All Planning Decisions Made and Withdrawn Applications between 25/03/2024 and 20/05/2024

Alphington

Delegated Decision

Application Number: 23/1312/DIS Delegation Briefing:

Decision Type: Split Decision Date: 09/05/2024

Location Address: Westerly Waterbridge Court Matford Exeter EX2 8FD

Proposal: Discharge of Conditions 3, 5 and 6 on Planning Permission Ref.

23/0272/VOC, granted 21 June 2023, relating to materials, tree

protection and landscaping

Delegated Decision

Application Number: 24/0024/FUL Delegation Briefing: 25/01/2024

Decision Type: Permitted Date: 07/05/2024

Location Address: Queen Street Carpets Church Road Alphington Exeter EX2 8SW

Proposal: Facade alterations to street elevation

Delegated Decision

Application Number: 24/0070/FUL Delegation Briefing: 07/03/2024

Decision Type: Permitted Date: 08/05/2024

Location Address: 67 Cowick Lane Exeter EX2 9HJ

Proposal: Extension to existing house to create two dwellings each with

garage and parking.

Delegated Decision

Application Number: 24/0131/FUL Delegation Briefing:

Decision Type: Withdrawn by Applicant Date: 15/04/2024

Location Address: Enviro Hub 13 Marsh Barton Road Exeter EX2 8NU

Proposal: INVALID Change of use in bays 8,9 & 10 from waste management

and general business B1 to Gym and associated facilities use class D2. The three unbuilt bays have planing consent for B1 use, the application seeks to change this and to add an external stair

and 43 an additional floor.

Delegated Decision

Application Number: 24/0151/FUL Delegation Briefing: 22/02/2024

Decision Type: Permitted Date: 15/04/2024

Location Address: 38B Shillingford Road Exeter EX2 8UB

Proposal: Single storey side and front extension to existing bungalow.

Application Number: 24/0152/ADV Delegation Briefing:

Decision Type: Permitted Date: 28/03/2024

Location Address: 4 Matford Way Matford Exeter EX2 8FN

Proposal: Removal of existing signage and installation of new illuminated and

non-illuminated signage

Delegated Decision

Application Number: 24/0171/FUL Delegation Briefing: 22/02/2024

Decision Type: Permitted Date: 26/03/2024

Location Address: Units 3 To 5 Elm Units Grace Road South Exeter EX2 8QE

Proposal: First floor extensions and new canopy.

Delegated Decision

Application Number: 24/0240/FUL Delegation Briefing: 11/04/2024

Decision Type: Permitted Date: 08/05/2024

Location Address: 110 Cowick Lane Exeter EX2 9HE

Proposal: Creation of vehicular access to highway and new access steps

Delegated Decision

Application Number: 24/0243/CAT Delegation Briefing:

Decision Type: Permitted Date: 08/04/2024

Location Address: 57 Ide Lane Alphington Exeter EX2 8UT

Proposal: Maintenance work to old field boundary to include making safe a

tree that fell in the recent storm. These works will be as advised by the arborist who is currently preparing a report for the works to be

carried out in April 24.

Delegated Decision

Application Number: 24/0316/ADV Delegation Briefing:

Decision Type: Permitted Date: 13/05/2024

Location Address: 5 Matford Way Matford Exeter EX2 8FN

Proposal: Installation of illuminated fascia sign.

Delegated Decision

Application Number: 24/0447/CAT Delegation Briefing:

Decision Type: Permitted Date: 13/05/2024

Location Address: Eaton Garth Cowick Lane Exeter EX2 9HY

Proposal: Ash (T1) - FellReason - Infected with Bacterial Ash Canker on

main stem at 1m on all sides and stem on East side at 4.5 to 5m. Weak main stem union (Pics 1 to 3). Close to retaining wall and

road (pic4)

Duryard And St James

Delegated Decision

Application Number: 23/1343/DIS Delegation Briefing:

Decision Type: Condition(s) Partially Date: 05/04/2024

Approved

Location Address: Exeter University Family Centre Mardon Hill Exeter EX4 4TH

Proposal: Discharge of conditions 4, 5, 11 and 12 of permission:

23/0483/FUL - Construction of two storey detached building.

Delegated Decision

Application Number: 23/1480/FUL Delegation Briefing: 18/01/2024

Decision Type: Permitted Date: 26/03/2024

Location Address: 13 Allington Mead Exeter EX4 5AP

Proposal: Single storey front extension.

Delegated Decision

Application Number: 23/1525/LED Delegation Briefing:

Decision Type: Was lawful use Date: 14/05/2024

Location Address: 91 Longbrook Street Exeter EX4 6AU

Proposal: Certificate of lawfulness sought for existing use of the property as

a 6 person House in Mulitple Occupation (HMO) (C4 Use Class).

Delegated Decision

Application Number: 24/0107/VOC Delegation Briefing: 22/02/2024

Decision Type: Refuse Planning Permission Date: 19/04/2024

Location Address: Land On The West Side Of Belle Vue Road Exeter

Proposal: The erection of a fixed ground mounted Solar Photovoltaic array

with an expected capacity of no less than 1.07MWp of generating capacity, a transformer substation, cable run, associated access, fencing, biodiversity measures and ancillary works (Variation of conditions 2, 4, and 8 of Planning Permission 23/0321/FUL to

permanently retain the gravel access track).

Delegated Decision

Application Number: 24/0183/LBC Delegation Briefing: 22/02/2024

Decision Type: Permitted Date: 09/04/2024

Location Address: 11 Howell Road Exeter EX4 4LG

Proposal: Replacement of two, rear C20 doors.

Delegated Decision

Application Number: 24/0192/FUL Delegation Briefing: 14/03/2024

Decision Type: Permitted Date: 10/04/2024

Location Address: Elmlea Taddyforde Estate Exeter EX4 4AT

Proposal: Increase roof height of existing garage.

Application Number: 24/0199/TPO Delegation Briefing:

Decision Type: Permitted Date: 03/04/2024

Location Address: Creedy House Lower Argyll Road Exeter EX4 4RG

Proposal: One Pinus Nigra end tree of avenue as you approach Creedy

house. adjacent to public highway Fungal infection very sparse and sporadic growth pattern reduction of crown density associated with fungal disease no visible fruiting body at this stage but very poor crown coverage, 50% needle coverage lost very sparse regrowth with a deformed needle coverage on suppressed new growthfull removal. tree to be climbed Dismantled with rigging system on adjacent tree for stability with removal of main stem and section down to ground level under stop go board traffic management system. Will be replaced with a 2/1 company policy for tree

restocking.

Delegated Decision

Application Number: 24/0212/LPD Delegation Briefing:

Decision Type: Was lawful use Date: 23/04/2024

Location Address: 2B Hillcrest Park Exeter EX4 4SH

Proposal: Conversion of existing garage into bedroom & rear loft conversion.

