



**Delegated Decision**

Application Number: 23/0306/TPO Delegation Briefing:  
Decision Type: Refuse Planning Permission Date: 06/04/2023  
Location Address: 10 Fairfield Road Exeter Devon EX2 8UE  
Proposal: Oak - remove the large branch hanging over 96 Smithfield road, which is a concern and potential health hazard if it breaks, and reduce the overall size of the tree by 15% to support better health and clearer sunlight in the gardens of 10 Fairfield, 9 Bennetts close, 94,96 and 98 Smithfield road.

**Delegated Decision**

Application Number: 23/0420/ADV Delegation Briefing:  
Decision Type: Permitted Date: 12/04/2023  
Location Address: 14A Marsh Barton Road Exeter Devon EX2 8NT  
Proposal: Installation of replacement fascia adverts and totem.

**Delegated Decision**

Application Number: 23/0421/CAT Delegation Briefing:  
Decision Type: Permitted Date: 06/04/2023  
Location Address: 4 Lovelace Gardens Exeter Devon EX2 8XQ  
Proposal: Silver Birch - Fell.

**Delegated Decision**

Application Number: 23/0424/CAT Delegation Briefing:  
Decision Type: Permitted Date: 06/04/2023  
Location Address: 49 Ide Lane Alphington Exeter Devon EX2 8UT  
Proposal: 1x Wild Cherry - Reduce in height by 1.5m from extremities to suitable pruning points. Reduce overall canopy spread by 1- 1.5m to form shape. Reduce lowest primary branch back by 3m. This will be done by drop crotching to create a new branch leader and target prune remaining branch to shape. 1x Cherry Laurel - Reduce in height by 2m. Prune canopy to create sphere shape and provide more growing room for adjacent shrubs.

**Duryard And St James****Delegated Decision**

Application Number: 21/0381/DIS Delegation Briefing:  
Decision Type: Condition(s) Partially Approved Date: 21/03/2023  
Location Address: Belle Vue Belle Vue Road Exeter Devon EX4 5BP  
Proposal: Discharge of conditions 3 (materials), 4a (construction programme and demolition plan), 4b (start date for construction), 5 (landscaping), 8 (SAP calculation), 9 (wildlife plan) of 20/0265/FUL

<b>Committee Decision</b>	
Application Number:	21/1014/FUL
Delegation Briefing:	17/11/2022
Decision Type:	Refuse Planning Permission
Date:	28/03/2023
Location Address:	68-72 Howell Road Exeter Devon EX4 4LZ
Proposal:	Demolition of garage workshop (Maximum Motors) and construction of four 3-storey (plus basement) purpose-built student accommodation units, numbering 26 bedrooms in total.
<b>Delegated Decision</b>	
Application Number:	22/1682/PDPV
Delegation Briefing:	
Decision Type:	Prior Approval Required and Refused
Date:	05/04/2023
Location Address:	Streatham Campus Stocker Road Exeter Devon
Proposal:	Prior approval application for installation of roof-mounted solar panels on non-domestic buildings in the Streatham Campus.
<b>Delegated Decision</b>	
Application Number:	23/0166/FUL
Delegation Briefing:	16/02/2023
Decision Type:	Permitted
Date:	27/03/2023
Location Address:	1 Allington Mead Exeter Devon EX4 5AP
Proposal:	Loft conversion with new dormers front and back.
<b>Delegated Decision</b>	
Application Number:	23/0189/PD
Delegation Briefing:	02/03/2023
Decision Type:	Prior Approval Not Required
Date:	04/04/2023
Location Address:	29 Danes Road Exeter Devon EX4 4LS
Proposal:	Single-storey Rear extension. 5.12m L x 3m W x 3m h.
<b>Delegated Decision</b>	
Application Number:	23/0195/CAT
Delegation Briefing:	
Decision Type:	Permitted
Date:	23/03/2023
Location Address:	4 Velwell Road Exeter Devon EX4 4LE
Proposal:	Felling and removal of a common (wild) Holly tree in the rear garden of 4 Velwell Road. This tree is causing severe structural damage to a party garden wall (between No.2 & No.4 Velwell Road). A tree surgeon (Mr Peter Northcott) has been consulted and we are acting upon his advice. This tree is in a conservation area but is not listed.
<b>Delegated Decision</b>	
Application Number:	23/0360/DIS
Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved
Date:	21/03/2023
Location Address:	Land At Rear Of Hatherly Laboratories Poole Gate Exeter Devon
Proposal:	Discharge of condition 4 (Land contamination assessment) pertaining to planning consent ref. 22/1152/FUL permitted 19 December 2022.







