

Delegated Decision	
Application Number:	26/0422/FUL
Decision Type:	Permitted
Location Address:	18 Avondale Road Exeter EX2 5HE
Proposal:	Replacement of existing rear conservatory and replacement with single-storey rear extension and new front porch with new double-glazed doors and windows to the rear elevation. Existing windows to be refurbished and upgraded with slim-profile double glazing.

Delegated Decision	
Application Number:	26/0477/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	47 Polsloe Road Exeter EX1 2DS
Proposal:	Discharge of condition 5 (bin and bicycle storage) of 22/1616/FUL

Newtown And St Leonards

Delegated Decision	
Application Number:	25/1526/FUL
Decision Type:	Permitted
Location Address:	Exeter School Victoria Park Road Exeter EX2 4NS
Proposal:	Construction of 2 x padel tennis courts, floodlighting and associated works.

Delegated Decision	
Application Number:	26/0101/FUL
Decision Type:	Permitted
Location Address:	Co-Op Supermarket 3A Belgrave Road Exeter EX1 2LB
Proposal:	Installation of a service hatch to the Belgrave Road Elevation

Delegated Decision	
Application Number:	26/0118/LED
Decision Type:	Was lawful use
Location Address:	26 Mount Pleasant Road Exeter EX4 7AD
Proposal:	House in multiple occupation for four people (C4 use) (Certificate of lawfulness of existing use)

Delegated Decision	
Application Number:	26/0142/FUL
Decision Type:	Permitted
Location Address:	Public Convenience Blackboy Road Exeter
Proposal:	Change of use from former public toilets (Suis generis) to an outdoor cafe/hot food takeaway (Suis Generis)

Delegated Decision	
Application Number:	26/0251/FUL
Decision Type:	Permitted
Location Address:	Belmont House Silver Lane Exeter EX4 6SQ
Proposal:	Refurbishment of 54-bed apartment block, including overcladding of balcony enclosures, replacement of windows and doors, and reroofing.

Delegated Decision	
Application Number:	26/0255/FUL
Decision Type:	Permitted
Location Address:	3 Premier Place Exeter EX2 4LB
Proposal:	Single-storey rear extension; installation of 4x solar panels and 1x external air source heat pump; and alteration to the front boundary/vehicle access.

Delegated Decision	
Application Number:	26/0280/FUL
Decision Type:	Permitted
Location Address:	29 Paris Street Exeter EX1 2JB
Proposal:	Change of use from retail (Use Class E(a)) to bar & cafe (sui-generis use).

Delegated Decision	
Application Number:	26/0427/FUL
Decision Type:	Permitted
Location Address:	University Of Exeter School Of Education Heavitree Road Exeter EX1 2LU
Proposal:	Extension on south elevation of Highton Library building to accommodate lift shaft

Delegated Decision	
Application Number:	26/0448/LBC
Decision Type:	Withdrawn by Applicant
Location Address:	13 Belmont Road Exeter EX1 2HF
Proposal:	INVALID: Replacement of external 60's style basement door with PVCu door and frame

Delegated Decision	
Application Number:	26/0454/LBC
Decision Type:	Permitted
Location Address:	10 Lyndhurst Road Exeter EX2 4PA
Proposal:	internal alterations to include: ground floor infilling openings, remove studwork cabinetry and doors and reinstate room opening. On first floor remove partitions walls and reposition and infill opening. Externally new rear door.

Delegated Decision	
Application Number: 26/0458/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 22/04/2026
Location Address: Maynard School For Girls Denmark Road Exeter EX1 1SJ	
Proposal: T3 Lime. Re-pollard T36 Lime. Cut back 2.5m from building. T39a Ash. Fell. T48 Rowan. Fell	
Delegated Decision	
Application Number: 26/0459/FUL	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 12/05/2026
Location Address: 13 Belmont Road Exeter EX1 2HF	
Proposal: INVALID NEEDS FURTHER INFORMATION: Like for like replacement of a glasshouse	
Delegated Decision	
Application Number: 26/0461/LBC	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 12/05/2026
Location Address: 13 Belmont Road Exeter EX1 2HF	
Proposal: INVALID NEEDS MORE INFORMATION: Like for like replacement of rotting glasshouse	
Delegated Decision	
Application Number: 26/0474/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 23/04/2026
Location Address: Orchid Place Topsham Road Exeter	
Proposal: Discharge of Condition 17 on Planning Permission Ref: 22/0770/FUL, granted 30th May 2023, relating to a travel plan	
Delegated Decision	
Application Number: 26/0656/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 12/05/2026
Location Address: Alice Vieland Clinic Bull Meadow Road Exeter EX2 4JF	
Proposal: Application for a Lawful Development Certificate to confirm the lawful use of the site as Class E (Commercial, Business and Service) of Schedule 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).	
Pennsylvania	
Delegated Decision	
Application Number: 26/0136/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/05/2026
Location Address: 49 Sylvan Road Exeter EX4 6EY	
Proposal: Proposed Side Extension to Replace Existing Garage and Ancillary Rooms	

