# Planning Update 27th April 2026

(as of 27th April 2026)

| Plan no | Location | Proposal | Comments | EDDC Decision / date |
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| **25/2350/FUL** | Kensmead, Green Lane, Exton Devon EX3 0PW | Erection of replacement dwelling following demolition of existing dwelling | | **Approved 10/04/2026** |
| ●Prior to any construction above foundation level, details of materials to be used externally shall be submitted to, and approved in writing by, the Local Planning Authority.<br>●No development above foundation level shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.<br>●Before the dwelling hereby permitted is occupied the first-floor window on the southeast elevation shall have been glazed with obscure glass and the obscure glazing of this window shall thereafter be retained at all times.<br>●No part of the dwelling hereby permitted shall be occupied until temporary screening, details of which shall first be submitted to and approved in writing by the Local Planning Authority, has been erected along the southeast boundary with Glendale to provide a minimum screening height of 2 metres. The approved temporary screening shall be retained in place and maintained at a height of not less than 2 metres until such time as the hedge on the southeast boundary has grown to, and is capable of being permanently maintained at, a minimum height of 2 metres, as confirmed in writing by the Local Planning Authority. Thereafter, the hedge shall be retained and maintained at a minimum height of 2 metres in perpetuity.<br>●No works for the construction of the development hereby permitted shall be undertaken on Sundays or Public Holidays. On other days no construction work shall be undertaken outside of the following hours: 08:00 hours and 18:00 hours Mondays to Fridays inclusive and 08:00 hours and 13:00 hours on Saturdays.<br>●The works shall be carried out in strict accordance with ecological mitigation, compensation and enhancement measures. Under no circumstances should any external lighting be installed without prior consent from the local planning authority.<br>●Surface water drainage shall be provided by means of soakaways within the site<br>● The dwelling hereby approved shall not be occupied until provision for secure bicycle parking has been installed on site.<br>●The replacement dwelling hereby permitted shall be constructed as a self-build dwelling<br>●The first occupation of each unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years. The Council shall be notified of the persons who intend to take up first occupation of each unit in the development hereby permitted at least two months prior to first occupation. | | | | |

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(as of 27th April 2026)

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| **26/0011/FUL** | Exton Farm Exmouth Road<br>Exton<br>Exeter EX3 0PZ | Works to the North Shed at Exton Farm including demolition of the existing modern monopitch roofed building and replacement with a dual-pitched slate roof containing bat house and storage areas. | **Approved 10/04/2026** |
| ●The development hereby permitted shall be carried out strictly in accordance with the mitigation, compensation, and enhancement measures<br>●The storage accommodation within the rebuilt north range, including the open and enclosed store areas shown on the approved plans, shall be used solely for purposes ancillary to the residential enjoyment of Exton Farmhouse.<br>●The Dedicated Bat House hereby approved as annotated on DRWG 1209A_P202 shall be used solely as a dedicated bat mitigation structure and for purposes directly connected with bat conservation, monitoring and maintenance. It shall not be used for any form of residential accommodation, domestic storage, garaging, workshop space, or any other purpose, whether incidental to the enjoyment of the dwellings or otherwise.<br>●No services, internal subdivision, insulation, heating, lighting (other than that expressly approved for bat monitoring), glazing, or fittings associated with human occupation shall be installed at any time.<br>●The Bat House shall thereafter be retained and maintained as such for the lifetime of the development. | | | |

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| **26/0024/FUL** | Land To South Broadway<br>Woodbury | Construction of pedestrian bridge | **Approved 15/04/2026** |
| ●The development hereby permitted shall be carried out in accordance with the Construction Ecological Management Plan and proceed strictly in accordance with the submitted Ecological Impact Assessment and the approved Construction and Ecological Management Plan.<br>●Under no circumstances should any external lighting be installed on the site without prior consent from the local planning authority<br>●No development shall commence until the Tree Protection Plan (TPP) (06324 TPP 05.03.26) has been fully implemented on site.<br>●Notwithstanding any provision within the AMS, no storage of machinery, plant, materials, spoil, or fuel, and no temporary access routes, haul roads, crane pads or storage tracks shall be formed or located within the Root Protection Areas (RPAs) of any retained trees or hedgerows, unless otherwise agreed in writing by the Local Planning Authority following consultation with the Council's Tree Officer. | | | |

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(as of 27th April 2026)

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| **26/0258/FUL** | 25 Long Park<br>Woodbury<br>Devon EX5 1JB | Demolition of garage to create a single storey extension to the east and north elevation. | **Approved**<br>**21/04/2026** |
| ●Before the installation of the cladding, a detailed specification and samples of the cladding to be used within the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. | | | |

**Appeals - None**