

**All Planning Decisions Made and Withdrawn Applications
between 07/02/2025 and 15/04/2025**

Alphington

Delegated Decision

Application Number:	24/1132/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/04/2025
Location Address:	Bindle Lodge Perridge Close Exeter EX2 9PX		
Proposal:	Addition of cladding to part of the front elevation wall.		

Delegated Decision

Application Number:	24/1235/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/03/2025
Location Address:	67 Cowick Lane Exeter EX2 9HJ		
Proposal:	Proposed end of terrace new dwelling, 4 bedroom, 2/3 storey on land adjacent to existing building.		

Delegated Decision

Application Number:	24/1311/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/03/2025
Location Address:	109 Cowick Lane Exeter EX2 9HF		
Proposal:	Drop kerb widening, alterations to boundary walls, and 1.5m high entrance gate		

Delegated Decision

Application Number:	24/1538/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	Newton Centre Thorverton Road Exeter EX2 8GN		
Proposal:	Two storey detached office building at rear and alterations to fenestration of existing building		

Delegated Decision

Application Number:	25/0001/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/02/2025
Location Address:	129 Corn Mill Crescent Exeter EX2 8TN		
Proposal:	Enlarge front porch.		

Delegated Decision

Application Number:	25/0046/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/02/2025
Location Address:	9 Myrtle Close Exeter EX2 8UX		
Proposal:	Single storey side extension and replacement roof to existing extension		

Delegated Decision			
Application Number:	25/0065/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/03/2025
Location Address:	2 Two Acre Court Exeter EX2 8YE		
Proposal:	T1 - Common Oak tree - Reduce in height by approximately 2-3 metres. Maximum cut size of 4-5 inches.Shorten back laterals by approximately 2 metres. Max cut size of 2-3 inches.Reasons - as provided by Hywel Davies, Consultant and director at Exe Tree Care- The tree has been in decline over a 10 year period. Pruning work has been carried out in this time, predominantly removal of deadwood. As a result the crown has become open and 'leggy' and the remaining stems have been subject to larger wind forces, causing some minor storm damage.- It is reasonable to take weight from the crown at this stage, given that the tree is more likely to fail in future storms. Carrying out remedial work now may prevent significant storm damage. Tears and splits caused by storm damage are more likely to be invaded by pathogens than smaller pruning cuts		
Delegated Decision			
Application Number:	25/0079/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	12/03/2025
Location Address:	28 Marsh Green Road West Exeter Devon EX2 8PN		
Proposal:	Discharge of conditions 6 (bird boxes) and 7 (secure cycle parking) of planning approval 22/0890/FUL granted 04 January 2023.		
Delegated Decision			
Application Number:	25/0080/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	Porche Centre Matford Park Road Marsh Barton Trading Estate Exeter EX2 8FD		
Proposal:	Installation of 2 no. illuminated fascia signs and 1 no. non-illuminated fascia sign.		
Delegated Decision			
Application Number:	25/0092/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/03/2025
Location Address:	Pixie Cottage Dawlish Road Exeter EX2 8TD		
Proposal:	Replacement of two Crittall kitchen windows with slimline timber windows.		
Delegated Decision			
Application Number:	25/0147/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	03/04/2025
Location Address:	65 Parkway Exeter EX2 9NB		
Proposal:	Two storey extension replacing detached double garage.		

Delegated Decision			
Application Number:	25/0178/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/04/2025
Location Address:	Vertu Land Rover Exeter 6 Matford Way Matford Exeter EX2 8FN		
Proposal:	Erection of canopy		
Delegated Decision			
Application Number:	25/0272/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	26/03/2025
Location Address:	Units 6-9 Alphinbrook Road Marsh Barton Trading Estate Exeter EX2 8RG		
Proposal:	Discharge of Conditions 3 and 4 of Planning Permission Ref. 24/0919/FUL, granted on 22 November 2024, relating to Biodiversity Net Gain and tree protection		
Duryard And St James			
Delegated Decision			
Application Number:	24/1043/FUL	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	20/02/2025
Location Address:	23 New North Road Exeter EX4 4HF		
Proposal:	INVALID: Bathroom renovation.		
Delegated Decision			
Application Number:	24/1044/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	20/02/2025
Location Address:	23 New North Road Exeter EX4 4HF		
Proposal:	INVALID: New accessible bathroom for elderly tenant.		
Delegated Decision			
Application Number:	24/1402/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	Shelter 2102 0342 45 Sidwell Street Exeter		
Proposal:	Replace existing double-sided 6-sheet bus shelter advertising displays with double-sided digital displays.		
Delegated Decision			
Application Number:	25/0029/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/03/2025
Location Address:	58 West Garth Road Exeter EX4 5AN		
Proposal:	Dormer roof extension on the south west (side) roof slope.		

Delegated Decision			
Application Number:	25/0053/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	04/03/2025
Location Address:	1 Sidwell Street Exeter EX4 6NN		
Proposal:	Replacement of existing Rainscreen Cladding Panels (Carea Ardal) with Rockpanel Premium Cladding System		
Delegated Decision			
Application Number:	25/0056/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/03/2025
Location Address:	Hillsborough Lodge Lower St Germans Road Exeter EX4 4PW		
Proposal:	Widening of existing driveway parking area, with retaining wall and removal of laurel tree. Construction of a rear external staircase to provide access from upper French doors to garden level. Erection of a fence along top of northern boundary wall.		
Delegated Decision			
Application Number:	25/0073/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	19/03/2025
Location Address:	25 Blackall Road Exeter EX4 4HE		
Proposal:	House in multiple occupation for 6 persons (Use Class C4) (Certificate of lawfulness of existing use)		
Delegated Decision			
Application Number:	25/0146/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	28/02/2025
Location Address:	16 Howell Road Exeter EX4 4LG		
Proposal:	Discharge of Condition 4 of Planning Permission Ref. 24/1040/FUL, granted on 4 December 2024, relating to landscaping		
Delegated Decision			
Application Number:	25/0149/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/03/2025
Location Address:	Grassway House Clydesdale Road Exeter EX4 4QX		
Proposal:	Tree No - T637Species - RobiniaRecommendations? Reduce crown height and spread by 2-3m, cutting back branches to suitable growth points. Maximum diameter of cuts 150mm? Install inclination monitoring station on western trunk aspect		
Delegated Decision			
Application Number:	25/0151/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/03/2025
Location Address:	20 Velwell Road Exeter EX4 4LE		
Proposal:	Single storey rear extension		

Delegated Decision			
Application Number:	25/0159/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/03/2025
Location Address:	35 Devonshire Place Exeter EX4 6JA		
Proposal:	Two storey side/rear extension and single storey rear extension		
Delegated Decision			
Application Number:	25/0162/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/03/2025
Location Address:	24 Velwell Road Exeter EX4 4LE		
Proposal:	The tree concerned is an Ash tree. The tree has grown a lot in recent years and branches have already broken off in high winds. Some of the branches threaten our house and others overhang the public footpath. The Exeter University arborist has viewed the tree and identified a small bit of ash die back. He has advised taking about 30% of the height and weight out of the tree. He felt that this would increase safety and better enable the tree to fight off ash dieback.To achieve the above selected branches would need to be shortened by 3-4 metresI am applying to get this work done.		
Delegated Decision			
Application Number:	25/0195/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/04/2025
Location Address:	10 Horseguards Exeter EX4 4UU		
Proposal:	Install 1 no. rooflight, new door and replacement window to rear to serve partial garage conversion.		
Delegated Decision			
Application Number:	25/0203/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/04/2025
Location Address:	26 Pennsylvania Road Exeter EX4 6BH		
Proposal:	Change of use from a flat (C3 use) and 7 person House in Multiple Occupation (sui generis use) to a 9 person House in Multiple Occupation (sui generis use)		
Delegated Decision			
Application Number:	25/0227/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	34 Thornton Hill Exeter EX4 4NS		
Proposal:	G1 - Hedge line of approx. three Bay trees and one Yew tree: Reduce to approx. 3 metres above ground level.		

Exwick

Delegated Decision

Application Number:	24/1186/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	19/02/2025
Location Address:	Land At Redhills Exwick Lane Exeter		
Proposal:	Discharge conditions 9 (CEMP) and 10 (LEMP) of planning permission 20/1380/OUT - Outline planning application for up to 80 dwellings and associated infrastructure (All matters reserved except for access).		

Delegated Decision

Application Number:	24/1294/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	12/02/2025
Location Address:	48 Knowle Drive Exeter EX4 2DG		
Proposal:	Oak.One large limb which now looks exposed due to the removal of damaged branches adjacent.The plan is to lessen the exposure of this limb by the removal of the two lowest branches from the end group approx. 75mm diameter and 3m long each.		