Delegated Decision

Application Number: 24/0221/FUL Delegation Briefing: 14/03/2024

Decision Type: Refuse Planning Permission Date: 30/04/2024

Location Address: 8A Thornton Hill Exeter EX4 4NS

Proposal: Rear two-storey stepped extension and a side extension over the

garage.

Delegated Decision

Application Number: 24/0226/FUL Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 03/05/2024

Location Address: St Catherines New North Road Exeter EX4 4AG

Proposal: Replace dormer roofs with zinc roofing, erect NE first floor

extension / dormer, rear single storey extension, extend porch, replace metal windows within timber frames with aluminium profile

windows.

Delegated Decision

Application Number: 24/0262/TPO Delegation Briefing:

Decision Type: Permitted Date: 15/04/2024

Location Address: 101B Pennsylvania Road Exeter EX4 6DT

Proposal: Visual Tree Assessment (VTA) of T6 Turkey Oak (under TPO

463). Felling of this tree due to Honey Fungus infestation. See

report

B985_Advanced_Arboriculture_Assessment_Resistograph_101

BPenn Road 0224.pdf

Application Number: 24/0337/FUL Delegation Briefing: 28/03/2024

Decision Type: Permitted Date: 14/05/2024

Location Address: 11 Argyll Road Exeter EX4 4RX

Proposal: House remodel to add additional storey

Delegated Decision

Application Number: 24/0403/NMA Delegation Briefing:

Decision Type: Permitted Date: 16/05/2024

Location Address: Clydesdale Nash And Birks Grange Village Halls Of Residence

University Of Exeter Lower Argyll Road Exeter

Proposal: Amend Condition 1 (Approved Plans) of 22/1746/RES to allow

Birks Grange refurbishment to achieve EnerPHit/Passivhaus

standards.

Delegated Decision

Application Number: 24/0430/CAT Delegation Briefing:

Decision Type: Permitted Date: 02/05/2024

Location Address: Flat 1 78 Longbrook Street Exeter EX4 6AP

Proposal: T1 - Ornamental Cherry - Remove the decayed stem near the base

of the tree (positioned slightly westwards of the main stem, and producing lower branches only). Reduce the remaining crown

(height and lateral branches) by 30%.

Delegated Decision

Application Number: 24/0433/TPO Delegation Briefing:

Decision Type: Permitted Date: 02/05/2024

Location Address: Harepath Streatham Rise Exeter EX4 4PE

Proposal: T1 - Weeping Willow - re-pollard Willow back to original pollard

points, leaving the tree at a height of approximately 4 metres and 4 m lateral spread. The re-growth is weakly attached to the tree due

to decay round the pollard points.

Exwick

Delegated Decision

Application Number: 24/0434/TPO Delegation Briefing:

Decision Type: Permitted Date: 13/05/2024

Location Address: 1 Gibbs Meadow Exeter EX4 2FF

Proposal: NEW-1496-001. Oak. Prune to clear street light by 1.5m by

pruning back to suitable growth points.

achieve a ground clearance of 5.2m over highway by pruning back to suitable growth points. ///scary.looks.added NEW-1496-0016. Hazel. Coppice. ///linked.warns.jabs NEW-1496-0007. Oak. Remove dead wood over highway. Clear 1m circumference around base of tree for 1m to aid inspection. ///tags.rocks.cliff.NEW1496-0018. Lime. Prune to clear property by approx. 4m by pruning back to suitable growth points. Prune to clear fence line by approx 1.5m. Works are to improve relationship between trees and properties. ///proven.escape.restsNEW-1496-0015. 2 x Poplar. Remove a 2m Basel section of Ivy on each tree. ///bucket.pipe.care NEW-1496-0013. Mixed broadleaves. Prune to clear building by a minimum of

///lived.handy.kiteNEW-1496-0011. 3 x medium Oaks. Crown lift to

4m by pruning back to main stems or coppicing where necessary. Works are to improve relationship between trees and

properties..//hips.cans.bowlsNEW-1496-0034. Mixed broadleaves. Crown lift to achieve a 2 m clearance above fence line by pruning back to suitable growth point. Remove 2 x Dead Hornbeams. Works are to improve relationship between trees and properties. ///dangerously.brass.diceNEW-1496-0029. Mixed broadleaves. Crown lift to achieve a 2m clearance above fence line by pruning back to suitable growth points. Works are to improve relationship between trees and properties. ///safely.hints.tags. This quote is for cleaning around the fence line of 24 and 25 Palmerston Drive. NEW-1496-0022. Mixed trees. Prune 4 x London Planes to suitable growth points to achieve an approx. 4m clearance from properties. Prune Pine to suitable growth points to achieve an approx. 3m clearance from building. Works are to improve relationship between trees and properties. ///bend.status.cars

Heavitree

Delegated Decision

Application Number: 23/1172/FUL Delegation Briefing: 12/10/2023

Decision Type: Permitted Date: 29/04/2024

Location Address: 69 Polsloe Road Exeter EX1 2NF

Proposal: Conversion and extension of office building to create 3 cluster flats

in House in Multiple Occupation (HMO) use (Class C4)

Delegated Decision

Application Number: 24/0203/FUL Delegation Briefing: 07/03/2024

Decision Type: Permitted Date: 29/04/2024

Location Address: 42 Roseland Avenue Exeter EX1 2TW

Proposal: Single storey rear extension and raised deck (Retrospective

Application).

Application Number: 24/0206/FUL Delegation Briefing: 07/03/2024

Decision Type: Permitted Date: 09/04/2024

Location Address: 21 Endfield Close Exeter EX1 3BB

Proposal: Single storey front and rear extensions.

Delegated Decision

Application Number: 24/0238/LPD Delegation Briefing:

Decision Type: Was lawful use Date: 25/04/2024

Location Address: 148 Sweetbrier Lane Exeter EX1 3AR

Proposal: Demolition of existing extension & construction of rear lean-to

extension & rear loft conversion

Delegated Decision

Application Number: 24/0261/PD Delegation Briefing:

Decision Type: Prior Approval Not Required Date: 13/05/2024

Location Address: 178 Sweetbrier Lane Exeter EX1 3DG

Proposal: Single storey rear extension to replace existing extension.

Delegated Decision

Application Number: 24/0418/CAT Delegation Briefing:

Decision Type: Permitted Date: 30/04/2024

Location Address: 10 North Avenue Exeter EX1 2DU

Proposal: Tree is a leylandii in the extreme south east corner of the garden at

10 North Avenue. The garden soil level at the tree root is 4ft above the soil level in the garden of 17 South Avenue, and 3ft above the level of the garden in 12 North Avenue. The tree is over 15m tall and the root ball is only supported on the south and east aspects by single skin brick walls which have no foundations. These are failing and the tree is in a dangerous position and could fall at any

time. The plan is to completely fell the tree and remove it.

