

PLANNING SERVICES

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notification list of applications received for week ending 4 February 2026

Note: All applications are subject to a 21 day period for receipt of representations unless otherwise stated.

Note for Members

Under the terms of the delegation agreement, Members are reminded that if they wish any applications to be referred to the Planning Committee they should advise the Administration Section of the Planning Services.

Proposals which fall outside the categories appropriate for delegation will automatically be reported to Committee along with any applications where relevant objections are received.

Application No	Expected decision level	Applicant	Agent	Location	Proposal	Site Vicinity Grid Ref:	Officer
Halberton 25 Halberton 25/01688/FULL	DEL	Mr and Mrs P Britton Rowridge Farm Ash Thomas EX16 4NY	Mrs A Mock, A M Design Nine Acres Burrington Umberleigh EX37 9JW	Land and Buildings at NGR 299030 111435 Rowridge Farm Ash Thomas Devon	Erection of a replacement agricultural building	E:299019 N:111415	Milad Ghaderi
Burlescombe 06 Canonsleigh 25/01740/HOUSE	DEL	Mr Colin Archer Locks Cottage Westleigh Tiverton Devon EX16 7HL	Co Create Architects Basepoint Yeoford Way Marsh Barton Exeter EX2 8LB	Locks Cottage Westleigh Tiverton Devon EX16 7HL	Erection of 2 extensions following removal of existing conservatory and erection of outbuilding for storage use	E:304687 N:114710	Milad Ghaderi

Application No	Expected decision level	Applicant	Agent	Location	Proposal	Site Vicinity Grid Ref:	Officer
Willand 59 Lower Culm 26/00053/FULL	DEL	Mr Will Little Roastworks Coffee Co. Unit 7 Blackdown Park South View Estate Willand Cullompton Devon EX15 2FS		Roastworks Coffee Co. Unit 7 Blackdown Park South View Estate Willand Cullompton Devon EX15 2FS	Change of use from coffee roastery (Use Class B2) to a mixed use comprising coffee roastery (B2) and takeaway outlet (E(b)), resulting in an overall Sui Generis use; to include the removal of three existing front elevation windows; installation of a takeaway hatch/counter in place of the central window; installation of two replacement frosted-glass windows to either and installation of an external roller shutter over the hatch for security	E:303482 N:111436	Mr Andrew Gunn
Tiverton 52 Tiverton Lowman 26/00059/LBC Development affecting public right of way.	DEL	Mr Ed Amory Chevithorne Barton Chevithorne Tiverton Devon EX16 7QB	Miss Anna Grantham XL Planning Ltd 1A Fore Street Cullompton EX15 1JW	Chevithorne Barton Chevithorne Tiverton Devon EX16 7QB	Listed Building Consent for the erection of a first floor extension to extend bathroom	E:298559 N:115864	Magdalena Halls

Hittisleigh 27
Yeo
26/00062/LBC

DEL

L. Voaden
West Fursham
Hittisleigh
Exeter
EX6 6RH

Mrs Alison Bunning
A J Bunning
Architect
Hatherland Mill
Lower Washfield
Tiverton
Devon
EX16 9PG

West Fursham
Hittisleigh
Exeter
EX6 6RH

Listed Building
Consent for internal
alterations to
include,
reconfiguration of
rooms, a new floor
structure with
insulation and
underfloor heating,
replacement of
existing staircase,
upgrading of
services, lime
plaster repairs and
refurbishment of
historic features;
external alterations
to include
replacement of
front and rear
doors, replacement
external glazing to
the larder window;
installation of a new
French drain; roof
works to include re
thatching of the
main roof with
retention of historic
thatch layers, re-
slating of the rear
lean to with
insulation and
conservation
rooflights, and
associated
structural and
timber repairs