<b>Delegated Decision</b>	
Application Number: 23/0155/FUL	Delegation Briefing: 16/02/2023
Decision Type: Permitted	Date: 28/03/2023
Location Address: 38 Marlborough Road Exeter Devon EX2 4TJ	
Proposal: Single storey extension.	
<b>Delegated Decision</b>	
Application Number: 23/0173/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 30/03/2023
Location Address: 11 Rosebery Road Exeter Devon EX4 6LT	
Proposal: sGround-floor infill extension, rear dormer with roof lights to the front.	
<b>Delegated Decision</b>	
Application Number: 23/0235/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 28/03/2023
Location Address: Latchetts Deepdene Park Exeter Devon EX2 4PH	
Proposal: There are two trees that need attention:Tree [1] is deciduous magnolia.Tree [2] is a laurel treeWhat we wish to do:Tree [1] is touching the roof of the house and needs cutting back. Dartmoor tree surgeons have suggested a 'partial crown reduction'. We are looking to remove branches which overhand the roof of the bungalow (the tree's south side of it's canopy) and bang into the roof.Tree [2] is encroaching on tree [1]'s space and is dominating it. We would like to cut a section of this back so that tree [1] has more space / light.	
<b>Delegated Decision</b>	
Application Number: 23/0240/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 28/03/2023
Location Address: 59 Wonford Road Exeter Devon EX2 4UF	
Proposal: Holm Oak. - Weight Loading limbs over road, carpark and Lister Close. - Crown reduce by approximately 30% to alleviate weight issues.	
<b>Delegated Decision</b>	
Application Number: 23/0301/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 23/03/2023
Location Address: Crescent Mansions Mount Radford Crescent Exeter Devon EX2 4ER	
Proposal: Cypress HG1 and Elder T5 - Fell to combat subsidence damage to 3 Fairpark Close, Exeter, EX2 4HJ	





<b>Delegated Decision</b>	
Application Number:	23/0160/PNT
Decision Type:	Prior Approval Required and Granted
Location Address:	Grass Verge Of Stoke Hill Stoke Hill Pennsylvania Exeter EX4 6EL
Proposal:	Telecommunications mast 17m high and equipment/power cabinets.

<b>Delegated Decision</b>	
Application Number:	23/0194/LPD
Decision Type:	Was lawful use
Location Address:	3 Pamela Road Exeter Devon EX1 2UF
Proposal:	Rear flat roof dormer and front roof lights.

<b>Delegated Decision</b>	
Application Number:	23/0268/FUL
Decision Type:	Permitted
Location Address:	63 Old Tiverton Road Exeter Devon EX4 6NG
Proposal:	Alteration and replacement to front dormer window.

## Pinhoe

<b>Delegated Decision</b>	
Application Number:	22/1528/DIS
Decision Type:	Condition(s) Partially Approved
Location Address:	Land At Chancel Lane Chancel Lane Exeter Devon
Proposal:	Discharge of conditions 6, 7, 9, 11, 12, 13 and 14 of Planning Permission Ref. 18/1336/OUT, granted on 5 June 2019, relating to land contamination, CEMP, energy efficiency, access and parking, biodiversity and noise and discharge of conditions 3, 4 and 7 of Planning Permission Ref. 22/0189/RES, granted 8 July 2022, relating to drainage and boundary treatments

<b>Delegated Decision</b>	
Application Number:	23/0126/FUL
Decision Type:	Permitted
Location Address:	23 Bindon Road Exeter Devon EX4 9HN
Proposal:	Side extension.

<b>Delegated Decision</b>	
Application Number:	23/0178/PMI
Decision Type:	Refuse Planning Permission
Location Address:	2 Orchard Close Exeter Devon EX1 3SN
Proposal:	Permission in principle application for construction of between 2 and 4 dwellings.