Mincinglake And Whipton

Delegated Decision

Application Number: 23/1468/FUL Delegation Briefing: 11/01/2024

Decision Type: Permitted Date: 10/05/2024

Location Address: 5 Brookside Crescent Exeter EX4 8NF

Proposal: Subdivision of existing dwelling to form two dwellinghouses.

Application Number: 24/0159/TPO Delegation Briefing:

Decision Type: Permitted Date: 04/04/2024

Location Address: 50 Celia Crescent Exeter EX4 9DU

Proposal: 1 x Large mature oak in rear garden - Entire crown reduction by 2-

3m to previous points growth points. Crown thinning by removing all epicormic growth on the stems of the tree. Serve Ivy to achieve a 1m gap in order for the Ivy to die off. The crown reduction has been suggested in order to reduce the end weight of the branches. Crown thinning will allow more light into the garden while retaining the shape of the canopy. 1x Apple tree in rear garden - deduce tree in height by 1-2m to previous growth points The height of the tree is to be reduced by 1-2m in order to help with the fruiting of

the tree.

Delegated Decision

Application Number: 24/0260/FUL Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 16/05/2024

Location Address: Hill Top Cheynegate Lane Exeter EX4 9HZ

Proposal: Demolition of existing bungalow and replacement dwelling.

Delegated Decision

Application Number: 24/0263/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Date: 04/04/2024

Discharged

Location Address: Land Off Spruce Close And Celia Crescent Spruce Close Exeter

Proposal: Discharge condition 13 (LEMP) of permission ref. 20/0538/OUT -

Outline application for up to 93 residential dwellings.

Newtown And St Leonards

Delegated Decision

Application Number: 21/1918/FUL Delegation Briefing: 06/01/2022

Decision Type: Refuse Planning Permission Date: 08/05/2024

Location Address: Exeter Mobility Centre Wonford Road Exeter Devon EX2 4DU

Proposal: Redevelopment of the former Devon Orthopaedic Association

(DOA) and Exeter Mobility Centre (EMC) premises to create a new

car park (retrospective).

Delegated Decision

Application Number: 22/1408/LED Delegation Briefing:

Decision Type: Withdrawn by Applicant Date: 07/05/2024

Location Address: 27 Clifton Road Exeter Devon EX1 2BW

Proposal: Use of property as House of Multiple Occupation (HMO) (Class

C4)

Application Number: 23/1349/FUL Delegation Briefing: 28/12/2023

Decision Type: Permitted Date: 26/03/2024

Location Address: 4 St Leonards Road Exeter EX2 4LA

Proposal: Internal alterations, replacement roof with side dormer window,

replacement windows and flat roof to the rear.

Delegated Decision

Application Number: 23/1350/LBC Delegation Briefing: 28/12/2023

Decision Type: Permitted Date: 26/03/2024

Location Address: 4 St Leonards Road Exeter EX2 4LA

Proposal: Internal alterations, replacement roof with side dormer window,

replacement windows and flat roof to the rear.

Delegated Decision

Application Number: 23/1359/FUL Delegation Briefing: 30/11/2023

Decision Type: Permitted Date: 14/05/2024

Location Address: Clifton House 26 Albert Street Exeter EX1 2BH

Proposal: Change of use of 1 ground floor studio apartment from children's

home (Class C2) to a residential self-contained flat (Class C3)

Delegated Decision

Application Number: 23/1482/DIS Delegation Briefing:

Decision Type: Condition(s) Partially Date: 05/04/2024

Approved

Location Address: Buckerell Lodge Hotel Topsham Road Exeter EX2 4SQ

Proposal: Discharge of Conditions 3, 4 and 12 of Planning Permission Ref.

22/0770/FUL, granted on 30 May 2023, relating to materials,

landscaping and ecology

Delegated Decision

Application Number: 24/0083/FUL Delegation Briefing: 01/02/2024

Decision Type: Permitted Date: 27/03/2024

Location Address: 1 St Leonards Place Exeter EX2 4LZ

Proposal: Erection of rear detached ancillary garden studio.

Delegated Decision

Application Number: 24/0084/LBC Delegation Briefing: 01/02/2024

Decision Type: Permitted Date: 27/03/2024

Location Address: 1 St Leonards Place Exeter EX2 4LZ

Proposal: Erection of rear detached ancillary garden studio.

Application Number: 24/0156/FUL Delegation Briefing: 15/02/2024

Decision Type: Permitted Date: 28/03/2024

Location Address: 5 Rosebery Road Exeter EX4 6LT

Proposal: New rear dormer, removal of chimney and replacement of render

to rear elevation.

Delegated Decision

Application Number: 24/0185/CAT Delegation Briefing:

Decision Type: Permitted Date: 03/04/2024

Location Address: Maynard School For Girls Denmark Road Exeter EX1 1SJ

Proposal: Tree No Species Recommendations T1 Common Lime

Repollard, remove ivy T2 Common Lime Repollard, remove ivy T7 Common Lime Repollard, remove ivy T29 Lawson Cypress Remove one subsiding branch over car parking, sever ivy at base of treeT42 Holm Oak Sever ivy at base of remaining trees within this row, Reduce crown spread and height by approximately 3m, maximum diameter of cuts 150mm T43 Common Lime Repollard,

remove ivy

Delegated Decision

Application Number: 24/0200/CAT Delegation Briefing:

Decision Type: Permitted Date: 04/04/2024

Location Address: 66 Magdalen Road Exeter EX2 4TN

Proposal: Quercus ilex - in front driveway. I would like to arrange for a tree

surgeon to reduce the size by 25%. It over hangs the public highway (Magdalen Road), it's planted up against a grade 2 listed wall and it's approx 5 meters from our house (66 Magdalen Road). The tree is in good health, however it's large and hasn't been pruned for a couple of years. It's also been planted in a raised planting area so my concerns are that if left at this size it may be hazardous during a storm and could cause a lot of damage. Laurus nobilis - in back garden. I would like this also reducing by 25%. It's also planted in a raised planing area, and up against a grade 2 listed wall. It's very large and over hangs our south facing lawn.

Delegated Decision

Application Number: 24/0228/FUL Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 07/05/2024

Location Address: The New House 2A Wonford Road Exeter EX2 4EQ

Proposal: Replacement front door, new metal overhanging porch, and gate

Application Number: 24/0231/CAT Delegation Briefing:

Decision Type: Permitted Date: 04/04/2024

Location Address: 45 Wonford Road Exeter EX2 4UD

Proposal: Apple treeThe tree has not fruited for several years and is now

wobbly and the bark is peeling off. It appears unstable. It is located in a garden where children play daily. I would like to remove the tree completely as it is unsafe. It has been assessed by a fruit tree expert (reported via video - too large to send via portal but happy

to send on).

Delegated Decision

Application Number: 24/0292/TPO Delegation Briefing: 18/04/2024

Decision Type: Split Decision Date: 13/05/2024

Location Address: Buckerell Lodge Hotel Topsham Road Exeter EX2 4SQ

Proposal: Please see attached tree works plan for details.