E:271504
N:93486

Claire Ellis

Application No	Expected decision level	Applicant	Agent	Location	Proposal	Site Vicinity Grid Ref:	Officer
Hockworthy 28 Canonsleigh 26/00078/FULL	DEL	Mr Thomas Frankpitt Plantation Farm Hockworthy Devon TA21 0NH	Miss Anna Grantham 1A Fore Street Cullompton EX15 1JW	Land at NGR 303465 120044 Plantation Farm Hockworthy Devon TA21 0NH	Erection of an agricultural workers dwelling	E:303511 N:119952	Mr Andrew Gunn
Stockleigh Pomeroy 47 Cadbury 26/00081/FULL	DEL	Ms D Falvey Lake Farm Stockleigh Pomeroy Crediton Devon EX17 4AY	Miss Naomi Jackson XL Planning Ltd 1A Fore Street Cullompton EX15 1JW	Lake Farm Stockleigh Pomeroy Crediton Devon EX17 4AY	Erection of a dwelling following demolition of existing agricultural building (Barn 1) utilising Class Q fallback	E:288266 N:104024	Miss Helen Govier
Bradninch 04 Bradninch 26/00086/OUT	DEL	Mr Lestyn John, Bell Cornwell LLP Winslade House Manor Drive Clyst St Mary Exeter EX5 1FY		Land at NGR 299614 103334 Hele Road Bradninch Devon	Outline application with all matters reserved, other than the point of access for the erection of up to 9 dwellings and landscape and drainage works	E:299683 N:103322	Magdalena Halls
Kentisbeare 32 Lower Culm 26/00099/PIP	DEL	Benson C/o Agent	Miss Lucy Hodgson XL Planning Ltd 1A Fore Street Cullompton EX15 1JW	Land at NGR 307000 108214 (North Of The Glade, High Street) Kentisbeare Devon	Permission in Principle for the erection of up to 9 dwellings	E:307133 N:108114	Mr Andrew Gunn

Application No	Expected decision level	Applicant	Agent	Location	Proposal	Site Vicinity Grid Ref:	Officer
Colebrooke 17 Yeo 26/00100/FULL	DEL	Mr W & Mrs J Pratt Springers Brook Coleford Crediton Devon EX17 5DE	Mr Ollie Dorrell OD Planning 4 Station Road Yeoford Crediton Devon EX17 5HU	Barn & Springers Brook Coleford Devon	Demolition of existing barn, change of use of land to domestic garden and erection of boundary wall	E:277207 N:101012	Mrs Holly St Anton
Cullompton 21 Cullompton Padbrook 26/00101/FULL	DEL	Care Group (SW) Ltd Manor Park Care Home 3 Ellenborough Park North Weston Super Mare BS23 1XH	Mr Mark Cullen Crossman Planning Consultancy 1B Mile End London Road Bath BA1 6PT	Padbrook Park Hotel Padbrook Park Cullompton Devon	Change of use and extension of hotel to a 59-bed care home (Use Class C2), including alterations to the internal layout, external alterations, revised parking layout, landscaping, new boundary treatments and associated works	E:301713 N:106402	Magdalena Halls
Bradninch 04 Bradninch 26/00108/CLU	DEL	Mr & Mrs Greig Pipers Farm Langford Cullompton Devon EX15 1SD	Mrs Hannah Cameron HC Planning Ltd PO Box 981 Exeter EX3 9DS	Land and Buildings at NGR 301690 102530 (South Of Pipers Farm) Bradninch Devon	Certificate of Lawfulness for the existing use of an agricultural building not built in accordance with Prior Approval 15/00686/PNAG, for a period of more than 4 years	E:301690 N:102531	Mr Andrew Gunn

Application No	Expected decision level	Applicant	Agent	Location	Proposal	Site Vicinity Grid Ref:	Officer
Cullompton 21 Cullompton St Andrews 26/00118/MFUL	DEL	Mrs Jo Kemp, LNT Care Developments Ltd Helios 47 Leeds LS25 2DY		Land at NGR 302156 108866 North of Blackthorn Way Cullompton Devon	Erection of two-storey, 66 bed care home for older people, with associated landscaping, car parking and access	E:302242 N:108841	Ms Tina Maryan
Crediton Hamlets 19 Yeo 26/00126/FULL	DEL	Mr M Salter & Mr P Rowe, Westacott Developments C/o 28 Alexandra Terrace Exmouth Devon EX8 1BD	Mr Mike Bamforth Acorus Rural Property Services Ltd Addlepool Business Centre Woodbury Road Clyst St George Exeter EX3 0NR	The Old Farmhouse & The Grain Loft Crediton Devon EX17 3PY	Retrospective application for the amended design and layout to planning permission 18/01830/FULL, including the provision of 2 garages and an outbuilding	E:284235 N:97595	Miss Helen Govier
Huntsham 30 Canonsleigh 26/00127/TPO	DEL	Mr Ian Harkness The Coach House 3 Huntsham Court Stables Huntsham Tiverton Devon EX16 7NA	Mr Vernon Four Seasons Tree Services Ltd Great Bradley Cottage Withleigh Tiverton Devon EX16 8JL	The Coach House 3 Huntsham Court Stables Huntsham Tiverton Devon EX16 7NA	Application to reduce the height of 1 Coastal Redwood by 4-5m, lift the crown by 5m and reduce over extended limbs back by 2m and reduce 1 Sweet Chestnut to a 5m monolith protected by Tree Preservation Order 04/00006/TPO	E:300189 N:120679	Mr John Millar