<b>Delegated Decision</b>			
Application Number:	23/0079/FUL	Delegation Briefing:	09/02/2023
Decision Type:	Permitted	Date:	31/03/2023
Location Address:	Land Adjacent To 29 Wonford Street Formerly 27 Wonford Street Exeter Devon EX2 5DQ		
Proposal:	Construction of 2 no. two bedroom semi-detached dwellings (C3 Use Class) with parking, landscaping and associated works.		

<b>Delegated Decision</b>			
Application Number:	23/0080/FUL	Delegation Briefing:	02/02/2023
Decision Type:	Permitted	Date:	21/03/2023
Location Address:	53 Salters Road Exeter Devon EX2 5JQ		
Proposal:	Reduce planting area to the front from 131cm to 31 cm to create an extended car parking area. Drive will be using stones.		

<b>Delegated Decision</b>			
Application Number:	23/0182/FUL	Delegation Briefing:	23/02/2023
Decision Type:	Permitted	Date:	12/04/2023
Location Address:	Wonford House Hospital Dryden Road Exeter Devon EX2 5AF		
Proposal:	Installation of 2no. lead vents within the south facing pitch of the roof over the Haldon Unit as shown on the drawings.		

## St Davids

<b>Delegated Decision</b>			
Application Number:	22/1315/TPO	Delegation Briefing:	
Decision Type:	Invalid	Date:	21/03/2023
Location Address:	17 Melbourne Street Exeter Devon EX2 4AU		
Proposal:	Quince tree covered by TPO No. 605. Tree needs pruning. Last prune was 2013 and it has put on a lot of growth this year. The tree is now overhanging neighbours' garden and they have complained. INVALID - PROPOSAL TOO VAGUE		

<b>Delegated Decision</b>			
Application Number:	22/1515/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/04/2023
Location Address:	93-94 Fore Street St Davids Exeter Devon EX4 3HY		
Proposal:	Proposed high level extraction unit and shop front alterations.		

<b>Delegated Decision</b>			
Application Number:	22/1574/PDJ	Delegation Briefing:	
Decision Type:	Prior Approval Required and Granted	Date:	13/04/2023
Location Address:	231 High Street Exeter Devon EX4 3NE		
Proposal:	Change of use from offices (Class E) to 13 self-contained apartments (Class C3)		



<b>Delegated Decision</b>	
Application Number: 23/0064/FUL	Delegation Briefing: 26/01/2023
Decision Type: Refuse Planning Permission	Date: 21/03/2023
Location Address: 12 Unicorn Street Exeter Devon EX2 7RE	
Proposal: First floor extension and installation of solar panels	
<b>Delegated Decision</b>	
Application Number: 23/0086/FUL	Delegation Briefing: 02/03/2023
Decision Type: Permitted	Date: 03/04/2023
Location Address: Centurion Mill Business Park Kestrel Way Sowton Industrial Estate Exeter Devon EX2 7LA	
Proposal: External alterations include full height windows to the south elevation; stepped access to the main entrance; replacement signage to south and east elevations and a door on the east elevation.	
<b>Delegated Decision</b>	
Application Number: 23/0313/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 17/03/2023
Location Address: Moto Hospitality Exeter Motorway Services Area Sidmouth Road St Loyes Exeter Devon EX2 7HF	
Proposal: Non-material amendment sought to planning permission 21/1957/FUL approved 03 October 2022 to change the positions of 12 no. new trees within the existing landscaped area.	
<b>St Thomas</b>	
<b>Delegated Decision</b>	
Application Number: 22/1155/FUL	Delegation Briefing: 20/10/2022
Decision Type: Permitted	Date: 21/03/2023
Location Address: 33 Sydney Road Exeter Devon EX2 9AJ	
Proposal: Use as self-contained holiday letting unit (retrospective)	
<b>Delegated Decision</b>	
Application Number: 23/0184/FUL	Delegation Briefing: 16/02/2023
Decision Type: Permitted	Date: 29/03/2023
Location Address: 53 Okehampton Road Exeter Devon EX4 1EL	
Proposal: Rear Infill Extension.	
<b>Delegated Decision</b>	
Application Number: 23/0221/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 28/03/2023
Location Address: 38 Alphington Road Exeter Devon EX2 8HS	
Proposal: T001 - a full crown reduction by 1-1.5 m	