Delegated Decision	
Application Number: 26/0143/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 30/04/2026
Location Address: 14 Monterey Gardens Exeter EX4 5EN	
Proposal: Conversion of existing garages to living accommodation comprising a two bedroom flat and associated extension for C3 (dwellinghouse) use.	
Delegated Decision	
Application Number: 26/0288/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 17/04/2026
Location Address: The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter EX4 7AE	
Proposal: Part-discharge condition 9 (Remediation Statement) for plots 1-53 and part-discharge condition 16 (SAP Compliance Report) for plots 1-35 of planning permission 22/0037/VOC - Outline application 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 (Landscaping reserved for future consideration) (Variation of condition 3 to carry out minor material amendments to Phase 2 including reducing the number of residential dwellings (Class C3) to 395 and variation to the wording of conditions 25, 26, 30, 38 and 39 of planning permission ref. 21/0910/VOC).	
Delegated Decision	
Application Number: 26/0388/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 28/04/2026
Location Address: 19 Rosebarn Avenue Exeter EX4 6DY	
Proposal: Two-storey side extension, enlarged front porch, conversion of the garage into habitable room, rear terrace and alterations to some of the windows	
Delegated Decision	
Application Number: 26/0436/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/05/2026
Location Address: 6 Daleside Road Exeter EX4 6EP	
Proposal: Single storey rear extension	
Delegated Decision	
Application Number: 26/0475/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 23/04/2026
Location Address: 2B Pennsylvania Park Exeter EX4 6HB	
Proposal: T1 - Yew, crown reduce by approximately 2m T2 - Viburnum, reduce height by 1-2m and reshape T3 - Lilac, lightly reduce canopy by 1-1.5m to tidy and reshape	

Delegated Decision

Application Number: 26/0549/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 27/04/2026
Location Address: 1 The Mede Pinhoe Exeter EX4 8ED
Proposal: Discharge of condition 3 (Construction Method Statement) of 25/1460/FUL determined on 04/12/2025

Priony**Delegated Decision**

Application Number: 25/1779/FUL Delegation Briefing:
Decision Type: Permitted Date: 28/04/2026
Location Address: Aperture Pynes Hill Rydon Lane Exeter EX2 5SP
Proposal: Extension to the existing car park to provide a further 39 car parking spaces, with new lighting and new EV charging points and associated landscaping.

Delegated Decision

Application Number: 26/0048/TPO Delegation Briefing:
Decision Type: Split Decision Date: 20/04/2026
Location Address: Street Record Alice Templar Close Exeter
Proposal: T9 - Copper Beech Suggested works: Remove major hazardous deadwood
T22, T23, T24 - Red Horse Chestnut Suggested works: Fell all to ground level
Rationale: T22 and T23 have shown long term signs of disease and disfunction and have now reached a point where the risk has outweighed amenity value. T24 exhibits structural disfunction, removal of this tree along with its companion trees will allow for a comprehensive replanting project.
T25 - Cedar Suggested works: Remove major hazardous deadwood

Delegated Decision

Application Number: 26/0441/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 19/05/2026
Location Address: 15 Wilford Road Exeter EX2 5LD
Proposal: Single storey rear extension comprising Kitchen/dining room

St Davids**Delegated Decision**

Application Number: 26/0200/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 30/04/2026
Location Address: 23 Haldon Road Exeter EX4 4DZ
Proposal: Change of use from 6 person House in Multiple Occupation (C4 use), to a 7 person House in Multiple Occupation (sui generis use) (Certificate of lawfulness of proposed development)