Delegated Decision	
--------------------	--

Application Number:	24/1299/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	25/02/2025
Location Address:	Kinnerton Court Kinnerton Way Exeter EX4 2EZ		
Proposal:	Change of use of rear ground floor void space to provide a one-bedroom flat.		

Delegated Decision

Application Number:	24/1478/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	20/02/2025
Location Address:	Land At Redhills Exwick Lane Exeter		
Proposal:	Condition Discharge: Conditions 11 (Construction Method Statement) and 12 (Waste Audit Statement) of planning permission 20/1380/OUT (Outline planning application for up to 80 dwellings and associated infrastructure (All matters reserved except for access))		

Delegated Decision

Application Number:	24/1483/TPO	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	13/03/2025
Location Address:	2 Ely Close Exeter EX4 2EY		
Proposal:	T1 - Scots Pine Tree TPO number 399 - full removal of T1 due to severe highway and private property damage due to root structure lifting curb, tarmac, block paving and retaining wall. Replacement tree is not opposed but would ideally be a different species.		

Delegated Decision			
Application Number:	25/0011/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/02/2025
Location Address:	22 St Andrews Road Exeter EX4 2AF		
Proposal:	G1 - mixed broadleaf consisting of hawthorne/ash/birch - crown lift and trim back to boundary allowing maintenance of grass underneath, at the same time this will let in the light to allow more grass to grow where currently it cannot.The crown lifting along the hedge row will be taken to approximately 15 foot approximately 3-4m The ash tree at one end closest to the car park area is to be crown lifted slightly higher in line with the adjacent conifers approximately 6 to 8 m leaving the main crown break intact.		
Delegated Decision			
Application Number:	25/0060/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/03/2025
Location Address:	The Vicarage Exwick Hill Exeter EX4 2AQ		
Proposal:	T5 Sycamore. Fell		
Delegated Decision			
Application Number:	25/0214/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/04/2025
Location Address:	Garage Rackfield Cottages Exwick Hill Exeter		
Proposal:	3 x Thuja plicata - Fell1 x Quercus Robur - remove 4 lowest limbs.		
Heavitree			
Delegated Decision			
Application Number:	24/0699/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	22 First Avenue Heavitree Exeter EX1 2PL		
Proposal:	Proposed single storey front extension to create porch to dwellinghouse.		
Delegated Decision			
Application Number:	24/1243/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	13/03/2025
Location Address:	5 Regents Park Exeter EX1 2NT		
Proposal:	Replacement lower ground floor front elevation windows.		
Delegated Decision			
Application Number:	24/1353/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/02/2025
Location Address:	95 Fore Street Heavitree EX1 2RN		
Proposal:	Change of use from shop (use class E) and flat (use class C3) to five bedroom HMO (use class C4)		

Delegated Decision			
Application Number:	24/1407/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/03/2025
Location Address:	159 Sweetbrier Lane Exeter EX1 3DG		
Proposal:	Replacement dwelling.		
Delegated Decision			
Application Number:	24/1441/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/02/2025
Location Address:	9 Roseland Avenue Exeter EX1 2TN		
Proposal:	Proposed single storey rear extension and loft conversion including hip-to-gable enlargement and rear dormer (revised proposal further to Planning Permission 23/1250/FUL).		
Delegated Decision			
Application Number:	24/1456/LED	Delegation Briefing:	
Decision Type:	Was not lawful use	Date:	14/02/2025
Location Address:	110 Park Road Exeter EX1 2HT		
Proposal:	Certificate of lawfulness of existing use as a house in multiple occupation for three persons (C4 use)		
Delegated Decision			
Application Number:	24/1457/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/02/2025
Location Address:	11 Broom Close Exeter EX2 5JF		
Proposal:	Rear flat roof dormer, one north west second storey side window, and one front roof light.		
Delegated Decision			
Application Number:	24/1514/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/03/2025
Location Address:	21 Lower Avenue Exeter EX1 2PR		
Proposal:	Replacement single storey rear extension.		
Delegated Decision			
Application Number:	24/1519/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	40 Fore Street Heavitree EX1 2QL		
Proposal:	Change of use of ground floor from takeaway (sui generis) to Commercial, Business and Service (Class E), change of use of upper floors from ancillary flat to House in Multiple Occupation (Class C4), plus kitchen on ground floor, and alterations to shopfront		

Delegated Decision			
Application Number:	24/1522/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	13/02/2025
Location Address:	1 Lymeborne Avenue Exeter EX1 3AU		
Proposal:	Demolition of garage and erection of a 2-storey side extension.		
Delegated Decision			
Application Number:	25/0131/PD	Delegation Briefing:	
Decision Type:	Prior Approval Required and Granted	Date:	21/03/2025
Location Address:	18 Chard Road Exeter EX1 3AX		
Proposal:	Single storey rear extension 5.6m depth x 3.90 m height x 2.0 m eaves height.		
Delegated Decision			
Application Number:	25/0138/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/02/2025
Location Address:	Flat 2 61 Polsloe Road Exeter EX1 2EA		
Proposal:	x2 Bay trees to be removed as restricting light and access to wall x1 Crinodendron to be reduced in height so as to not impact neighbour, thinned and pruned to prolong lifex3 Holly trees removedx1 Wintersweet shrub - stems cut to ground level and reduced in height		
Delegated Decision			
Application Number:	25/0168/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/04/2025
Location Address:	38 Sweetbrier Lane Exeter EX1 3AF		
Proposal:	Single storey rear extension.		
Delegated Decision			
Application Number:	25/0231/CAT	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	03/03/2025
Location Address:	38 Church Terrace Exeter EX2 5DU		
Proposal:	T1 - Robinia - Prune back the overhang laterally from the property of No 38, in line with the boundary fence.T2 - Small (previously pruned from the property) Holm Oak: Prune back the overhang laterally from the property of No 38, in line with the boundary fence.T3 - Large Holm Oak: Prune back the overhang laterally from the property of No 38, in line with the boundary fence.		

Delegated Decision

Application Number:	25/0245/TPO	Delegation Briefing:	
Decision Type:	Split Decision	Date:	31/03/2025
Location Address:	38 Church Terrace Exeter EX2 5DU		
Proposal:	T1 - Small (previously pruned from the property) Holm Oak: Prune back the overhang laterally from the property of No 38, in line with the boundary fence. Diameter cut size of up to 12 cm. Reasons: It has been previous pruned back to this point, and so we would be removing re-growth back to previous points. Damage has been caused to the roof due to squirrels using the branches as access. T2 - Large Holm Oak: Prune back the overhang laterally from the property of No 38, in line with the boundary fence. Cut size of up to 9-12cm, consisting of predominantly 3rd order growth. Reason: To reduce excessive leaf matter covering the roof and patio areas. The pruning work will be sympathetic to the balance of the tree. Pruning cuts to be less than third diameter of parent branches.		

Mincinglake And Whipton**Delegated Decision**

Application Number:	24/1029/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	07/04/2025
Location Address:	Land Off Spruce Close And Celia Crescent Spruce Close Exeter		
Proposal:	Discharge condition 6 (Materials) of reserved matters approval 23/1174/RES - Approval of reserved matters of layout, scale, appearance and landscaping pursuant to planning permission ref. 20/0538/OUT for the erection of 93 dwellings with associated access, drainage, open space, play area and landscaping.		

Delegated Decision

Application Number:	25/0141/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/04/2025
Location Address:	49 Beacon Heath Exeter EX4 8QA		
Proposal:	Conversion of domestic garage to ancillary accommodation including raising the roof and the installation of solar panels.		

Delegated Decision

Application Number:	25/0143/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/04/2025
Location Address:	34 Kennerley Avenue Exeter EX4 8BW		
Proposal:	Single storey rear extension.		

Delegated Decision

Application Number:	25/0278/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	14/04/2025
Location Address:	15 Pinwood Meadow Drive Exeter EX4 9LA		
Proposal:	A new single storey rear measuring approximately 4m deep, 3.95m high and 2.2m to the eaves.		

Newtown And St Leonards

Delegated Decision

Application Number: 24/1193/LBC Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 12/02/2025
Location Address: County Hall Topsham Road Exeter EX2 4QD
Proposal: Installation of replacement projector screen to the Daw committee room

Delegated Decision

Application Number: 24/1222/FUL Delegation Briefing:
Decision Type: Permitted Date: 18/02/2025
Location Address: 20 St Leonards Road Exeter EX2 4LA
Proposal: Demolition of extensions to the west and north and their reconstruction with associated internal and external alterations.