**Delegated Decision**

Application Number: 23/0273/CAT                      Delegation Briefing:  
Decision Type: Permitted                              Date: 28/03/2023  
Location Address: 74 Queens Road Exeter Devon EX2 9EW  
Proposal: T1 - Norway Maple: Fell

**Delegated Decision**

Application Number: 23/0296/CAT                      Delegation Briefing:  
Decision Type: Permitted                              Date: 23/03/2023  
Location Address: 87 Cowick Street Exeter Devon EX4 1HL  
Proposal: Two trees within property garden. One laurel (1) and one cherry blossom (2) to be trimmed due to cherry blossom hitting phone lines, encroaching onto neighbours property and for general maintenance. We would like to bring in a tree surgeon to do these works. We have just moved in and have no intention to remove any trees within our garden, we only want to maintain to enhance the nature beauty of the conservation area.

**Topsham****Delegated Decision**

Application Number: 22/0268/FUL                      Delegation Briefing: 10/03/2022  
Decision Type: Permitted                              Date: 31/03/2023  
Location Address: Land At Retreat Drive Topsham Devon  
Proposal: Build apartment block of 17 no. units, including gymnasium, car parking and cycle storage, communal space, vehicular access and all associated development.

**Delegated Decision**

Application Number: 22/0861/FUL                      Delegation Briefing: 09/02/2023  
Decision Type: Permitted                              Date: 30/03/2023  
Location Address: 23 High Street Topsham Exeter Devon EX3 0ED  
Proposal: Single storey outbuilding ancillary to dwellinghouse, alterations to existing garage, landscaping, pool, pergola and hot tub.

**Delegated Decision**

Application Number: 22/0862/LBC                      Delegation Briefing: 09/02/2023  
Decision Type: Permitted                              Date: 30/03/2023  
Location Address: 23 High Street Topsham Exeter Devon EX3 0ED  
Proposal: Reinstatement of garden, new ancillary garden room and garage alterations, with associated landscaping.



<b>Delegated Decision</b>	
Application Number:	23/0248/PMI
Decision Type:	Refuse Planning Permission
Location Address:	Land At Former Limekilns Countess Wear Glasshouse Lane Exeter Devon
Proposal:	Permission in principle application for the development of between 1 and 2 new dwellings.

<b>Delegated Decision</b>	
Application Number:	23/0295/CAT
Decision Type:	Permitted
Location Address:	Quay Gardens Barn Monmouth Avenue Topsham Exeter Devon EX3 0AF
Proposal:	Ash N corner T2The tree was inspected by the visiting Exeter City Council tree specialist on 1st March 2023.It was notedIn the last few years, the tree has further died from ash die back and there are dangerous dead branches at height which need safely removing.The tree has a canopy which overhangs the highway and for reasons of public safety, the tree needs to be removed while still safe to do.Sycamore tree adjacent to Ash will have space to spread it's canopy and no longer be crowded by the ash.

<b>Delegated Decision</b>	
Application Number:	23/0375/NMA
Decision Type:	Permitted
Location Address:	56 Highfield Clyst Road Topsham Exeter Devon EX3 0DA
Proposal:	Change the pent roof of the garden studio building to a mono pitch roof (non material amendment to 22/0371/FUL)

<b>Delegated Decision</b>	
Application Number:	23/0396/CAT
Decision Type:	Permitted
Location Address:	24 Monmouth Avenue Topsham Exeter Devon EX3 0AF
Proposal:	T1 Maple. Cut back lateral branches in line with boundary wall.

<b>Delegated Decision</b>	
Application Number:	23/0453/NMA
Decision Type:	Permitted
Location Address:	Broom Park Nurseries Exeter Road Topsham Exeter Devon EX3 0LY
Proposal:	Non-material amendment to approval 20/0321/FUL to add conservatory to Plot 61 (Derwent house type)

**Total Applications: 86**