Delegated Decision	
Application Number: 26/0218/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 23/04/2026
Location Address: The Maisonette 13A Lower North Street Exeter EX4 3ET	
Proposal: Proposed re-rendering of façade; works to existing windows and doors.	
Delegated Decision	
Application Number: 26/0252/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 15/05/2026
Location Address: 242 High Street Exeter EX4 3QB	
Proposal: 1no. ATM Graphic applied internally and 1no. digital display screen.	
Delegated Decision	
Application Number: 26/0305/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 24/04/2026
Location Address: 30 Bedford Street Exeter EX1 1GJ	
Proposal: Change of use from restaurant (Use Class E(b)) to retail (Use Class E(a)), removal of shop canopy and paint render in brand colours.	
Delegated Decision	
Application Number: 26/0306/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 24/04/2026
Location Address: 30 Bedford Street Exeter EX1 1GJ	
Proposal: 1x illuminated letter main fascia sign (6.27m x 0.64m x 0.08m), 1x illuminated letter secondary fascia sign (1.81m x 0.64m x 0.08m), 1x illuminated projecting sign (0.6m x 0.6m x 0.08m), 2x internal light boxes (1.07m x 2.55m) and (1.4m x 2.55m), 1x vinyl over entrance doors	
Delegated Decision	
Application Number: 26/0310/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 20/05/2026
Location Address: 12 - 13 High Street Exeter EX4 3LH	
Proposal: New individual, back lit illuminated signage to update brand logo including 2x Fascia Logos on east side elevation 0.18 high x 1.7 wide, 1 front logo sign 0.36 high x 3.6 m wide and 2 projection signs.	

Delegated Decision	
Application Number: 26/0336/LBC	Delegation Briefing:
Decision Type: Withdrawn Returned (unlikely to be det.)	Date: 24/04/2026
Location Address: Flat 9 Shirehampton House 35 - 37 St Davids Hill Exeter EX4 4FJ	
Proposal: INVALID: Replacing three windows in the flat, with a like for like window	
Delegated Decision	
Application Number: 26/0367/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 29/04/2026
Location Address: 1 Silver Terrace Exeter EX4 4JE	
Proposal: The proposal comprises the replacement of some existing windows and doors in the kitchen, dining room and toilet.	
Delegated Decision	
Application Number: 26/0368/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 29/04/2026
Location Address: 1 Silver Terrace Exeter EX4 4JE	
Proposal: The proposal Includes a free-standing bath within Bedroom 1. Replacement of some existing windows and doors in the kitchen, dining room and toilet.	
Delegated Decision	
Application Number: 26/0393/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 14/05/2026
Location Address: 2 Cathedral Court Southernhay East Exeter EX1 1AF	
Proposal: Discharge of Condition 4 of Planning Ref. 24/1128/FUL, granted on 28 February 2025, relating to noise impacts on residential amenity	
Delegated Decision	
Application Number: 26/0396/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 14/05/2026
Location Address: Exeter College Maths And Science Centre Queen Street Exeter EX4 3TF	
Proposal: Ground floor entrance extension on south-west elevation	

Delegated Decision

Application Number: 26/0432/TPO Delegation Briefing:
Decision Type: Permitted Date: 29/04/2026
Location Address: 13 Apple Farm Grange Exeter EX2 7TH
Proposal: T1 - OakCrown reduce by up to 2m, with pruning cuts not exceeding 50mm in diameter. Provide a vertical clearance of 4.5m to 13 Apple Farm Grange, requiring two cuts of up to 75mm in diameter. Reason for Works: This large, mature tree exhibits a vigorous growth rate and is overhanging and shading multiple neighbouring gardens. A light reduction at this stage is considered appropriate arboricultural management and will help to manage the trees size while keeping the impact on its physiological processes minimal. If left unmanaged, more extensive pruning is likely to be required in the future.

Delegated Decision

Application Number: 26/0493/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 17/04/2026
Location Address: 1 Dick Pym Close Exeter EX2 5NF
Proposal: Discharge of Condition 3 (Surface water disposal strategy) of 25/1686/FUL determined on 20/01/2026

St Thomas**Delegated Decision**

Application Number: 26/0391/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 19/05/2026
Location Address: 41 Somerset Avenue Exeter EX4 1LW
Proposal: Erection of a two-storey gable end extension, replacement rear dormer and installation of two rooflights to the principal elevation, with associated works.