Delegated Decision

Application Number: 24/0306/CAT Delegation Briefing:

Decision Type: Permitted Date: 15/04/2024

Location Address: The New House 2A Wonford Road Exeter EX2 4EQ

Proposal: All work to trees along boundaries to allow natural light into the

property and gardens. Currently the hedges/trees have grown to be extremely out of control; the garden and house is very dark which means it is damp everywhere. Proposed work as follows to be carried out by a professional tree surgeon. Front Garden: 1-4 Bay Trees: Reduce Bay Trees to approximately 10ft above ground level (from their current approximate height of 35 feet)5 Honey Locust: Prune branches away from communications cable6 Yew: Reduce height to approximately 12ft above ground level (from its current approximate 20ft height) and reshape to a ball shapeGroup of 8 Bay Trees in hedgeline: Reduce Bay Trees to approximately 12ft above ground level (from their current approximate height of 35 feet)Rear Garden: 1-5 Bay Trees: Reduce Bay Trees to

approximately 15ft above ground level (from their current approximate height of 35 feet)6-8 Laurel: Reduce to approximately 10ft above ground level (from their current approximate height of 35 feet)9 Laurel: Reduce to approximately 15ft above ground level (from its current approximate height of 35 feet)10: Reduce to approximately 10ft above ground level (in line with the adjacent

trellis)

Delegated Decision

Application Number: 24/0319/FUL Delegation Briefing: 04/04/2024

Decision Type: Permitted Date: 14/05/2024

Location Address: 17 Belmont Road Exeter EX1 2HF

Proposal: Partial demolish / remove an existing first floor rear extension.

Rebuild small section to allow headroom and stair access to the

remainder of the ground floor extension.

Application Number: 24/0320/LBC Delegation Briefing: 04/04/2024

Decision Type: Permitted Date: 14/05/2024

Location Address: 17 Belmont Road Exeter EX1 2HF

Proposal: Partial demolish / remove an existing first floor rear extension.

Rebuild small section to allow headroom and stair access to the

remainder of the ground floor extension.

Delegated Decision

Application Number: 24/0326/LBC Delegation Briefing: 04/04/2024

Decision Type: Permitted Date: 14/05/2024

Location Address: 12 Baring Crescent Exeter EX1 1TL

Proposal: Reinstatement of existing original door and opening. Creation of

walls for WC, off existing hallway.

Delegated Decision

Application Number: 24/0378/TPO Delegation Briefing:

Decision Type: Permitted Date: 12/04/2024

Location Address: 7 Leighdene Close Exeter EX2 4PN

Proposal: 04/04/2024T1 - BeechSuggested Works: Prune eastern aspect by

approximately 3 metresRationale: Appropriate management of the tree to achieve more light into garden, having little impact on the

tree?s physiological processes

Delegated Decision

Application Number: 24/0432/CAT Delegation Briefing:

Decision Type: Permitted Date: 02/05/2024

Location Address: Uplands House Heavitree Road Exeter EX1 2LX

Proposal: T1 & T2 - Yew: Fell

Delegated Decision

Application Number: 24/0435/NMA Delegation Briefing:

Decision Type: Split Decision Date: 15/05/2024

Location Address: Buckerell Lodge Hotel Topsham Road Exeter EX2 4SQ

Proposal: Non-Material Amendment to Planning Permission Ref.

22/0770/FUL, granted on 30 May 2023, to amend the appearance of the building and the position of tree protection fencing during the

construction phase

Delegated Decision

Application Number: 24/0467/CAT Delegation Briefing:

Decision Type: Permitted Date: 13/05/2024

Location Address: 12 Wayland Avenue Exeter EX2 4PR

Proposal: Removal of Cordyline Australis Cabbage Palm to front of property

Pennsylvania

Delegated Decision

Application Number: 23/1519/FUL Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 13/05/2024

Location Address: 5 Elton Road Exeter EX4 7AT

Proposal: Roof extension with raised ridge height.

Delegated Decision

Application Number: 23/1526/LED Delegation Briefing:

Decision Type: Was lawful use Date: 14/05/2024

Location Address: 52 Priory Road Exeter EX4 7AR

Proposal: Certificate of lawfulness sought for existing use of the property as

a 4 person House in Mulitple Occupation (HMO) (C4 Use Class).

Delegated Decision

Application Number: 24/0066/FUL Delegation Briefing: 25/01/2024

Decision Type: Refuse Planning Permission Date: 08/05/2024

Location Address: Land South Of 15 The Fairway Exeter EX4 5DW

Proposal: Construction of new dwelling

Delegated Decision

Application Number: 24/0144/FUL Delegation Briefing: 15/02/2024

Decision Type: Permitted Date: 30/04/2024

Location Address: 63 Old Tiverton Road Exeter EX4 6NG

Proposal: Internal alterations to change an existing 5 bedroom HMO to an 8

bedroom HMO

Delegated Decision

Application Number: 24/0172/PD Delegation Briefing:

Decision Type: Prior Approval Not Required Date: 26/03/2024

Location Address: 31 Stoke Meadow Close Exeter EX4 5EG

Proposal: Larger home rear extension.

Delegated Decision

Application Number: 24/0173/FUL Delegation Briefing: 22/02/2024

Decision Type: Permitted Date: 26/03/2024

Location Address: 31 Stoke Meadow Close Exeter EX4 5EG

Proposal: Ground floor rear extension.

Delegated Decision

Application Number: 24/0210/FUL Delegation Briefing: 29/02/2024

Decision Type: Permitted Date: 23/04/2024

Location Address: 25 Mincinglake Road Exeter EX4 7EA

Proposal: Dormer window to provide headroom & light to a new wet room.

Application Number: 24/0217/FUL Delegation Briefing: 14/03/2024

Decision Type: Permitted Date: 30/04/2024

Location Address: The Coach House 100A Pennsylvania Road Exeter EX4 6DQ

Proposal: Alterations to create four bedroom HMO

Delegated Decision

Application Number: 24/0307/LED Delegation Briefing:

Decision Type: Was lawful use Date: 25/04/2024

Location Address: 10A Sylvan Road Exeter EX4 6EW

Proposal: House in multiple occupation for six people (C4 use)

Delegated Decision

Application Number: 24/0315/NMA Delegation Briefing:

Decision Type: Permitted Date: 13/05/2024

Location Address: 1 Stoke Hill Crescent Exeter EX4 7DG

Proposal: Non-material amendment to Planning Permission Ref.

21/1072/FUL, approved 25 October 2021, to reduce size of

extension

Pinhoe

Delegated Decision

Application Number: 23/0846/NMA Delegation Briefing:

Decision Type: Permitted Date: 07/05/2024

Location Address: Pinbrook Court Venny Bridge Exeter EX4 8JQ

Proposal: Non-material amendment to planning permission ref. 19/1709/FUL

to add drawings DW 00 ('LiAS DESIGN NOTES and LUMINAIRE SCHEDULE') and DWG 01 ('PROPOSED LIGHTING LAYOUT') to

the list of approved drawings in condition 2.