Delegated Decision

Application Number: 24/1223/LBC Delegation Briefing:
Decision Type: Permitted Date: 18/02/2025
Location Address: 20 St Leonards Road Exeter EX2 4LA
Proposal: Demolition of extensions to the west and north and their reconstruction with associated internal and external alterations.

Delegated Decision

Application Number: 24/1268/LBC Delegation Briefing:
Decision Type: Permitted Date: 10/02/2025
Location Address: Flat 2 34 Belmont Road Exeter EX1 2HG
Proposal: On first floor: Floating wooden floor in the living room. On second floor, remove the existing stud wall to the rear bedroom and rebuild the stud wall, 500mm into the bedroom to create a larger bathroom and fit new sanitaryware. Form a new en-suite shower-room in the front bedroom, to accommodate a shower, basin and toilet.

Delegated Decision

Application Number: 24/1401/ADV Delegation Briefing:
Decision Type: Permitted Date: 27/02/2025
Location Address: Shelter 2102 0055 89 Dove Tree House, 89-91 Heavitree Road Exeter EX1 2ND
Proposal: Replace existing double-sided 6-sheet bus shelter advertising displays with double-sided digital displays.

Delegated Decision

Application Number: 24/1542/FUL Delegation Briefing:
Decision Type: Permitted Date: 07/03/2025
Location Address: 8 Wonford Road Exeter EX2 4EQ
Proposal: External stair to rear garden with timber slat fence.

Delegated Decision			
Application Number:	24/1552/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/03/2025
Location Address:	5 Mount Radford Crescent Exeter EX2 4EN		
Proposal:	T1 Birch. Fell		
Delegated Decision			
Application Number:	25/0016/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	Dove Tree House 89 - 91 Heavitree Road Exeter EX1 2ND		
Proposal:	T1 - SycamoreSuggested Works: Fell and treat the remaining stump to prevent regrowthRationale: The tree is out-growing its location and will cause progressive damage to the building by the incremental growth of both the tree?s roots and trunk in future years.		
Delegated Decision			
Application Number:	25/0017/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	36 - 40 St Leonards Road Exeter EX2 4LR		
Proposal:	G1 - SycamoreSuggested Works: Prune secondary and tertiary growth to achieve a 2 metre clearance from adjacent buildingRationale: These works are proposed as part of the reasonable and responsible maintenance of this vigorous tree		
Delegated Decision			
Application Number:	25/0023/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	27 Matford Avenue Exeter EX2 4PL		
Proposal:	T1 - Cherry tree: Reduce by approximately 2 metres (previous growth points), and reshape the laterals by 1-2 metres (previous growth points).G2 - Thuya/Bay/Laurel hedge: Reduce to 1 metre above the height of the fence.T3 - Willow: Reduce the central leader by approximately 3 metres. Shorten the lateral branches overhanging the neighbour back to the boundary.		
Delegated Decision			
Application Number:	25/0030/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	30 Matford Avenue Exeter EX2 4PL		
Proposal:	T1- Tilia ? europaea to re-pollard back to previous pollard points as recommended in section 7.10 in BS3998T2- Tilia ? europaea to re-pollard back to previous pollard points as recommended in section 7.10 in BS3998		

Delegated Decision			
Application Number:	25/0033/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	25/02/2025
Location Address:	7 - 9 Blackboy Road Exeter EX4 6SG		
Proposal:	Subdivision of ground floor retail unit into 3 retail units and associated new shopfronts		
Delegated Decision			
Application Number:	25/0036/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/02/2025
Location Address:	21 Belmont Road Exeter EX1 2HF		
Proposal:	In front garden, to reduce T1 willow, T2 cherry & T3 holly tree & in rear garden, to reduce T4 silver birch to previous growth points in order to retain appropriate size for site and away from buildings and general maintenance and longevity of the trees.The reduction would be 2-3 meters and the final height approximately 7-8 meters.		
Delegated Decision			
Application Number:	25/0037/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/03/2025
Location Address:	7 Creswell Court St Margarets Residences Magdalen Road Exeter EX2 4BJ		
Proposal:	T001- Holm Oak - Fell		
Delegated Decision			
Application Number:	25/0055/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/02/2025
Location Address:	4 Baring Crescent Exeter		
Proposal:	T1 - Eucalyptus tree - Fell		
Delegated Decision			
Application Number:	25/0064/LPD	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	Land Adjacent To 3 Albert Street, Exeter, EX1 2BH.		
Proposal:	Certificate of lawfulness for the proposed installation of an air quality monitoring station.		
Delegated Decision			
Application Number:	25/0095/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/03/2025
Location Address:	48 Wonford Road Exeter EX2 4LD		
Proposal:	Bay tree with several trunks.To fell the tree and prevent it growing again.		

Delegated Decision			
Application Number:	25/0096/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/03/2025
Location Address:	24 Matford Avenue Exeter EX2 4PW		
Proposal:	T1? Cedrus atlantica? to carry out a deadwood throughout the crown and target prune 2 lower branches impeding the garden and the fence, also to prune the rubbing branches image below. T2? Cedrus atlantica? to carry out a deadwood throughout the crown.		
Delegated Decision			
Application Number:	25/0097/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/03/2025
Location Address:	38 Matford Avenue Exeter EX2 4PL		
Proposal:	T1- Eucalyptus - to re-pollard back to previous pollard points as recommended in section 7.10 in BS3998		
Delegated Decision			
Application Number:	25/0108/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	105 Gras Lawn Exeter EX2 4ST		
Proposal:	Enlarge rear uvpc window.		
Delegated Decision			
Application Number:	25/0160/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	Maynard School For Girls Denmark Road Exeter EX1 1SJ		
Proposal:	T15 Sycamore trim low branchesG1 Cut back from buildingT47 Willow re-pollardT48, T49 Willow fellG2 Cut back from fence and buildingT35 Cypress FellT50 Ash fell.T51 Cypress fell.		
Delegated Decision			
Application Number:	25/0177/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	24/02/2025
Location Address:	4 St Leonards Place Exeter EX2 4LZ		
Proposal:	Discharge of Condition 7 Subsection (ii) of Planning Permission Ref. 24/1141/LBC, granted on 28 November 2024, relating to rooflights		

Delegated Decision			
Application Number:	25/0189/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	25 St Leonards Road Exeter EX2 4LA		
Proposal:	DTS Consultancy Quantified Tree Risk Assessment Work Recommendations; T001 - 1x Mature Cedar of Lebanon (Cedrus libani) - Reduce overall canopy of the tree by reduce the height of the tree by approximately 1.0 metres leaving a final tree height of approximately 13.0 metres. Reduce radial canopy spreads by approximately 2.0 metres leaving a final radial crown spread of approximately 13.0 metres at all compass points while retaining the main framework & shape of the crown & therefore a high proportion of the foliage bearing structure. All pruning cuts to be made at suitable growth points. Pruning wounds shall not exceed 75 mm in diameter.Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy.The amenity value of the tree is high; it has historical heritage and is a significant feature of the area. Despite the tree being considered a tolerable risk, another failure may impact the trees longevity and the social considerations around the tree. The recommendations will have very minimal impact on the amenity value of the tree but a significant impact on the probability of branch failure, thus producing a balance of management and amenity.		
Delegated Decision			
Application Number:	25/0199/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	2 St Leonards Place Exeter EX2 4LZ		
Proposal:	G1 - BeechSuggested Works: Crown reduce central and north easternmost stems by 2-3 metres, Maximum Diameter of Cuts (MDC) 50mm. Reduce lateral spread of roadside stem by 2 metres, MDC 50mm. Install 2 tonne Cobra bracing system to central tree.Rationale: This stand of trees exhibits some potential structural defects (see photos). The above works will alleviate some of the weight on the tree's structural weak point.		
Delegated Decision			
Application Number:	25/0246/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/04/2025
Location Address:	County Hall Topsham Road Exeter EX2 4QD		
Proposal:	Replacement of ceiling to members' lounge		
Delegated Decision			
Application Number:	25/0263/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	31/03/2025
Location Address:	2 Mount Radford Crescent Exeter EX2 4EN		
Proposal:	T1- Cork -Re-Pollard back to previous pollard points. Cut below damaged on limb		

Delegated Decision

Application Number:	25/0264/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/04/2025
Location Address:	Exeter School Victoria Park Road Exeter EX2 4NS		
Proposal:	T026 - Common Beech - Remove secondary limb at 4m East over playground. All arisings to be removed from site.T016 Monterey pine - Remove hanging limb. All arisings to be removed from site.T019 - Dying Rowan - Section fell to ground level. All arisings to be removed from siteT013 - Cherry - Section fell to ground level and grind out stump to approximately 200mm below ground level. All arisings to be removed from site. W3W - ///most.arch.testT005 - Pedunculate oak - Reduce lower limbs to east aspect of tree by approximately 3 metres to compensate for increased exposure		

Delegated Decision

Application Number:	25/0326/CAT	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	04/04/2025
Location Address:	Newtown Primary School Clifton Road Exeter EX1 2BP		
Proposal:	T001 x1 Multi Stemmed Sycamore - Sectionally dismantle fell & remove to ground level.Please see attached SCH for justification.		