Delegated Decision

Application Number: 26/0424/DIS Delegation Briefing:
Decision Type: Condition(s) Partially Approved Date: 30/04/2026
Location Address: 100 And 102 Merrivale Road Exeter EX4 1PW
Proposal: Discharge of Conditions 3, 4 and 6 of Planning Ref. 25/0679/FUL, granted on 11 November 2025, relating to Biodiversity Net Gain, construction management and biodiversity enhancements

Delegated Decision

Application Number: 26/0473/TPO Delegation Briefing:
Decision Type: Permitted Date: 19/05/2026
Location Address: Barley Heights Barley Lane Exeter EX4 1TA
Proposal: T1 - Monterey situated on the South boundary - Limb to the North over the wooden shed/bar at approximately 8m - To be reduced by 4m to a suitable pruning point. - Reduce bird mess onto patio/bar, hygiene risk. (///oils.edit.cake)T2 - Mature Monterey situated on the East boundary - Remove deadwood over 50mm in diameter (No consent required) (///gent.nails.basket)T3 - Ash situated on the South boundary over the van parking area - Crown-lift and reduce Northern face by 2 Metres - Reduce bird mess onto vehicles (///short.valid.nature)T4 - Sycamore and Holm oak - Prune back Southern face to the inside edge of the wall - Approx 1 metre. Reduce bird mess onto vehicles (///washed.tiny.successes)T5 - Lime - Remove stem over road - Potential hazard to high sided vehicles (///sizes.tilt.jazzy)

Topsham**Delegated Decision**

Application Number: 25/1736/FUL Delegation Briefing:
Decision Type: Permitted Date: 05/05/2026
Location Address: 51 Fore Street Topsham EX3 0HW
Proposal: Insertion of a new door to ground floor utility and new bathroom at first floor, alongside alterations to existing sunroom at roof level.

Delegated Decision

Application Number: 25/1737/LBC Delegation Briefing:
Decision Type: Permitted Date: 05/05/2026
Location Address: 51 Fore Street Topsham EX3 0HW
Proposal: Insertion of a new door to ground floor utility and new bathroom at first floor, alongside alterations to existing sunroom at roof level.

Delegated Decision

Application Number: 26/0040/LBC Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 13/05/2026
Location Address: 56A Fore Street Topsham EX3 0HW
Proposal: Replacement of the rear staircase (fire escape). Construction of side-facing rear dormer window with a roof-level balcony. Removal of 2 2nd floor rear-facing windows and replacement by a single bay window. Installation of two larger replacement rear rooflight windows.

Delegated Decision	
Application Number: 26/0043/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 13/05/2026
Location Address: 56A Fore Street Topsham EX3 0HW	
Proposal:	Replacement of the rear staircase (fire escape). Construction of side-facing rear dormer window with a roof-level balcony. Removal of 2 2nd floor rear-facing windows and replacement by a single bay window. Installation of two larger replacement rear rooflight windows.
Delegated Decision	
Application Number: 26/0342/VOC	Delegation Briefing:
Decision Type: Permitted	Date: 24/04/2026
Location Address: 7A Parkfield Way Topsham EX3 0DP	
Proposal:	Application Reference Number: 25/1286/FUL Date of Decision: 26/11/2025 Variation of Condition Number(s): 2. Parking bay to be moved to the opposite side replacement for the existing documentation. New information provided: 2529-01 Rev A - Revised Existing Layouts 2529-02 Rev B - Revised Proposed Layouts 2529- Heritage Statement Rev A - Revised Heritage Statement
Delegated Decision	
Application Number: 26/0353/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 08/05/2026
Location Address: 30 Victoria Road Topsham EX3 0EU	
Proposal:	Retention of a timber shed and timber gates to the rear of dwelling
Delegated Decision	
Application Number: 26/0354/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 08/05/2026
Location Address: 30 Victoria Road Topsham EX3 0EU	
Proposal:	Retention of a timber shed and timber gates to the rear of dwelling
Delegated Decision	
Application Number: 26/0371/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 20/05/2026
Location Address: 50 Jack Sadler Way Exeter EX2 7FP	
Proposal:	Single storey rear extension
Delegated Decision	
Application Number: 26/0386/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 13/05/2026
Location Address: 31 The Strand Topsham EX3 0AY	
Proposal:	Installation of through floor lift