Application No	Expected decision level	Applicant	Agent	Location	Proposal	Site Vicinity Grid Ref:	Officer
Crediton Hamlets 19 Yeo 26/00134/FULL	DEL	Messrs Salter & Rowe, Westacott Developments 28 Alexandra Terrace Exmouth EX8 1BD	Mr Mike Bamforth Acorus Rural Property Services Ltd Addlepool Business Centre Woodbury Road Clyst St George Exeter EX3 0NR	Land and Buildings at NGR 284262 97655 Westacott Barton Crediton Devon	Variation of condition 2 of planning permission 23/01522/FULL (Erection of 4 dwellings and associated infrastructure) relating to substitute plans for Plots 2 and 3	E:284262 N:97655	Miss Helen Govier
Crediton Hamlets 19 Yeo 26/00135/FULL	DEL	Mr Mike Salter, Westacott Developments 28 Alexandra Terrace Exmouth EX8 1BD	Mr Mike Bamforth Acorus Rural Property Services Ltd Addlepool Business Centre Woodbury Road Clyst St George Exeter EX3 0NR	The Shire Stable Crediton Devon EX17 3PY	Retrospective application for the amended design and layout to planning permission 22/01827/FULL, including changes to external appearance (window sizes and positions), and positioning of garage	E:284250 N:97648	Miss Helen Govier

Application No	Expected decision level	Applicant	Agent	Location	Proposal	Site Vicinity Grid Ref:	Officer
Crediton Hamlets 19 Yeo 26/00136/FULL	DEL	Mr Mike Salter, Westacott Developments 28 Alexandra Terrace Emouth Devon EX8 1BD Exmouth Devon	Mr Mike Bamforth Acorus Rural Property Services Addlepool Business Centre Woodbury Road Clyst St George Exeter EX3 8NR	Land and Buildings at NGR 284262 97655 (Plot 1, The Old Tin Barn) Crediton Devon	Retrospective application for the amended design and layout of Plot 1, pursuant to planning permission 23/01522/FULL, including changes to external appearance (window sizes and positions), alterations to internal layout. revised landscaping arrangements and provision of a roof terrace	E:284262 N:97655	Miss Helen Govier
Bow 03 Upper Yeo and Taw 26/00138/CLU	DEL	Mr Hudson Nymet Farm Bow Crediton Devon EX17 6DB	Ms Emily Sayers Studio Tor Architecture Office 22 Higher Stockley Mead Okehampton EX20 1BG A30bc	Land and Building at NGR 272724 100370 (Upper Barn) Nymet Farm Bow Devon	Certificate of lawfulness for existing use of an building for a period in excess of 4 years	E:272724 N:100370	Mrs Holly St Anton

Application No	Expected decision level	Applicant	Agent	Location	Proposal	Site Vicinity Grid Ref:	Officer
Bow 03 Upper Yeo and Taw 26/00140/CLU	DEL	Mr Hudson Nymet Farm Bow EX17 6DB	Ms Emily Sayers Studio Tor Architecture Office 22 A30bc Higher Stockley Mead Okehampton EX20 1BG	Building at NGR 272662 100274 (Lower Barn) Nymet Farm Bow Devon	Certificate of lawfulness for existing use of an building for a period in excess of 4 years	E:272662 N:100274	Mrs Holly St Anton
Stoodleigh 48 Clare and Shuttern 26/00142/LBCDO C	DEL	Ms Rosalind Bew Church Cottage Stoodleigh Tiverton Devon EX16 9PQ		Church Cottage Stoodleigh Tiverton Devon EX16 9PQ	Details pursuant to the Discharge of Condition 4(a), (b), (c), (d) and (e) of Listed Building Consent 25/00568/LBC relating to detailed drawings for services, external vents/flues, DPM, floor build ups and shelving/fitting fixings	E:292241 N:118810	Thomas Muston

Please note the next three dates for Planning Committee are:

(1) 11 February 2026 (2) 11 March 2026 (3) 8 April 2026

Commencing at 2.15pm. Applications may be dealt with under Delegated or Committee procedure.