Delegated Decision

Application Number:	25/0330/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	03/04/2025
Location Address:	3 The Quadrant Exeter EX2 4LE		
Proposal:	Discharge of condition three (window details) of 21/0660/LBC		

Pennsylvania**Delegated Decision**

Application Number:	22/0539/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	10/04/2025
Location Address:	The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE		
Proposal:	Discharge conditions 9 (contamination), 17 (Routeing of Underground Apparatus), 24 (Materials) and 32 (Travel Plan) for Phase 2 of permission ref. 21/0910/VOC - Outline application for the construction of 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 of 19/0650/OUT to carry out minor alterations to the design of Phase 1).		

Delegated Decision			
Application Number:	22/1012/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	10/04/2025
Location Address:	The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE		
Proposal:	Part-discharge condition 16 (SAP calculation) of permission ref. 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)		
Delegated Decision			
Application Number:	22/1089/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/02/2025
Location Address:	The Grange Stoke Hill Exeter Devon EX4 7JH		
Proposal:	Partial change of use, extension and alteration of domestic garage to incorporate beauty salon and include office, storage areas, car port and first floor terrace, and external parking area for clients (Retrospective)		
Delegated Decision			
Application Number:	22/1571/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	10/04/2025
Location Address:	The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE		
Proposal:	Discharge conditions 18 (sound insulation), 25 (details of provision for nesting birds and roosting bats in buildings) and 31 (LEMP) for phase 2 of planning permission ref. 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:	23/0048/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	10/04/2025
Location Address:	The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter Devon EX4 7AE		
Proposal:	Discharge condition 33 (cycle parking - details) for phase 2 of planning permission ref. 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:	23/0736/FUL	Delegation Briefing:	03/10/2023
Decision Type:	Permitted	Date:	06/03/2025
Location Address:	Exmouth Junction Gateway Site Prince Charles Road Exeter Devon EX4 7BY		
Proposal:	Redevelopment of the site and construction of a part 3, part 5 storey building containing 53no. residential units with associated access and servicing arrangements, car parking, landscaping and infrastructure ancillary to the residential use.		
Delegated Decision			
Application Number:	23/1325/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	10/04/2025
Location Address:	Phase 2, Exmouth Junction Mount Pleasant Road Exeter EX4 7AE		
Proposal:	Discharge condition 8 (Hard Surface Materials) of permission ref. 22/0817/RES - Approval of landscaping reserved matter for phase 2 of outline planning permission ref. 22/0037/VOC for the construction of up to 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works.		

Delegated Decision			
Application Number:	24/0646/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	10/04/2025
Location Address:	Phase 1 The Old Coal Yard Exmouth Junction Mount Pleasant Road Exeter EX4 7AE		
Proposal:	Discharge second part of condition 9 (contamination) and condition 22 (unsuspected contamination) for Phase 1 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:	24/1395/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	24/02/2025
Location Address:	6 St Johns Road Exeter EX1 2HR		
Proposal:	Certificate of lawfulness of existing use as a House in Multiple Occupancy for 5 persons (C4 use).		
Delegated Decision			
Application Number:	24/1506/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	11/02/2025
Location Address:	14 Stoke Hill Exeter EX4 7DA		
Proposal:	Proposed demolition of brick outbuilding, with erection of a single storey side extension and front dormer roof extension.		
Delegated Decision			
Application Number:	24/1533/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/02/2025
Location Address:	22 Bridespring Road Exeter EX4 7EY		
Proposal:	Single storey rear and side extension.		

Delegated Decision

Application Number:	25/0006/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	61 Sylvan Road Exeter EX4 6EY		
Proposal:	<p>G1 - 5x Sycamore Stems - Dismantle & coppice to a height of approximately x1.0 metre from ground level to allow coppice stools to regenerate.T1 - 1x Sycamore Stem (leaning out over the road) - Dismantle & coppice to a height of approximately x1.0 metre from ground level to allow coppice stools to regenerate.Cut logwood into rings & stack neatly on site at an agreed location.Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy.Garden Areas of 61, Sylvan Road;6x Sycamore Stems - Sectionally dismantle fell & remove to ground level.Cut logwood into rings & stack neatly on site at an agreed location.Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy.</p> <p>Justification; The cohesive group require a holistic approach;Coppicing the sycamores at a controlled height allows the trees to regenerate from their stools, promoting sustainable tree management.</p> <p>Safety Considerations - The leaning sycamore stem overhanging the road is of poor form & has the potential to become a hazard if left in situ; dismantling & coppicing it mitigates the risk.This plan reflects a balance between maintaining the ecological health of the area and ensuring the safety and usability of the surrounding environment.</p>		

Delegated Decision

Application Number:	25/0335/MPS	Delegation Briefing:	
Decision Type:	Pre-Application Advice Given	Date:	09/04/2025
Location Address:	Land At Exmouth Junction, Mount Pleasant Road, Exeter, Devon, EX4 7BP		
Proposal:	<p>Vary the S106 to include a for profit provider delivering the homes in addition to non for profit as currently drafted. We are still doing these as shared ownership but looking at transferring them to a different entity within PfP but they are for profit. The planning reference is 22/0037/VOC and the S106 Agreement dated 21 May 2021 was varied on 17 December 2021 and further conditionally varied on 27 May 2022.</p>		

Pinhoe**Delegated Decision**

Application Number:	23/1190/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	10/04/2025
Location Address:	Land At Pulling Road Pinhoe Exeter		
Proposal:	<p>Discharge condition 6 (Detailed Landscaping Scheme) of permission ref. 19/0962/FUL - Residential development for 40 dwellings with associated access, landscaping, open space and infrastructure.</p>		

Delegated Decision			
Application Number:	24/1115/VOC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	27/02/2025
Location Address:	Land To Southwest And Northwest Of Church Hill Pinhoe Exeter		
Proposal:	Variation of condition 2 of reserved matters approval 19/0255/RES (Reserved matters for the appearance, landscaping, layout and scale for 90 units comprising the second phase of Outline approval 16/1576/OUT)) to substitute drawings 2162 09 O ('Planting Specifications'), 2162 06 J ('Planting Plan 3 of 5') and 2162 08 H ('Planting Plan 5 of 5') for the previous approved versions of these drawings.		
Delegated Decision			
Application Number:	24/1448/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/02/2025
Location Address:	Land Lying To The East Of 358A Pinhoe Road Exeter		
Proposal:	Construction and operation of a micro energy storage facility.		
Delegated Decision			
Application Number:	24/1495/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	20/02/2025
Location Address:	The Paddocks Harts Lane Exeter EX1 3RE		
Proposal:	Change of use from dwellinghouse (Use Class C3) to children's home for two children (Use Class C2) (Certificate of lawfulness of proposed use)		
Delegated Decision			
Application Number:	25/0021/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	05/03/2025
Location Address:	Fairwind Main Road Pinhoe Exeter EX4 9HD		
Proposal:	Erection of 2-storey detached outbuilding to provide a double garage with playroom above.		
Delegated Decision			
Application Number:	25/0038/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	07/03/2025
Location Address:	Coppins The Poplars Exeter EX4 9HH		
Proposal:	Increase single storey front protrusion height to a pitched roof with removal of front porch to replace with enlarged porch and revised entrance door location.		