Delegated Decision	
Application Number: 26/0428/CONR	Delegation Briefing:
Decision Type: Permitted	Date: 20/05/2026
Location Address: Exemead Denver Road Topsham EX3 0BS	
Proposal: Variation of condition 2 (plans) and removal of condition 3 (surface water) of planning permission 25/1772/FUL	
Delegated Decision	
Application Number: 26/0457/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 22/04/2026
Location Address: The Vicarage Globefield Topsham EX3 0EZ	
Proposal: T1, T2 Sycamore. Fell. Growing against boundary wall.	
Delegated Decision	
Application Number: 26/0484/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 29/04/2026
Location Address: 32 Altamira Topsham EX3 0AQ	
Proposal: T1 Poplar , fell to ground level . Recent winds have made it lean towards neighbour`s house, with a raised root mound clearly visible at the base where it has lifted. In my opinion the risk of failure is very likely and would benefit from a speedy decision so it can be dealt with as soon as is practicable. The tree's amenity value is low as it is adjacent to a stand of much larger Poplars of which it is an offspring	
Delegated Decision	
Application Number: 26/0502/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 22/04/2026
Location Address: Royal Devon And Exter Healthcare N H S Trust Newcourt House Old Rydon Lane Topsham Exeter EX2 7JU	
Proposal: T1 - Sycamore, re-coppice. Justification: This Sycamore tree has multiple stems arising from an old decaying coppice stool with multiple bark inclusions and compression union formations. Coppicing is a cyclical process and this tree is now overdue, risk of stem failure is now at an unacceptable level.	
Delegated Decision	
Application Number: 26/0504/PMI	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 20/05/2026
Location Address: Land At Strand View, Topsham	
Proposal: Permission in principle for one dwelling	
Delegated Decision	
Application Number: 26/0529/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 19/05/2026
Location Address: 29 Altamira Topsham EX3 0AQ	
Proposal: T1 Sycamore- Fell T2 poplar -Fell	

Delegated Decision

Application Number: 26/0548/CAT Delegation Briefing:
Decision Type: Permitted Date: 19/05/2026
Location Address: 3 Fore Street Topsham EX3 0HF
Proposal: Schedule of Tree Works Location: Rear garden of 3 Fore Street, Topsham. Tree: Sycamore (Acer pseudoplatanus) Proposed works: Crown lift of approx 4 to 5 m to provide improved clearance beneath the canopy. Pruning cuts to be made back to appropriate growth points in accordance with BS3998 Tree Work Recommendations. Reason for works: Routine tree management to improve clearance within the garden while retaining the trees amenity value.

Delegated Decision

Application Number: 26/0612/CONR Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 30/04/2026
Location Address: 25 The Strand Topsham EX3 0AX
Proposal: Application Reference Number: 25/0072/LBC Date of Decision: 30/04/2025 Condition Number(s): 4 Conditions(s) Removal: To comply with the condition and provide the information requested - Prior to its first use on the building a full specification of render and decorative surface finish shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include the thickness and composition of each coat of render, the finished appearance of the topcoat, and the decorative finish to be applied. Work shall then proceed in accordance with the approved specification and retained so thereafter We wish to provide the information for the rendering specification as follows: Re-rendering to all external walls of the building as shown on elevation drawings DRG No. 12273/01. The specification for the re-rendering are detailed in notes on this drawing and the following supplementary information: Re-rendering with a lime render system as specification provided by Cornish lime comprising:-- Harling coat. 3mm Secil Consolidation Mortar to provide a key to the wall. Leave to dry for a minimum of 24 hours.- 1st lime render scratch coat; 15 mm thick scratch coat of Haired Lime Mortar with added pozzolan (Argical) to smooth the contours of the Wall; (7 parts mortar to 1 part pozzolan). The hair reduces any slumping whilst applying and shrinkage cracking whilst curing. Key with a scratch comb. Leave to dry for approximately 5-7 days.- 2nd lime render scratch of 10 mm float coat of Unhaired Lime Mortar with added pozzolan (Argical); (7 parts mortar to 1 part pozzolan).- Lime render Finish to be rough cast, apply an additional coat of hand harled lime mortar or Secil Consolidation Mortar.- To areas of existing cob walling supply and install dry fix stucco helifix pins or helifix patch pins driven into the cob with a helical bar driver into pre drilled holes and a downward angle subject to the condition of the cob and left proud to for

Total Applications: 85