

**All Planning Decisions Made and Withdrawn Applications
between 20/05/2026 and 26/06/2026**

Alphington

Delegated Decision

Application Number:	26/0102/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/05/2026
Location Address:	Unit 8 Grace Parade Grace Road West Exeter EX2 8PU		
Proposal:	Change of use from warehouse (B8 use) to a cheerleading training venue (Class E(d) use)		

Delegated Decision

Application Number:	26/0296/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/06/2026
Location Address:	Play Area Dawlish Road Exeter		
Proposal:	Quercus robur (TPO T27) - Low branches encroaching onto summer house and low over footpath to park. Remove deadwood and achieve 2m clearance from structures. 6 ops hours		

Delegated Decision

Application Number: 26/0395/TPO

Delegation Briefing:

Decision Type: Permitted

Date: 03/06/2026

Location Address: 2 Westcombe Exeter EX2 8GH

Proposal: T1 - 1Silver Birch (Betula pendula) Carry out a crown reduction in height, pruning the upper canopy back to the previously established pruning points, whilst selectively reducing and shaping the remaining canopy to maintain a balanced and natural crown form. The lower branches are to be retained to allow for the continued use of bird feeders currently installed within the lower canopy. All pruning cuts shall be made to suitable growth points in accordance with BS 3998:2010 - Tree Work Recommendations, ensuring the long-term health and structural integrity of the tree. All arisings generated from the works shall be removed from site and returned to a Devon Tree Services Ltd depot for recycling, leaving the area safe, clean, and tidy upon completion. Justification The proposed works seek to undertake a modest crown reduction to the height of the Silver Birch by approximately 1.5 metres, returning the canopy to either approximately 4.5 metres in height or to previous pruning points. The radial spread of the crown will remain unchanged. The tree is of relatively small stature and is located in close proximity to the adjacent property at 2 Westcombe, where it contributes to shading of internal living spaces and the immediate garden area. The proposed reduction is considered proportionate and necessary to increase natural light levels to the neighbouring property, thereby improving residential amenity. The specification has been carefully designed to ensure that the works are limited in scope and will not adversely affect the long-term health, structural integrity, or visual amenity of the tree. The main framework of the crown will be retained, and a high proportion of the foliage-bearing structure will remain following the works. All pruning cuts will be made back to suitable growth points in accordance with BS 3998:2010 Tree Work Recommendations, with individual pruning wounds restricted to a maximum of 40 mm in diameter.

Delegated Decision

Application Number: 26/0528/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 29/05/2026

Location Address: Little Johns Cross Dunsford Road Exeter EX2 9PN

Proposal: T1 - Pittosporum - Reduce canopy by 1-2m, thin lower canopy around trunk by 10/20% and reduce away from flat balcony area by 1-2m.

Delegated Decision

Application Number: 26/0567/FUL

Delegation Briefing:

Decision Type: Permitted

Date: 11/06/2026

Location Address: 20 Hennock Road Central Marsh Barton Trading Estate Exeter EX2 8RU

Proposal: Removal of asbestos pitched roof covering and replacement with insulated profiled steel cladding sheet. Replacement of existing wall cladding to gable ends on North-East Elevation. Removal of parapet to North-East and North-West Elevations.

Delegated Decision	
Application Number: 26/0603/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 28/05/2026
Location Address: 23 Chudleigh Road Exeter EX2 8TS	
Proposal: Single-storey rear extension and associated works	
Delegated Decision	
Application Number: 26/0639/VOC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 26/06/2026
Location Address: 16 Chapel Road Exeter EX2 8TB	
Proposal: Variation of condition 2 (approved plans) of 25/1314/FUL seeking to change the approved stepback of the building line and step down of the ridge line for the approved extension.	
Delegated Decision	
Application Number: 26/0680/VOC	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 26/06/2026
Location Address: 16 Chapel Road Exeter EX2 8TB	
Proposal: Variation of condition 2 (approved plans) of 25/1315/LBC seeking to change the approved step back of the building line and step down of the ridge line for the approved extension.	
Duryard And St James	
Delegated Decision	
Application Number: 26/0025/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 15/06/2026
Location Address: 54 Longbrook Street Exeter EX4 6AH	
Proposal: Reconstruction of two storey rear wing including replacement walls, floors and roof and steps and railings to the main entrance door to enhance standards of public accessibility	
Delegated Decision	
Application Number: 26/0026/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 15/06/2026
Location Address: 54 Longbrook Street Exeter EX4 6AH	
Proposal: Reconstruction of two storey rear wing including replacement walls, floors and roof and steps and railings to the main entrance door to enhance standards of public accessibility	
Delegated Decision	
Application Number: 26/0134/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 28/05/2026
Location Address: 11 Brook Green Terrace Exeter EX4 6QJ	
Proposal: Demolition of the existing 3 storey rear extension and construct replacement 3 storey timber frame and rendered extension.	