Delegated Decision			
Application Number:	25/0042/MDO	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	Tithebarn Development Land Tithebarn Lane Exeter EX1 3FS		
Proposal:	Modification to S106 Agreement to remove reference to the Code for Sustainable Homes (in relation to approval 12/0802/OUT - Development of site to provide up to 930 dwellings, link road, employment area (B1(a) use class), park and ride facility, local retail area and community facility, health and fitness centre, creche, public and private open space and car and cycle parking)		
Delegated Decision			
Application Number:	25/0101/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	02/04/2025
Location Address:	4 Pinnbridge Court Old Pinn Lane Exeter EX1 3RT		
Proposal:	Erection of single storey side extension		
Delegated Decision			
Application Number:	25/0124/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	18/02/2025
Location Address:	Lacey Hickie And Caley Limited The Design Studio Emperor Way Exeter EX1 3QS		
Proposal:	Use of the property as a veterinary clinic (Class E use).		
Delegated Decision			
Application Number:	25/0239/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	15/04/2025
Location Address:	37 Viking Grove Exeter EX1 3YH		
Proposal:	Loft conversion to include two forward facing dormers and one rear dormer.		
Delegated Decision			
Application Number:	25/0311/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	03/04/2025
Location Address:	Land For Residential Development Hill Barton Road Exeter		
Proposal:	Non-material amendment to planning permission 19/0699/FUL to reword condition 19 to:"The dwellings hereby approved shall be designed and built to meet M4(2) of the Building Regulations Access to and Use of Building Approved Document M, 2015 edition, with the exception of those identified on drawing 2018-HB3 -200 M4-2 NMA Plan."		

Priory

Delegated Decision

Application Number: 24/1253/FUL Delegation Briefing: 25/02/2025
Decision Type: Permitted Date: 07/03/2025
Location Address: 48 Masterson Street Exeter EX2 5GR
Proposal: Installation of air source heat pump in rear garden.

Committee Decision

Application Number: 24/1396/ECC Delegation Briefing:
Decision Type: Permitted Date: 21/02/2025
Location Address: Wonford Community And Learning Centre Burnthouse Lane Exeter EX2 6NF
Proposal: Refurbishment of the existing Wonford Sports Centre and Community and Learning Centre, including the demolition of the existing gym, Phoenix Centre and Outdoor changing rooms and construction of a new hub and FA changing facilities. The new Hub will accommodate a cafe area, changing facilities, studio and gym.

Delegated Decision

Application Number: 25/0123/LED Delegation Briefing:
Decision Type: Permitted Date: 17/02/2025
Location Address: The Old Barn Countess Wear House 59 Countess Wear Road Exeter EX2 6LR
Proposal: Certificate of lawfulness for existing works for digging of foundation trenches to rear extension, as granted planning permission under 21/1811/FUL.

Delegated Decision

Application Number: 25/0174/FUL Delegation Briefing:
Decision Type: Permitted Date: 11/04/2025
Location Address: 59 Hazel Road Exeter EX2 6HQ
Proposal: Addition of a rear conservatory (retrospective)

St Davids

Committee Decision

Application Number: 21/0350/FUL Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 10/02/2025
Location Address: 9 Bedford Street Exeter Devon EX1 1GG
Proposal: Change of use of part of the ground floor and the third floor from retail (Use Class E) to cinema (Sui Generis) with ancillary bar/restaurant facilities (Use Class E), creation of a roof extension, new entrance at ground floor and reconfiguration of lifts and stairs connecting through the building.

Delegated Decision			
Application Number:	24/0492/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/03/2025
Location Address:	190 High Street Exeter EX4 3DU		
Proposal:	Installation of a roller shutter to the front elevation (retrospective).		
Delegated Decision			
Application Number:	24/1034/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/04/2025
Location Address:	Bendene Townhouse 15 - 16 Richmond Road Exeter EX4 4JA		
Proposal:	Conversion of existing guesthouse into 2no. townhouses together with minor internal works to facilitate conversion.		
Delegated Decision			
Application Number:	24/1035/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/04/2025
Location Address:	Bendene Townhouse 15 - 16 Richmond Road Exeter EX4 4JA		
Proposal:	Conversion of existing guesthouse into 2no. townhouses together with minor internal works to facilitate conversion.		
Delegated Decision			
Application Number:	24/1106/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/02/2025
Location Address:	Vulcan Estate Water Lane Exeter EX2 8BY		
Proposal:	Installation of 8 shipping containers in yard area to provide storage to support use of main building as a micro-brewery		
Delegated Decision			
Application Number:	24/1118/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/03/2025
Location Address:	The Town House 54 - 54B St Davids Hill Exeter EX4 4DT		
Proposal:	Change of use from guesthouse (C1 Use Class) to single dwelling house (C3 Use Class).		
Delegated Decision			
Application Number:	24/1128/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/02/2025
Location Address:	2 Cathedral Court Southernhay East Exeter EX1 1AF		
Proposal:	Change of use of part of ground floor from medical centre (Class E) to a two bedroom apartment (Class C3)		

Delegated Decision			
Application Number:	24/1153/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/04/2025
Location Address:	60 South Street Exeter EX1 1EE		
Proposal:	Change of use from use class E (c) (financial and professional services) to use class F1 and F2 (learning and local community uses). Replacement air con units. (Retrospective)		
Delegated Decision			
Application Number:	24/1154/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/04/2025
Location Address:	60 South Street Exeter EX1 1EE		
Proposal:	Internal alterations to ground floor including installation of fitted kitchen and removal of internal wall. Replacement air con units.		
Delegated Decision			
Application Number:	24/1284/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/03/2025
Location Address:	14 Russell Terrace Exeter EX4 4HX		
Proposal:	Replace front wood bay window. Repair wooden window sills frames and repaint. Repair exterior render with lime based render and re-paint. Repair interior plasterwork with lime-plaster and re-paint.		
Delegated Decision			
Application Number:	24/1304/FUL	Delegation Briefing:	14/01/2025
Decision Type:	Permitted	Date:	11/02/2025
Location Address:	20 Cathedral Yard Exeter EX1 1HB		
Proposal:	Proposed extension to rear at first floor level to accommodate kitchen and hoists. Proposed extension at rear at second floor to accommodate hoists.		
Delegated Decision			
Application Number:	24/1494/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	13/02/2025
Location Address:	Flat 5 La Chine House 56 St Davids Hill Exeter EX4 4DX		
Proposal:	Replace five single glazed timber framed windows with UPVC double glazed windows.		

Delegated Decision			
Application Number:	24/1497/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/03/2025
Location Address:	22 Melbourne Street Exeter EX2 4AU		
Proposal:	To replace rear garden fence with a block and render wall, matching the existing side wall by laying a new concrete footing, then building a new 9inch block work wall with a gate opening and then rendering the wall with coping stones on top to match the existing wall.		
Delegated Decision			
Application Number:	24/1505/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	10/03/2025
Location Address:	Former Exeter Royal Academy For Deaf Education 50 Topsham Road Exeter Devon EX2 4NF		
Proposal:	Discharge condition 18 (Details of pedestrian/cycle connection) of planning permission 23/0880/FUL - Development of 65no. units of Use Class C2 Residential Accommodation with Care for the elderly along with associated landscaping, access roads, car parking and services.		
Delegated Decision			
Application Number:	24/1511/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	The Imperial New North Road Exeter EX4 4AH		
Proposal:	New air conditioning (AC) unit to existing staffroom, with the condenser located in the service yard.		
Delegated Decision			
Application Number:	24/1512/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	The Imperial New North Road Exeter EX4 4AH		
Proposal:	New air conditioning (AC) unit to existing staffroom, with the condenser located in the service yard.		
Delegated Decision			
Application Number:	24/1523/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	10/02/2025
Location Address:	16 Haldon Road Exeter EX4 4DZ		
Proposal:	Certificate of lawfulness of existing use for a house in multiple occupation (C4 use) for six people		

Delegated Decision			
Application Number:	24/1527/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	08/04/2025
Location Address:	Sense West 37 Northernhay Street Exeter EX4 3ER		
Proposal:	Change of Use to Use Class F1(f), for use as a Place of Worship. Minor internal reconfigurations on the ground floor.		
Delegated Decision			
Application Number:	24/1530/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/02/2025
Location Address:	Roof Above 22 Princesshay Exeter EX1 1GE		
Proposal:	Installation of ventilation plant on roof		
Delegated Decision			
Application Number:	24/1531/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	9 Richmond Road Exeter EX4 4JA		
Proposal:	Proposed conversion of existing Grade 2 Listed single dwelling into 2 flats.		
Delegated Decision			
Application Number:	24/1532/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	9 Richmond Road Exeter EX4 4JA		
Proposal:	Proposed conversion of existing Grade 2 Listed single dwelling into 2 flats.		
Delegated Decision			
Application Number:	24/1550/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/02/2025
Location Address:	1 West Street Exeter EX1 1BB		
Proposal:	Removal of 18.1 square metres of roof sheets to create open-air amenity space		
Delegated Decision			
Application Number:	25/0002/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	11/04/2025
Location Address:	36-37 High Street Exeter EX4 3LN		
Proposal:	Installation of 2 no. roof-mounted A/C condenser units and extract ducts.		