Delegated Decision

Application Number: 24/0211/FUL Delegation Briefing: 14/03/2024

Decision Type: Permitted Date: 29/04/2024

Location Address: 21 Warwick Way Exeter EX4 8ER

Proposal: Works to garage including raising the roof, replacement garage

doors, extend to rear and render the outside. Alterations to fence

and gate.

Delegated Decision

Application Number: 24/0214/FUL Delegation Briefing: 29/02/2024

Decision Type: Permitted Date: 23/04/2024

Location Address: 20 Jersey Road Exeter EX4 9AN

Proposal: Studio office located in rear garden of property (see site plans for

location and dimensions).

Application Number: 24/0215/LBC Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 19/04/2024

Location Address: 2 Harringcourt House 18 Harrington Lane Exeter EX4 8PG

Proposal: Reslate roof, refurbish main chimney, remove nonfunctioning

chimney, add rear roof light.

Delegated Decision

Application Number: 24/0229/LPD Delegation Briefing:

Decision Type: Was lawful use Date: 18/04/2024

Location Address: 12 Broadparks Avenue Exeter EX4 9ET

Proposal: Conversion of the existing loft space into domestic habitation with

rear box dormer. Conversion of the existing single storey garage into habitable accommodation. Construction of a rear single storey extension extending 4m from the existing house line and adjacent

single storey side extension.

Delegated Decision

Application Number: 24/0248/FUL Delegation Briefing: 14/03/2024

Decision Type: Refuse Planning Permission Date: 19/04/2024

Location Address: 11 Woodland Road Exeter EX1 3PL

Proposal: New roof to garage with increase in ridge height and pitch.

Delegated Decision

Application Number: 24/0249/FUL Delegation Briefing: 07/03/2024

Decision Type: Withdrawn by Applicant Date: 26/03/2024

Location Address: 12 Harrington Lane Exeter EX4 8SD

Proposal: Rear extension and loft conversion

Delegated Decision

Application Number: 24/0288/NMA Delegation Briefing:

Decision Type: Permitted Date: 05/04/2024

Location Address: Pinhoe Quarry Harrington Lane Exeter EX4 8DT

Proposal: Non-material amendment to 19/1100/RES to add 3 on-street visitor

parking spaces to serve the commercial unit within Flat Block 01 and 6 on-street visitor parking spaces in front of plots 265-276.

Delegated Decision

Application Number: 24/0329/LPD Delegation Briefing: 28/03/2024

Decision Type: Withdrawn by Applicant Date: 13/05/2024

Location Address: 12 Harrington Lane Exeter EX4 8SD

Proposal: Invalid - Rear Extension and loft conversion to existing dwelling

Priory

Delegated Decision

Application Number: 24/0093/FUL Delegation Briefing: 01/02/2024

Decision Type: Permitted Date: 08/04/2024

Location Address: 38 Countess Wear Road Exeter EX2 6LR

Proposal: Front dormer roof extension and replacement porch, doors and

windows.

Delegated Decision

Application Number: 24/0167/TPO Delegation Briefing:

Decision Type: Refuse Planning Permission Date: 04/04/2024

Location Address: 1 Veysey Close Exeter EX2 6AS

Proposal: We have 3 protected trees in our garden: London plane, Lime and

Wild cherry. We would like to do:(1) crown reduction (50%) and crown lift (4 metres) of the London plane tree, branches of which are too close to our house,(2) crown reduction (40%) and crown lift (4 metres) of the Lime tree, and(3) crown reduction (40%) and crown lift (4 metres) of the Wild Cherry treeto provide adequate

clearance to the property and the garden.

Delegated Decision

Application Number: 24/0178/LBC Delegation Briefing: 14/03/2024

Decision Type: Permitted Date: 15/04/2024

Location Address: Wyvern Barracks Building 7 Barrack Road Exeter EX2 6AR

Proposal: Remove partition between G16 & G15, complete and make good

suspended ceiling, joinery and decoration to match existing. Create new serving hatch in the existing stud partition between F04 & F05 which will extend full width retaining existing services at low level.

Delegated Decision

Application Number: 24/0187/TPO Delegation Briefing:

Decision Type: Permitted Date: 04/04/2024

Location Address: Millbrook Village (St Loyes) Topsham Road Exeter EX2 6EP

Proposal: G2 Sycamore - Fell T1175 Sycamore - FellReason: To achieve

construction space and remove below ground constraintsSee

accompanying reports for more details

St Davids

Delegated Decision

Application Number: 23/0700/FUL Delegation Briefing: 28/03/2024

Decision Type: Permitted Date: 14/05/2024

Location Address: 105 Bonhay Road Exeter Devon EX4 4BH

Proposal: Change of use to ground floor flat, and maisonette on upper floors

(both C3 use) (retrospective)

Application Number: 23/1529/ADV Delegation Briefing:

Decision Type: Permitted Date: 10/05/2024

Location Address: 50-52 High Street Exeter EX4 3DJ

Proposal: Installation of 1no. non-illuminated fascia sign and 1no. non-

illuminated projecting sign.

Delegated Decision

Application Number: 24/0020/FUL Delegation Briefing: 01/02/2024

Decision Type: Permitted Date: 10/05/2024

Location Address: 50-52 High Street Exeter EX4 3DJ

Proposal: Alterations to existing shopfront.

Delegated Decision

Application Number: 24/0078/LBC Delegation Briefing: 11/04/2024

Decision Type: Permitted Date: 17/05/2024

Location Address: 19 Southernhay East Exeter EX1 1QD

Proposal: Internal alterations including new floor finishes and ground floor

WC to accommodate shower.

Delegated Decision

Application Number: 24/0086/FUL Delegation Briefing: 14/03/2024

Decision Type: Permitted Date: 11/04/2024

Location Address: 59 High Street Exeter EX4 3DL

Proposal: Installation of new ductwork for Radon Gas and the installation of

new ventilation grille.

Delegated Decision

Application Number: 24/0087/LBC Delegation Briefing: 14/03/2024

Decision Type: Permitted Date: 11/04/2024

Location Address: 59 High Street Exeter EX4 3DL

Proposal: Installation of new ductwork for Radon Gas and the Installation of

new ventilation grille.

Delegated Decision

Application Number: 24/0122/ADV Delegation Briefing:

Decision Type: Permitted Date: 24/04/2024

Location Address: 3 Guildhall Shopping Centre Queen Street Exeter EX4 3HP

Proposal: Installation of 1no illuminated fascia sign, 1no illuminated

projecting sign and 1no floral vinyl.