Delegated Decision

Application Number: 26/0440/TPO Delegation Briefing:
Decision Type: Split Decision Date: 29/05/2026
Location Address: 6 Curlew Way Exeter EX4 4SW
Proposal: 136 Monterey Pine Reduce height by approximately 4m. Maximum diameter of cuts 150mm. Exposed to new wind stresses. Slight reduction reducing the forces exerted on the main stem during periods of severe weather. 137 Oak Remove southern limb at 4.5m bifurcation, diameter of cut approximately 250mm. 142 Oak Crown lift to south by removing two lowest live branches back to trunk 137 & 142 - Trees weighted over the garden having suppressed by the other trees growing to the north. Reduce dominance over the property. 143 Oak Remove. Unable to reach its full potential. 144 Oak Remove southern stem. Leans at an excessive angle over the gardens to the south.

Delegated Decision

Application Number: 26/0452/DIS Delegation Briefing:
Decision Type: Condition(s) Fully Discharged Date: 05/06/2026
Location Address: Former Walled Garden Adjacent To Reed Mews Mardon Hill Exeter
Proposal: Discharge conditions 7 (Construction Environmental (And Traffic) Management Plan (CEMP)) and 11 (Glint And Glare Assessment) of planning permission 25/0098/FUL - Partial demolition of the existing garden walls and workshops and construction of a part two, part three storey educational building for teaching and research use and associated landscaping, including temporary enabling works.

Delegated Decision

Application Number: 26/0470/TPO Delegation Briefing:
Decision Type: Permitted Date: 29/05/2026
Location Address: 10 Curlew Way Exeter EX4 4SW
Proposal: T002 - Sycamore - To be pollarded at 6m due to Squirrel damage - Client is keen to keep as wildlife habitat

Delegated Decision

Application Number: 26/0552/VOC Delegation Briefing:
Decision Type: Permitted Date: 27/05/2026
Location Address: 2 Doriam Close Exeter EX4 4RS
Proposal: Application Reference Number: 26/0068/FUL Date of Decision: 24/03/2026 Variation of Condition 2: To enhance the design and functionality of the proposed rear terrace and front porch. To replace the drawings approved under Condition 2 with the following revised drawings: 0509_RUS_PL_2.0_B.pdf 0509_RUS_PL_2.1_B.pdf 0509_RUS_PL_3.0_B.pdf 0509_RUS_PL_3.1_B.pdf

Delegated Decision	
Application Number: 26/0558/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 17/06/2026
Location Address: 100 Wrefords Lane Exeter EX4 5BS	
Proposal: Discharge of Condition 3 (Sustainable Drainage) and Condition 5 (land contamination) for planning permission 25/1535/FUL	
Delegated Decision	
Application Number: 26/0562/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 25/06/2026
Location Address: Former Walled Garden Adjacent To Reed Mews Mardon Hill Exeter	
Proposal: Discharge condition 4 (reclamation of historic building materials) of listed building consent 25/0099/LBC - Partial demolition of the existing garden walls and workshops and construction of a part two, part three storey educational building for teaching and research use and associated landscaping, including temporary enabling works.	
Delegated Decision	
Application Number: 26/0564/LPD	Delegation Briefing:
Decision Type: Was not lawful use	Date: 12/06/2026
Location Address: 33 Springfield Road Exeter EX4 6JL	
Proposal: House of Multiple Occupation (HMO) for seven people (Sui Generis)	
Delegated Decision	
Application Number: 26/0569/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 25/06/2026
Location Address: Former Walled Garden Adjacent To Reed Mews Mardon Hill Exeter	
Proposal: Discharge condition 4 (reclamation of historic building materials) of planning permission 25/0098/FUL - Partial demolition of the existing garden walls and workshops and construction of a part two, part three storey educational building for teaching and research use and associated landscaping, including temporary enabling works.	
Delegated Decision	
Application Number: 26/0589/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 18/06/2026
Location Address: 54 Oxford Road Exeter EX4 6QX	
Proposal: House in multiple occupation for four people (C4 use) (Certificate of lawfulness of existing use)	

Delegated Decision	
Application Number: 26/0404/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 24/06/2026
Location Address: Acacia House Friars Green Exeter EX2 4DB	
Proposal: Retention of works undertaken to single-storey extension, and other associated works including blocking up ground floor openings.	
Delegated Decision	
Application Number: 26/0409/FUL	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 26/05/2026
Location Address: Friernhay Court Friernhay Street Exeter EX4 3AR	
Proposal: Enclosure of existing external staircase.	
Delegated Decision	
Application Number: 26/0421/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 29/05/2026
Location Address: Flat 1 4 Richmond Road Exeter EX4 4JA	
Proposal: Retention of fitted kitchen	
Delegated Decision	
Application Number: 26/0490/FUL	Delegation Briefing: 02/06/2026
Decision Type: Permitted	Date: 05/06/2026
Location Address: Exeter Corn Exchange Market Street Exeter EX1 1BW	
Proposal: Encapsulate the windows of Buffet City along Market and above Market Carpets. Encapsulate the windows along Guinea Street above the NCP car park.	
Delegated Decision	
Application Number: 26/0491/ADV	Delegation Briefing: 02/06/2026
Decision Type: Permitted	Date: 05/06/2026
Location Address: Exeter Corn Exchange Market Street Exeter EX1 1BW	
Proposal: Fit decorative graphic panels to plywood with screws & cover caps. Advertisement size 1900 x1900 coloured vinyl sheets with simple white text	
Delegated Decision	
Application Number: 26/0499/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 21/05/2026
Location Address: Dean Clarke Lofts Southernhay Gardens Exeter	
Proposal: Localised repairs to the timber cornice, the removal of redundant modern brackets and straps with associated repairs, the replacement of failing lead box gutter linings and flashings, and roofing repairs.	