Delegated Decision			
Application Number:	25/0010/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/03/2025
Location Address:	Custom House The Quay Exeter EX2 4AN		
Proposal:	Installation of fixed signage to the south elevation of the Custom House		
Delegated Decision			
Application Number:	25/0034/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	01/04/2025
Location Address:	25 Bonhay Road Exeter EX4 4BP		
Proposal:	Ground floor infill rear extension.		
Delegated Decision			
Application Number:	25/0049/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	03/03/2025
Location Address:	First Floor 65 - 67 High Street Exeter EX4 3DT		
Proposal:	INVALID NEEDS FURTHER INFORMATION AND A FUL APPLICATION: Convert the existing first floor office into a single 2 bedroom apartment. The proposals comprise the following elements; Existing bathroom and kitchen removed, New kitchen and two new bathrooms, New lightweight walls added to form the living accommodation and make good.		
Delegated Decision			
Application Number:	25/0082/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	21/03/2025
Location Address:	The Harlequin Centre Paul Street Exeter EX4 3TT		
Proposal:	Discharge condition 1 (confirmation development lawfully begun within three years) of planning permission 21/1104/FUL - Development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk.		
Delegated Decision			
Application Number:	25/0091/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Fully Discharged	Date:	02/04/2025
Location Address:	The Old Malthouse Bartholomew Street East Exeter EX4 3BG		
Proposal:	Discharge of condition 4 (noise assessment) of planning permission 20/1349/FUL granted on 22 July 2022.		

Delegated Decision			
Application Number:	25/0102/LBC	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	28/02/2025
Location Address:	The Palace Palace Gate Exeter EX1 1HY		
Proposal:	INVALID: Restoring previously blocked windows. Replacement of external render finish. Internal wall repairs. Fitting of external metal security bars.		
Delegated Decision			
Application Number:	25/0105/ADV	Delegation Briefing:	
Decision Type:	Permitted	Date:	27/02/2025
Location Address:	26 - 28 Guildhall Shopping Centre Queen Street Exeter EX4 3HH		
Proposal:	Installation of vinyl graphic signage around entrance in south-west elevation.		
Delegated Decision			
Application Number:	25/0107/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	8 Eldertree Gardens Exeter EX4 4DE		
Proposal:	Ground floor front extension.		
Delegated Decision			
Application Number:	25/0120/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	04/04/2025
Location Address:	2 West Street Exeter EX1 1BA		
Proposal:	Repair of windows, installation/rationalisation of Soil Vent Pipes and extract vents. Replacement staircase to basement level with new stair to upper floors within new lobby, fire doors, noise/fireproofing ceilings and insertion of partition walls at all levels.		
Delegated Decision			
Application Number:	25/0125/PD	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	24/03/2025
Location Address:	2 West Street Exeter EX1 1BA		
Proposal:	Application to determine if prior approval is required for a change of use from commercial, business and service (Use Class E), to a mixed use for any purpose within that Class and as to 2 flats (Use Class C3).		

Delegated Decision			
Application Number:	25/0129/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/03/2025
Location Address:	22 Melbourne Street Exeter EX2 4AU		
Proposal:	Remove the existing fence, and replace it with a white block and render wall approximately 200cm high, to match the existing wall which connects to the house.The existing gate will be kept.Concrete foundations will be dug to at least 45cm, working around the tree roots in the current raised bed.		
Delegated Decision			
Application Number:	25/0130/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/04/2025
Location Address:	William Tarrant House Cowley Bridge Road Exeter EX4 4NU		
Proposal:	Alterations to the mansard roof on the north and west elevations to remove the parapet wall (retrospective).		
Delegated Decision			
Application Number:	25/0132/LPD	Delegation Briefing:	
Decision Type:	Was not lawful use	Date:	09/04/2025
Location Address:	2 St Bernards Close Exeter EX2 4RX		
Proposal:	Enlarge roof with adjoining northwest and southwest flat roof dormer, remove chimney, replace window on northeast elevation with front door and single window, remove entrance door from northwest elevation and insert single window.		
Delegated Decision			
Application Number:	25/0134/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	31 St Davids Hill Exeter EX4 4DA		
Proposal:	T1 Monterey Pine. Remove branch touching house roof		
Delegated Decision			
Application Number:	25/0211/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	10/04/2025
Location Address:	77 Waterside Exeter EX2 8GY		
Proposal:	Replace wooden windows and doors with uPVC windows and door		
Delegated Decision			
Application Number:	25/0225/PDCD	Delegation Briefing:	
Decision Type:	Prior Approval Required and Granted	Date:	10/04/2025
Location Address:	231 High Street Exeter EX4 3NE		
Proposal:	Change of use on first and second floors from offices (Class E) to 16 self-contained apartments (Class C3)		

Delegated Decision			
Application Number:	25/0226/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/03/2025
Location Address:	1 West Street Exeter EX1 1BB		
Proposal:	Reduction in original wall height following removal of roof (Non material amendment to 24/1550/FUL)		
Delegated Decision			
Application Number:	25/0240/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/03/2025
Location Address:	Larkbeare House Topsham Road Exeter EX2 4NG		
Proposal:	Broken branch removal, Monterey pine.		
Delegated Decision			
Application Number:	25/0255/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	Lawn House Friars Green Exeter EX2 4DB		
Proposal:	T1 - MagnoliaSuggested Works: Reduce to previous pruning points and reduce lateral spread to shape.Rationale: These works are proposed as part of the reasonable and responsible maintenance of this vigorous tree.		
Delegated Decision			
Application Number:	25/0270/CAT	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	15/04/2025
Location Address:	Wellpark House Alphington Street Exeter EX2 8AU		
Proposal:	T1 - Monterey Cypress - Monterey cypress- crown reduce in height and crown spread by 2 to 3 meters. Remove split limbs on the property side of the treeWe are looking to undertake these works as several large branches have recently failed, falling on to Wellpark house. The tree is in physiological decline due to age, there are numerous dead branches in the canopy and over extended limbs over the highway. In order to retain the tree and make it safe reducing end weight limbs, removing dead and failed branches is the best option.		
St Loyes			
Delegated Decision			
Application Number:	24/0971/LED	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/03/2025
Location Address:	36 Honiton Road Exeter EX1 3ED		
Proposal:	Detached double garage converted to annex/short term holiday let (C3 use) (Certificate of lawfulness of existing use/development)		

Delegated Decision			
Application Number:	24/0995/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	06/03/2025
Location Address:	Osprey House 5 Osprey Road Sowton Industrial Estate Exeter EX2 7JG		
Proposal:	Building refurbishment including roof replacement and associated alterations to existing car park, to provide designated pedestrian access, 5 x accessible parking bays, 2 x electric vehicle charging bays and 2 x visitor parking bays and retention of x 6 lorry parking bays		
Delegated Decision			
Application Number:	24/1354/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/03/2025
Location Address:	67 Thornpark Rise Exeter EX1 3HH		
Proposal:	Proposed single storey side and rear extension		
Delegated Decision			
Application Number:	24/1498/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/03/2025
Location Address:	38 Quarry Park Road Exeter EX2 5PB		
Proposal:	Single storey rear flat roof extension, decking, and reduction to height of front ground floor window		
Delegated Decision			
Application Number:	25/0003/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	14/02/2025
Location Address:	9 Sidmouth Road St Loyes Exeter EX2 5QJ		
Proposal:	Side extension and internal modifications		
Delegated Decision			
Application Number:	25/0014/FUL	Delegation Briefing:	25/02/2025
Decision Type:	Permitted	Date:	26/02/2025
Location Address:	53 Sullivan Road Exeter EX2 5RB		
Proposal:	Two storey side extension		

Delegated Decision			
Application Number:	25/0054/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/02/2025
Location Address:	31 Russell Walk Digby Exeter EX2 7TN		
Proposal:	G001- Mixed species- Crown lift to 3 m for pedestrian clearance. Localise pruning of lateral extended limb marked in photos in yellow remove back to parentstem. Remove deadwood - greater than 25 mm. Rectify previous pruning stubs. Sever ivy at base.T001- Red oak- Remove deadwood - greater than 25 mm. Localise pruning of extended laterals towards N63 causing an unreasonable relationship by approx 2m, and growth around street light by, approx 1.5m		
Delegated Decision			
Application Number:	25/0057/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	04/04/2025
Location Address:	41 Birchy Barton Hill Exeter EX1 3EX		
Proposal:	For alterations to the roof to form gables and two dormer windows.		
Delegated Decision			
Application Number:	25/0093/FUL	Delegation Briefing:	11/03/2025
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	3 Woodland Drive Exeter EX2 7PR		
Proposal:	Single storey rear extension, 3 no. front rooflights and side door to garage.		
Delegated Decision			
Application Number:	25/0109/PDPV	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	12/03/2025
Location Address:	Howmet Ltd Kestrel Way Sowton Industrial Estate Exeter EX2 7LG		
Proposal:	Installation of rooftop photo-voltaic panels (107.88 kWp)		
Delegated Decision			
Application Number:	25/0119/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/03/2025
Location Address:	Water Tower Digby Road Exeter		
Proposal:	G1 - X19 Poplars situated on the raised bank - West side of the carpark. - The tree have been previously reduced in height. All trees are to be reduced to a height of 10m (approx 3rd) and shaped accordingly, to reduce wind loading.		