Application Number: 24/0130/FUL Delegation Briefing: 29/02/2024

Decision Type: Refuse Planning Permission Date: 05/04/2024

Location Address: Manor Court Dixs Field Exeter EX1 1UP

Proposal: Formation of new office ground floor entrance to Units 1 and 2 with

additional lighting. New Signage for the building. Additional Cycle

Storage.

Delegated Decision

Application Number: 24/0190/CAT Delegation Briefing:

Decision Type: Permitted Date: 03/04/2024

Location Address: 21 Haldon Road Exeter EX4 4DZ

Proposal: (as described in the adjoining quote from Devon Tree Services) x1

Mature Bay Tree - Dismantle, fell & remove to ground level.x1
Mature Pittosporum - Dismantle, fell & remove to ground level.The
two trees are growing directly adjacent to each other and risk
causing damage to the boundary wall. It has been recommended
to remove and grind the stump of the remaining tree, and then re-

plant a shrub border.

Delegated Decision

Application Number: 24/0196/LBC Delegation Briefing: 28/03/2024

Decision Type: Permitted Date: 10/05/2024

Location Address: 18 West Street Exeter EX1 1BA

Proposal: Replace UPVC windows with traditional timber versions, modern

doors with 4-panel alternatives, remove and reinstate various unauthorised partition alterations internally and retain minor

unauthorised basement staircase alterations.

Delegated Decision

Application Number: 24/0198/FUL Delegation Briefing: 29/02/2024

Decision Type: Permitted Date: 10/04/2024

Location Address: 250 High Street Exeter EX4 3PZ

Proposal: Replacement automatic doors and side light

Delegated Decision

Application Number: 24/0213/DIS Delegation Briefing:

Decision Type: Condition(s) Partially Date: 02/05/2024

Approved

Location Address: 23 Cathedral Yard Exeter EX1 1HB

Proposal: Discharge of condition 3 (Noise Impact Assessment) pertaining to

planning permission ref: 23/0829/FUL approved 9th February

2024.

Application Number: 24/0218/DEM Delegation Briefing:

Decision Type: Prior Approval Required and Date: 08/05/2024

Granted

Location Address: J L Thomas And Co Ltd Canal Banks Exeter EX2 8DX

Proposal: Demolition of 3 No. steel frame units and small shed type buildings

on site including the removal of slab and foundations.

Delegated Decision

Application Number: 24/0222/DEM Delegation Briefing:

Decision Type: Prior Approval Required and Date: 08/05/2024

Granted

Location Address: J L Thomas And Co Limited Water Lane Exeter EX2 8BZ

Proposal: Demolition of 3 No. steel framed buildings and 2 No. brick house

type structures including removal of slab and foundations.

Delegated Decision

Application Number: 24/0227/FUL Delegation Briefing: 14/03/2024

Decision Type: Permitted Date: 12/04/2024

Location Address: Central Living 74 Paris Street Exeter EX1 2JY

Proposal: Minor external alterations

Delegated Decision

Application Number: 24/0268/FUL Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 14/05/2024

Location Address: The Garden House 28A Richmond Road Exeter EX4 4JF

Proposal: Alterations to entrance to create wet room and covered storage.

Replacement external cladding

Delegated Decision

Application Number: 24/0269/FUL Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 19/04/2024

Location Address: Flat 1 Montgomery House 144 Fore Street Exeter EX4 3AN

Proposal: External wall facing the car park to be rendered with limestone.

Coping stones to be fitted and sealed/painted a neutral (white) to

protect the limestone render.

Delegated Decision

Application Number: 24/0271/LBC Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 19/04/2024

Location Address: Flat 1 Montgomery House 144 Fore Street Exeter EX4 3AN

Proposal: External wall facing the car park to be rendered with limestone.

Coping stones to be fitted and sealed/painted a neutral (white) to

protect the limestone render.

Application Number: 24/0287/FUL Delegation Briefing: 28/03/2024

Decision Type: Permitted Date: 10/05/2024

Location Address: 18 West Street Exeter EX1 1BA

Proposal: Replacement of existing unauthorised rear UPVC windows with

painted timber casement windows.

Delegated Decision

Application Number: 24/0296/CAT Delegation Briefing:

Decision Type: Permitted Date: 15/04/2024

Location Address: Courtyard Between Platform Southernhay Court And Cathedral

Appointments, Just Off Of Southernhay East

Proposal: 13/03/202G014 - Holm Oaks, Lucombe Oak (8 trees

total)Suggested Works: Fell three trees nearest to building (marked with small biodegradable spot) and crown lift remaining 5 trees to 5 metres above ground level.Rationale: These works are suggested to improve the amenity value of the space by greatly

increasing the light and airflow.

Delegated Decision

Application Number: 24/0336/LBC Delegation Briefing:

Decision Type: Permission not required Date: 17/04/2024

Location Address: Flat 1 1 - 2 Northernhay Street Exeter EX4 3ER

Proposal: PERMISSION NOT REQUIRED CLASSED AS REPAIRS:

Retention of; application to replace front (Northernhay Street)

window like for like the original window having rotted.

Delegated Decision

Application Number: 24/0349/DIS Delegation Briefing:

Decision Type: Condition(s) Fully Date: 30/04/2024

Discharged

Location Address: 50 Topsham Road Exeter EX2 4NF

Proposal: Discharge condition 3 (Materials) of planning permission ref.

23/0880/FUL - Development of 65 no. units of Use Class C2

Residential Accommodation.

Delegated Decision

Application Number: 24/0389/CAT Delegation Briefing:

Decision Type: Permitted Date: 30/04/2024

Location Address: 5 Dinham Crescent Exeter EX4 4EF

Proposal: T1 - Prunus cerasifera: Reduce the height by 20%, and lightly

reshape by up to 1 metre to leave a balanced form.

Application Number: 24/0392/DIS Delegation Briefing:

Decision Type: Condition(s) Partially Date: 03/05/2024

Approved

Location Address: 1 Cathedral Close Exeter EX1 1EZ

Proposal: Discharge of condition three (schedule of works) of 23/1299/LBC

Delegated Decision

Application Number: 24/0494/CAT Delegation Briefing:

Decision Type: Permitted Date: 10/05/2024

Location Address: 10 Pavilion Place Exeter EX2 4HR

Proposal: There is no tree preservation order, but the tree in question is in a

conservation area. There is a tree outside the house I am about to purchase at 10 Pavilion Place, and I would like to know if, when I am the owner, I can obtain permission to lop it, as it is touching wires up above. This tree is tied to the remains of the trunk of a dead tree (approx. 1.4 metres high). I would like permission to

reduce this remaining trunk to a stump.

Delegated Decision

Application Number: 24/0503/DIS Delegation Briefing:

Decision Type: Condition(s) Partially Date: 13/05/2024

Approved

Location Address: 1 Cathedral Close Exeter EX1 1EZ

Proposal: Partial discharge of condition 3 relating to 23/1299/LBC regarding

ceilings.