Delegated Decision	
Application Number: 26/0561/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 11/06/2026
Location Address: 37 Lower North Street Exeter EX4 3EU	
Proposal: Retention of Replacement Kitchen Units, Replacement Bathroom Fittings (including replacement floor coverings and electric underfloor heating mat) and Woodburning Stove.	
Delegated Decision	
Application Number: 26/0604/MPS	Delegation Briefing:
Decision Type: Pre-Application Advice Given	Date: 09/06/2026
Location Address: Exbridge House Commercial Road Exeter EX2 4BB	
Proposal: Pre-app scoping meeting to discuss whether prior approval is likely to be required for the proposed conversion of the Exbridge House office building to dwellinghouses under Part 3 Class MA of the GPDO.	
Delegated Decision	
Application Number: 26/0631/PDPV	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 10/06/2026
Location Address: Senate Court Southernhay Gardens Exeter EX1 1UG	
Proposal: Installation of approximately 166 solar panels totalling approximately 92.15 KW generation on the single flat rooftop of the building.	
Delegated Decision	
Application Number: 26/0637/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 15/06/2026
Location Address: 13 Richmond Road Exeter EX4 4JA	
Proposal: Ash - removal	
Delegated Decision	
Application Number: 26/0703/CAT	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 18/06/2026
Location Address: Exeter College Further Education Hele Road Exeter EX4 4JS	
Proposal: Turkey Oak. The tree has evident rot pockets in main unions and has been pollarded before. We are looking to repollard back at the old points.	

Topsham

Delegated Decision

Application Number: 25/1837/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 27/05/2026
Location Address: 20 Parkfield Road Topsham EX3 0DR
Proposal: Dormer loft extension to create a new bedroom and ensuite comprising two pitched roofs with a connecting flat roof.

Delegated Decision

Application Number: 26/0207/FUL Delegation Briefing:
Decision Type: Permitted Date: 01/06/2026
Location Address: Chapel Platt Surgery 19 Fore Street Topsham EX3 0HE
Proposal: Change of use from doctor's surgery (Class E(e)) to nursery (Class E(f))

Delegated Decision

Application Number: 26/0328/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 26/05/2026
Location Address: 15 Parkfield Road Topsham EX3 0DR
Proposal: New second storey to existing single storey extension to dwelling.

Delegated Decision

Application Number: 26/0331/LBC Delegation Briefing:
Decision Type: Permitted Date: 29/05/2026
Location Address: 8 Fore Street Topsham EX3 0HF
Proposal: Replacement of existing roof covering with new natural slate tiles

Delegated Decision

Application Number: 26/0343/FUL Delegation Briefing:
Decision Type: Permitted Date: 26/05/2026
Location Address: 7A Parkfield Way Topsham EX3 0DP
Proposal: Two storey rear extension, new windows and doors to the rear elevation, extended rear terrace. Removal of rear Utility and Store.

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: 26/0428/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: 26/0437/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 08/06/2026
Location Address: 1 North Street Topsham EX3 0AP	
Proposal: Proposed internal alterations, fenestration changes and side boundary wall to enclose garden space	
Delegated Decision	
Application Number: 26/0446/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 03/06/2026
Location Address: 7 White Street Topsham EX3 0AA	
Proposal: Proposed single storey rear extension incorporating outbuilding, and replacement windows & doors	
Delegated Decision	
Application Number: 26/0447/LBC	Delegation Briefing:
Decision Type: Permitted	Date: 03/06/2026
Location Address: 7 White Street Topsham EX3 0AA	
Proposal: Single storey rear extension incorporating outbuilding, and replacement windows & doors	
Delegated Decision	
Application Number: 26/0479/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 04/06/2026
Location Address: Greenbank Old Rydon Lane Topsham Exeter EX2 7JW	
Proposal: Change of use to children's home.	
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: 26/0773/CAT

Delegation Briefing:

Decision Type: Permitted

Date: 24/06/2026

Location Address: 12 Monmouth Street Topsham EX3 0AJ

Proposal: Tree 1 - Lillac Request to reduce height and spread of lilac by 1-2ft, take back to a suitable side branch, leaving a natural form. This will lightly thin the canopy and reduce the weight of the branches, to avoid branch failure. The low horizontal branch could be heavily shortened back also, to reduce the possibility of failure. Tree 2 - Mulberry Request to reduce mulberry crown by 1-3ft, the branch on the western side of the tree to be shortened back by 2-4ft, shorten back to a suitable side branch, leaving a natural form. Lightly thin the canopy, taking out any crossing branches. There are signs of the root plate lifting, this reduction should take weight out of the tree.

Total Applications: 117