Delegated Decision

Application Number:	25/0161/DIS	Delegation Briefing:	
Decision Type:	Permitted	Date:	09/04/2025
Location Address:	Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF		
Proposal:	Application for approval of Biodiversity Gain Plan and associated details as required by condition 4 of consent 24/1061/FUL.		

Delegated Decision

Application Number:	25/0166/TPO	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	25/03/2025
Location Address:	11 Clyst Heath Exeter EX2 7TA		
Proposal:	<p>TPO 372 7th Dec 2004 2 x Pine trees at G4These are two very large (80-100 ft) trees at the bottom of my garden, some 40/50 ft from my house. About 10 ft beyond the trees is our boundary and Digby Drive. Both trees lean towards the house, but one now has a 30 degree lean. It's trunk is 8 ft circumference and 3 ft diameter. Having lived here for over six years, we have become increasingly concerned at the lean, with the realisation that should one of these trees fall, the house could be catastrophically damaged and there is danger of loss of life. When we bought the house we were assured that the trees had been recently checked and found to be safe. This was over six years ago, but we have no documentation on this. However, we have noticed over time that the lean has gotten worse. A gardener we employ from time to time and who does a lot of work with tree surgeons noticed the lean this week and has suggested that we contact the Council's Tree Officer to assess their safety. Basically we are living in fear that either tree could fall on our house and we wish to be allowed to take whatever steps are necessary to make them safe.</p>		

Delegated Decision

Application Number:	25/0196/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	Western Power Distribution (Wpd) Site Moor Lane Exeter EX2 7JA		
Proposal:	<p>1A small woodland of predominantly coppice alder, but including birch, oak, sycamore, lime, Norway maple, elder and hawthorn. The works include a thin of the whole woodland area. The intention is to achieve an even thin of approximately 15% of the crown area. A small open area will be enlarged to create a glade. The trees to be removed have been marked on site with a blue dot and total of 31 alder, 9 oak, 3 birch, 1 ash. The works are recommended for ecological improvements associated with planning approval 22/1633/FUL. They are required in relation to the hazel dormouse licence and these works were set out in the initial Ecological Assessment and the subsequent Landscape and Ecology Management Plan (24/0730/DIS). The licence has been approved by Natural England (2023-65908-EPS-MIT). The Ecological Assessment and Landscape and Ecology Management Plan have both been approved by Exeter City Council. The works within the woodland are targeted to improve the understorey extent and composition, as well as the species diversity and structural components of the woodland, with a view to supporting the favourable conservation status of hazel dormouse. We are making a felling license application to the forestry commission which we understand will exempt the works from the need to make a parallel TPO application. However, to guard against the felling license application being deemed unnecessary or superfluous this TPO application is submitted to ensure that works are not delayed, because some tree felling may be desirable in spring. Regardless of the formal applications process, we consider it beneficial for the LPA to be informed about the detail of the proposed works.</p>		

Delegated Decision

Application Number:	25/0254/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	13 Miller Close Exeter EX2 5NE		
Proposal:	T1 - Ash - Reduce to 8m in height (previous pruning height) and shape accordingly - Reduce shading into the garden - Sever Ivy at base		

Delegated Decision

Application Number:	25/0316/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	26/03/2025
Location Address:	Tesco Stores Ltd Russell Way Exeter EX2 7EZ		
Proposal:	<p>Non-material amendment to planning permission 24/0009/FUL to reword condition 7 to: "A BREEAM post completion report of the building providing evidence of a BREEAM Excellent as-built rating shall be carried out by a licensed BREEAM assessor and submitted to the Local Planning Authority within three months of substantial completion of the building, including details of any changes made from the submitted Pre-assessment report (Method Consulting Report Ref 2041SMT-MET-ZZ-RP-Y-9811-P01-BREEAM Planning Revision P01, 29 November 2023)."</p>		

St Thomas

Delegated Decision

Application Number: 24/1183/FUL Delegation Briefing:
Decision Type: Permitted Date: 27/03/2025
Location Address: 1 Pinces Road Exeter EX2 9EL
Proposal: Single storey side extension and brick wall to side boundary

Delegated Decision

Application Number: 24/1399/FUL Delegation Briefing:
Decision Type: Refuse Planning Permission Date: 14/02/2025
Location Address: 12 Pinces Gardens Exeter EX2 9EE
Proposal: Proposed porch

Delegated Decision

Application Number: 25/0043/FUL Delegation Briefing:
Decision Type: Permitted Date: 10/04/2025
Location Address: 47 Beaufort Road Exeter EX2 9AB
Proposal: Change of use from a 6 person HMO (C4 use class) to a large HMO for 8 persons (Sui Generis) including dormer extension and alterations.

Delegated Decision

Application Number: 25/0059/FUL Delegation Briefing:
Decision Type: Permitted Date: 26/02/2025
Location Address: 19 Dorset Avenue Exeter EX4 1NB
Proposal: Two storey rear extension.

Delegated Decision

Application Number: 25/0066/LPD Delegation Briefing:
Decision Type: Was lawful use Date: 04/04/2025
Location Address: 44 Barley Lane Exeter EX4 1TD
Proposal: Ground floor rear extension and side (south) flat roof dormer.

Delegated Decision

Application Number: 25/0265/TPO Delegation Briefing:
Decision Type: Withdrawn by Applicant Date: 07/04/2025
Location Address: STREET RECORD Kingfisher Avenue Exonia Park Exeter
Proposal: G2 Three Ash. Fell two higher trees with Ash Dieback.

Topsham

Delegated Decision

Application Number: 24/0253/RES Delegation Briefing: 11/02/2025
Decision Type: Permitted Date: 14/02/2025
Location Address: Apsham Grange Land On The West Side Of Clyst Road Topsham Exeter
Proposal: Reserved matters application for approval of appearance, landscaping, layout, scale, and access pursuant to phased outline planning application 21/0894/OUT for the construction of up to 100 dwellings and associated infrastructure (all matters reserved)

Delegated Decision

Application Number: 24/1305/LBC Delegation Briefing:
Decision Type: Permitted Date: 07/02/2025
Location Address: 15 Fore Street Topsham EX3 0HF
Proposal: Installation of replacement AC system, new interior wall and ceiling finishes and minor alterations to shopfront.

Delegated Decision

Application Number: 24/1313/FUL Delegation Briefing:
Decision Type: Permitted Date: 17/03/2025
Location Address: 7 Globefield Topsham EX3 0EY
Proposal: Replacement front porch, reconstruction of existing single storey rear lean-to and utility extension to provide flat roof extension with canopy over side entrance.

Delegated Decision

Application Number: 24/1346/FUL Delegation Briefing:
Decision Type: Permitted Date: 07/02/2025
Location Address: 15 Fore Street Topsham EX3 0HF
Proposal: Replacement refrigeration plant

Delegated Decision

Application Number: 24/1376/TPO Delegation Briefing:
Decision Type: Permitted Date: 12/02/2025
Location Address: 6 Balmoral Gardens Topsham EX3 0DJ
Proposal: Yew Tree - TPO 647 Pruning cuts to BS3998 British standard No more than 50mm in diameter. No more than 1 meter in length to include removal of crossing and damaged branches, and crown raise 4 meters from the ground, final height of 10 meters. 30% reduction to overall tree to BS3998 standards max diameter cut 75mm. This tree although it has a high amenity value, is too large for the location it is in. It encroaches on the named property blocking almost all the light. I cannot use my security light as the movement of the tree sets the light off, so it is difficult for me to access the property at night. It overhangs the council path in front of my property, dropping berries and needles, which constantly need sweeping away. This is causing me serious mental health difficulties, I am a retired lady living on my own.