St Loves

Delegated Decision

Application Number: 24/0129/ADV Delegation Briefing:

Decision Type: Permitted Date: 26/03/2024

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

Proposal: Installation of 1x 42" LCD media screen within electric vehicle

charging dock, and two flag pole signs (retrospective)

Delegated Decision

Application Number: 24/0273/PNT Delegation Briefing: 14/03/2024

Decision Type: Prior Approval Required and Date: 19/04/2024

Granted

Location Address: Rydon Lane Countess Wear Exeter DEVON

Proposal: 5G 20m telecoms installation: H3G street pole and additional

equipment cabinets.

Application Number: 24/0305/FUL Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 06/05/2024

Location Address: 37 Warwick Road Exeter EX1 3HB

Proposal: Proposed single storey rear extension

Delegated Decision

Application Number: 24/0328/PD Delegation Briefing:

Decision Type: Prior Approval Required and Date: 13/05/2024

Refused

Location Address: 183 Sweetbrier Lane Exeter EX1 3DG

Proposal: The proposal, a single storey rear extension, provides a new

kitchen/dining area for the property. The area occupied by the previous kitchen has been redesigned to provide a new utility and shower room. The extension is designed in L shape, part of it

extends up to 6m, part up to 3m.

Delegated Decision

Application Number: 24/0333/FUL Delegation Briefing: 11/04/2024

Decision Type: Permitted Date: 17/05/2024

Location Address: Exeter Motorway Services Area Sidmouth Road St Loyes Exeter

EX27HF

Proposal: Construction of an electric vehicle charging hub with associated

works and installation of additional electric infrastructure

(retrospective)

Delegated Decision

Application Number: 24/0374/FUL Delegation Briefing:

Decision Type: Withdrawn by Applicant Date: 19/04/2024

Location Address: 11 Walton Road Exeter EX2 5RE

Proposal: INVALID Front dormer extension and installation of roof light

Delegated Decision

Application Number: 24/0425/TPO Delegation Briefing:

Decision Type: Permitted Date: 02/05/2024

Location Address: Aloha Woodwater Lane Exeter EX2 5AL

Proposal: x1 Mature Hornbeam - Prune secondary & sub lateral branch

growth only away from fibre optic cable running from pole to property to achieve an adequate clearance from the line.Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy.Justification: The proposed works are to prevent damage to the overhead fibre optic cable running through the upper crown area.All of the proposed work recommendations are remedial works only & will not affect the overall amenity value of the tree.Maximum final cut dimensions will not exceed 50mm in diameter.The proposed works will also

benefit the tree, preventing the overhead cable rubbing &

damaging the upper crown/branches.

St Thomas

Delegated Decision

Application Number: 23/0427/FUL Delegation Briefing: 20/07/2023

Decision Type: Refuse Planning Permission Date: 15/05/2024

Location Address: 42-44 Buller Road Exeter Devon EX4 1BJ

Proposal: Conversion of chapel to two Houses in Multiple Occupation (HMO)

(Class C4) (Partially Retrospective Application)

Delegated Decision

Application Number: 24/0046/FUL Delegation Briefing: 22/02/2024

Decision Type: Permitted Date: 24/04/2024

Location Address: Arch 12 To 13 St Thomas Station Arches Cowick Street Exeter

EX4 1AA

Proposal: Change of use from B2 (General Industrial) to E(d) (Indoor sport,

recreation or fitness).

Delegated Decision

Application Number: 24/0132/FUL Delegation Briefing: 15/02/2024

Decision Type: Permitted Date: 26/03/2024

Location Address: St Thomas Health Centre 70 Cowick Street Exeter EX4 1HJ

Proposal: Addition of conservatory

Delegated Decision

Application Number: 24/0150/FUL Delegation Briefing: 15/02/2024

Decision Type: Permitted Date: 03/04/2024

Location Address: 70 Queens Road Exeter EX2 9EW

Proposal: Demolition of existing rear single-storey attached wc and

replacement with 2 storey extension.

Delegated Decision

Application Number: 24/0153/LPD Delegation Briefing:

Decision Type: Was lawful use Date: 27/03/2024

Location Address: 7 Broadmeadow Avenue Exeter EX4 1JQ

Proposal: Hip-to-gable extension, rear dormer and front roof lights.

Delegated Decision

Application Number: 24/0202/FUL Delegation Briefing: 29/02/2024

Decision Type: Permitted Date: 16/04/2024

Location Address: 103 Wardrew Road Exeter EX4 1EZ

Proposal: Addition of solar panels to the top of the rear flat roof dormer.

Application Number: 24/0220/TPO Delegation Briefing:

Decision Type: Permitted Date: 15/04/2024

Location Address: Clifton Cottage Barley Lane Exeter EX4 1TA

Proposal: Horse chestnut tree: Crown lift over the lawn area to 3.5 metres

clearance over ground level.Reasons - to create lighter conditions for the grass to grow.Max diameter cut size of 75mm. Removal of

second and third order growth only

Delegated Decision

Application Number: 24/0256/LPD Delegation Briefing:

Decision Type: Was lawful use Date: 25/04/2024

Location Address: 26 Wardrew Road Exeter EX4 1HB

Proposal: Replacement rear extension.

Delegated Decision

Application Number: 24/0322/FUL Delegation Briefing:

Decision Type: Withdrawn by Applicant Date: 12/04/2024

Location Address: 3 Crawford Gardens Exeter EX2 8HQ

Proposal: INVALID create a front flat paved surface 6.4mx 8m and build 1.2

meter shared front boundary.

Topsham

Delegated Decision

Application Number: 22/1176/FUL Delegation Briefing:

Decision Type: Withdrawn Returned Date: 15/05/2024

(unlikely to be det.)

Location Address: 22 Higher Wear Road Exeter Devon EX2 7EL

Proposal: INVALID -EMAIL SENT 12/9/22(Single storey extension.

Delegated Decision

Application Number: 23/1319/FUL Delegation Briefing: 25/01/2024

Decision Type: Permitted Date: 08/05/2024

Location Address: Seabrook Orchard Topsham Road Exeter Topsham EX3 0LT

Proposal: Erection of a 66 No. Bed Care Home for older people, with

associated demolition, parking, access, landscaping and

associated ground works.

Delegated Decision

Application Number: 23/1538/FUL Delegation Briefing: 14/03/2024

Decision Type: Permitted Date: 01/05/2024

Location Address: 411 Topsham Road Exeter EX2 7AB

Proposal: Alterations, including proposed rear single-storey extension and

side extension

Application Number: 24/0080/FUL Delegation Briefing: 08/02/2024

Decision Type: Permitted Date: 26/04/2024

Location Address: 5 Lower Shapter Street Topsham EX3 0AT

Proposal: Construction of single storey rear and roof extensions and

reconstruction of outbuilding.

