EX3 0AF
Proposal:	T1 - Weeping Willow: Reduce the height and lateral growth, pruning to the previous growth points. Removing approximately 3 metres from the height, and 2-3 metres of lateral growth. T2 - Sorbus: Reduce to the previous growth points, removing approximately 1.5-2metres. Reshape the lateral growth by 1 metre

<b>Delegated Decision</b>	
Application Number:	26/0405/NMA
Decision Type:	Permitted
Location Address:	Riversmeet Boathouse Pavilion Bowling Green Road Riversmeet Topsham EX3 0BE
Proposal:	Non-material amendment to Planning Permission Ref. 22/0597/FUL, granted on 30 June 2022, relating to external materials on rear elevation, position of treatment plant and associated landscaping works

<b>Delegated Decision</b>	
Application Number:	26/0406/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	Riversmeet Boathouse Pavilion Bowling Green Road Riversmeet Topsham EX3 0BE
Proposal:	Discharge of Conditions 5 and 9 on Planning Permission Ref. 18/1178/FUL, granted on 2 May 2019, relating to lighting and landscaping