Delegated Decision			
Application Number:	24/1397/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	13/03/2025
Location Address:	39 The Strand Topsham EX3 0AY		
Proposal:	Kitchen/porch roof/entrance hall, rear lead roof annex connection, stairwell lead roof repairs. Install PIR insulation into the ceiling and board over. Install breather upstand and grade A 1 F building paper to the porch. New 45mm wood core roll to the porch. Make good rendering. Gable end wall capping repairs. Replace faulty cast iron & plastic guttering at the rear with steel half round guttering. Repair brickwork, repaint with suitable material. Garage repairs. Installation of a wood burner.		
Delegated Decision			
Application Number:	24/1417/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	27/02/2025
Location Address:	River View Church Path Fore Street Topsham EX3 0HX		
Proposal:	Creation of new rear flat roof dormer & replacement of existing stair (1st-2nd) to increase headroom below new dormer.		
Delegated Decision			
Application Number:	24/1418/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	27/02/2025
Location Address:	River View Church Path Fore Street Topsham EX3 0HX		
Proposal:	Creation of new rear flat roof dormer & replacement of existing stair (1st-2nd) to increase headroom below new dormer.		
Delegated Decision			
Application Number:	24/1432/TPO	Delegation Briefing:	
Decision Type:	Permitted	Date:	19/02/2025
Location Address:	46 Newport Road Exeter EX2 7EE		
Proposal:	Reduce height of north eastern stem by approximately 4m, maximum diameter of cut (MDC) 100mm.Reduce secondary limb growing south, arising from failure point, by 5m, MDC 100mm.Reduce branches on northern aspect by 3m, MDC 50mm.		
Delegated Decision			
Application Number:	24/1462/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	14/02/2025
Location Address:	44 Highfield Clyst Road Topsham Exeter EX3 0DA		
Proposal:	Rear southeast dormer, southwest side window, and two northwest roof lights.		

Delegated Decision			
Application Number:	24/1486/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/02/2025
Location Address:	14 Rydon Lane Exeter EX2 7AW		
Proposal:	Construction of double garage adjoining to the front of existing house.		
Delegated Decision			
Application Number:	24/1551/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/02/2025
Location Address:	47 Blakeslee Drive Exeter EX2 7FN		
Proposal:	Conversion of garage to provide additional habitable accommodation.		
Delegated Decision			
Application Number:	25/0015/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/03/2025
Location Address:	49 Victoria Road Topsham EX3 0EU		
Proposal:	First floor side extension, single storey rear extension and addition of photo-voltaic panels to the front roof slope.		
Delegated Decision			
Application Number:	25/0019/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/02/2025
Location Address:	23 Monmouth Street Topsham EX3 0AJ		
Proposal:	T1 Holly: Fell to ground level. Small tree on the end of a hedge that extends over the garage. The hedge is to be removed and consists mostly of climbers below 75mm dbh. I believe T1 is the only tree in it above 75mm dbh.T2 Pear: Thin a shape canopy, no more than 30% of canopy to be removed. Reduce protruding limbs to give a more symmetrical and compact shape. Cuts will not exceed 2" diameter.T3 Elder: Remove NE branch (approx. 100mm diameter at base) that overhangs garden, cutting back to main stem. Thin canopy by maximum of 30%.T4 Bay: Reduce height to 3m by a single cut to the main stem.		
Committee Decision			
Application Number:	25/0022/VOC	Delegation Briefing:	
Decision Type:	Permitted	Date:	07/03/2025
Location Address:	Land South West Of Blakeslee Drive Exeter		
Proposal:	Variation of condition 1 to supersede affordable housing layout of approval 24/0317/RES (Approval of access, layout, scale, appearance and landscaping reserved matters pursuant to planning permission ref. 23/0584/OUT and additional details including lighting, drainage and bat/bird boxes)		

Delegated Decision			
Application Number:	25/0031/FUL	Delegation Briefing:	
Decision Type:	Permitted	Date:	20/02/2025
Location Address:	53 Exeter Road Topsham EX3 0LX		
Proposal:	Two storey rear extension & internal alterations		
Delegated Decision			
Application Number:	25/0040/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	21/02/2025
Location Address:	Church Of The Holy Cross 17 Station Road Topsham EX3 0EE		
Proposal:	Eucalyptus T1Proposed specification - Reduce the side of the north western crown aspect by 2-3m with a maximum cut diameter of 75mm Reason - Tree is dominating the driveway of '6 Elm Grove Road', such pruning will mitigate thisElm T2Proposed specification - Fell Reason - Tree is dead and overhangs the roadElm T3Proposed specification - FellReason - Tree is dead and overhangs the road		
Delegated Decision			
Application Number:	25/0116/FUL	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	27/03/2025
Location Address:	2 Mount Howe Topsham EX3 0BG		
Proposal:	Proposed Ensuite and Proposed Detached Garage.		
Delegated Decision			
Application Number:	25/0117/LBC	Delegation Briefing:	
Decision Type:	Refuse Planning Permission	Date:	27/03/2025
Location Address:	2 Mount Howe Topsham EX3 0BG		
Proposal:	Proposed Ensuite and Proposed Detached Garage.		
Delegated Decision			
Application Number:	25/0133/LBC	Delegation Briefing:	
Decision Type:	Permitted	Date:	18/03/2025
Location Address:	The Lodge Grove Hill Topsham EX3 0EG		
Proposal:	Replacement of six roof windows		

Delegated Decision

Application Number:	25/0153/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	24/03/2025
Location Address:	2 Tresillian Gardens Topsham EX3 0BA		
Proposal:	T1 Eucalyptus. Re-pollard crown back to the previous cuts which were made around 8 years ago T2 Ornamental Conifer, fell. this tree was erroneously bought as a miniature and planted in a small rockery and has out grown its space. My client would like to replant with an actual miniature . T3 Eucalyptus, Reduce crown by a third to keep as screen from next door. This tree was planted as a screen and although it does its job well, my client hadn't realised that they would need permission to keep it as a screen by not allowing it to grow into a large tree. The silver Birch adjacent to it will be allowed to grow up instead .		

Delegated Decision

Application Number:	25/0157/CAT	Delegation Briefing:	
Decision Type:	Withdrawn by Applicant	Date:	12/02/2025
Location Address:	7 Parkfield Way Topsham EX3 0DP		
Proposal:	10 Tree 1 Sycamore: - Request to reduce height by 8-10 ft- Request to reduce spread by 3-5 ft Tree 2 Sycamore: - Request to reduce height by 8-10 ft - Request to reduce spread by 3-5 ft Tree 3 Sycamore: - Request to reduce height by 8-10 ft - Request to reduce spread by 4-6 ft		

Delegated Decision

Application Number:	25/0185/NMA	Delegation Briefing:	
Decision Type:	Permitted	Date:	17/02/2025
Location Address:	Apsham Grange Land On The West Side Of Clyst Road Topsham Exeter		
Proposal:	Amendments to conditions 7, 8, 10, 11, 19, 21, 22, 23 to incorporate wording revisions agreed with the planning officer prior to determination, the agreed revisions being omitted in error.		

Delegated Decision			
Application Number:	25/0215/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	The Mews Bowling Green Road Riversmeet Topsham EX3 0BE		
Proposal:	Sycamore (T1) - It is recommended to approve the felling of the tree due to significant bark damage caused by grey squirrels (Sciurus carolinensis). Grey squirrels are known to strip bark from trees, particularly during the spring and summer months, to access the nutrient-rich phloem layer beneath. This activity disrupts the tree's vascular system, impairing its ability to transport water and nutrients, which can lead to reduced vitality, increased susceptibility to disease, and ultimately, tree death. In this case, the extent of the damage has compromised the tree's structural integrity, posing a potential safety risk. Additionally, the tree's canopy fails to contribute to the visual amenities that enhance the character and setting of the Conservation Area. A healthy and well-structured canopy is essential for maintaining the aesthetic and ecological value of such areas, providing shade, habitat for wildlife, and visual cohesion with the surrounding landscape. However, this tree's canopy is sparse, uneven, or otherwise detracts from the overall visual harmony of the area, diminishing its contribution to the Conservation Area's distinctive character.		
Delegated Decision			
Application Number:	25/0242/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	11A High Street Topsham EX3 0EA		
Proposal:	Birch (T1) - The crown will be reduced by a maximum of 1.5 meters, as the outer crown is interfering with the neighbouring dwelling.		
Delegated Decision			
Application Number:	25/0288/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	28/03/2025
Location Address:	6 Higher Shapter Close Topsham EX3 0AR		
Proposal:	A self-seeded silver birch tree is in our rear garden that we wish to remove urgently due to the condition of the stem at its base and instability of the tree in high winds		
Total Applications: 203			