Delegated Decision

Application Number: 24/0081/LBC Delegation Briefing: 08/02/2024

Decision Type: Permitted Date: 26/04/2024

Location Address: 5 Lower Shapter Street Topsham EX3 0AT

Proposal: Internal and external alterations including construction of single

storey rear and roof extensions, rearrangement of stairs to attic, reconstruction of outbuilding and replacement material finishes.

Delegated Decision

Application Number: 24/0139/CONR Delegation Briefing: 15/02/2024

Decision Type: Permitted Date: 25/03/2024

Location Address: 45 Fore Street Topsham EX3 0HY

Proposal: Removal of condition four of 16/1632/FUL, granted on 14.03.2017,

which restricts operation of the cafe to the occupiers of the

residential property above.

Delegated Decision

Application Number: 24/0140/FUL Delegation Briefing: 22/02/2024

Decision Type: Permitted Date: 10/04/2024

Location Address: 8 Rydon Lane Exeter EX2 7AW

Proposal: Proposed side extension to create annex, rear extension and steel

pergola in rear garden.

Delegated Decision

Application Number: 24/0179/TPO Delegation Briefing:

Decision Type: Refuse Planning Permission Date: 08/04/2024

Location Address: 27 Strawberry Lane Topsham Exeter EX2 7TS

Proposal: Oak (T1) ? Crown reduction by 1.5m on the Eastern aspect of the

tree, to provide sufficient clearance to the property, with the final cut no bigger than 100mm over the bark. Hollownes occur in the first principal fork and dieback extending to the eastern limb. Also, a cavity within the lowest part of the stem is presented to the north. Tree targeting property and playkids area. The tree is not visible to

the wider public. Deadwood management is also required.

Application Number: 24/0239/NMA Delegation Briefing:

Decision Type: Permitted Date: 09/05/2024

Location Address: Land At Ikea Way Ikea Way Exeter

Proposal: Non-Material Amendments to planning permission ref.

21/0496/FUL to include: 1. Relocate M4(3) wheelchair units from plots 101 and 102 to plots 9 and 27.2. Amend the parking spaces to plots 8, 9, 10, 27 to 33 and 38 to 46 to accommodate M4(3) parking provision. 3. Amend the cycle and refuse store for plots 25 to 46 (below FOGv7) due to the alternations to plot 27.4. Block F - Amend the internal layout, side and rear elevations to facilitate the M4(3) requirements within plots 8 and 9.5. Block G - Amend the

Internal layout and rear elevation to facilitate the M4(3)

requirements within plot 27.6. Block G - Amend the internal layout and rear elevation to flip the staircase and amended the size and position of the hall windows within the flats next to rear entrances / lobby window due to fire separation requirements.7. FOGv5 - Amend the floor plans and elevations to resolve drafting errors on approved floor plans and elevations.8. FOGv7 - Amend the floor plans and elevations to resolve drafting errors on approved floor plans and elevations.9. Amend the rear gardens to plots 51-57.10. Swap the parking spaces to plot 122 and adjacent visitor parking.

Delegated Decision

Application Number: 24/0241/FUL Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 07/05/2024

Location Address: 79 Dart Avenue Exeter EX2 7TX

Proposal: Single story rear extension (Revised scheme following planning

approval 22/0042/FUL, comprising change from flat roof to monopitched roof and increase in depth from 3 metres to 3.5 metres).

Delegated Decision

Application Number: 24/0242/DIS Delegation Briefing:

Decision Type: Condition(s) Partially Date: 10/04/2024

Approved

Location Address: Land At Newcourt Road Newcourt Road Topsham

Proposal: Discharge conditions 14 (SAP calculations), 15 (Biodiversity

Enhancement Plan), 16 (Nesting Birds/Bats Details), 20 (Travel Plan), 21 (Travel Pack) and 22 (Cycle Parking - Details) of permission ref. 21/1940/OUT - Outline planning application for demolition of existing structures and construction of up to 30 no.

residential units and associated infrastructure.

Delegated Decision

Application Number: 24/0250/FUL Delegation Briefing: 21/03/2024

Decision Type: Permitted Date: 14/05/2024

Location Address: 34 Artillery Avenue Topsham Exeter EX3 0FS

Proposal: Construction of single storey rear extension.

Application Number: 24/0278/FUL Delegation Briefing:

Decision Type: Permitted Date: 06/05/2024

Location Address: 22 Retreat Road Topsham EX3 0LF

Proposal: Rear Extension and landscaping.

Delegated Decision

Application Number: 24/0291/FUL Delegation Briefing: 21/03/2024

Decision Type: Refuse Planning Permission Date: 13/05/2024

Location Address: 4 Grove Hill Topsham EX3 0EG

Proposal: Demolition of existing single-storey aspect. Erection of new single-

storey side and two-storey rear extensions.

Delegated Decision

Application Number: 24/0297/CAT Delegation Briefing:

Decision Type: Permitted Date: 08/04/2024

Location Address: Old Strand House 41 The Strand Topsham EX3 0AY

Proposal: T1 Lime ? reduce crown dimensions by approximately 2m (max cut

diameters <75mm). Work discussed on site and recommended by Joe Moreshead (TPO Officer ECC)Reasons - Because the tree (T1? Lime) is considered to make a significant contribution to the character and visual amenity value of the wider conservation area, any proposal that is considered to be unjustified and detrimental to the tree, is likely to result in the council serving a Tree Preservation

Order (TPO).

Delegated Decision

Application Number: 24/0301/FUL Delegation Briefing: 04/04/2024

Decision Type: Permitted Date: 16/05/2024

Location Address: 28, 30, 32 Elm Grove Road Topsham Exeter EX3 0EQ

Proposal: Reinstatement of railings and gates to the front boundary of

Riversmeet Terrace 28 - 32 Elm Grove Road

Delegated Decision

Application Number: 24/0302/LBC Delegation Briefing: 04/04/2024

Decision Type: Permitted Date: 16/05/2024

Location Address: 28-32 Elm Grove Road Topsham Exeter EX3 0EQ

Proposal: Re-instatement of railings and gates to the front boundary of

Riversmeet Terrace 28 - 32 Elm Grove Road

Application Number: 24/0371/NMA Delegation Briefing:

Decision Type: Permitted Date: 16/05/2024

Location Address: 12 Monmouth Street Topsham EX3 0AJ

Proposal: Non-material amendment to 21/0147/FUL approved 25 May 2021

to alter ground floor layout, provide plant room, alter fenestration,

and install air-source heat pump (ASHP).

Delegated Decision

Application Number: 24/0383/CAT Delegation Briefing:

Decision Type: Permitted Date: 30/04/2024

Location Address: 7 Parkfield Way Topsham EX3 0DP

Proposal: Tree 1 - Myrtle - Request to coppice myrtle to just above ground

level, with the aim that it will re-grow into a smaller tree. The tree is currently rubbing on the owner?s property (7 Parkfield Way) and

the neighbour?s property (7A Parkfield Way).

Total Applications: 143