

Grainge Architects
The Boat Shed
Michael Browning Way
EXETER
EX2 8DD

Mr McNicol
2 Wessex Close
Topsham
Exeter

Town and Country Planning Act 1990 and its orders

FULL PLANNING PERMISSION GRANTED

LOCATION: Dorothy Holman Youth Centre, Ferry Road, Topsham, EX3 0JW

PROPOSAL: Extension to the north east elevation, alterations including external landscaping, and shipping container store

APPLICATION NUMBER: 26/0364/FUL

The Local Planning Authority grants planning permission for the above development subject to the following conditions:

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 01 May 2026 (drawing numbers 2076 PL01 Rev C, Flood risk assessment, surface water drainage strategy report, emergency flood plan, Geotechnical and Geoenvironmental Assessment Revision 3) and 17 July 2026 (drawing numbers 2076 PL06 Rev E, 2076 PL07 Rev E, 2076 PL09 Rev D, 2076 PL10 Rev A, 2076 - PL15 Rev B, and Ecological Impact Assessment) as modified by other conditions of this consent.

Reason: In order to ensure compliance with the approved drawings.

3) **Pre-commencement condition:** In relation to statutory obligations on Biodiversity Net Gain (see Informative 1), a Biodiversity Gain Plan shall be prepared in accordance with the Statutory Biodiversity Metric received on 17 July 2026.

The development shall not commence until a Habitat Management and Monitoring Plan, prepared in accordance with the Biodiversity Gain Plan, has been submitted to, and approved in writing by, the Local Planning Authority. This should include:

- (a) the roles and responsibilities of the people or organisation(s) delivering the Plan;
- (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the Biodiversity Net Gain in accordance with the approved Biodiversity Gain Plan;
- (c) the timetable for carrying out the works identified in the Biodiversity Gain Plan;

- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

The development shall thereafter be carried out, retained, maintained and monitored in accordance with the approved Biodiversity Gain Plan and Habitat Management and Monitoring Plan. The new car park shall not be brought into use until the biodiversity enhancement works have been completed and a report has been submitted to, and approved by, the Local Planning Authority demonstrating that the works have been carried out in full and in accordance with the approved details.

Reason for pre-commencement condition: To ensure the development delivers a Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 and will be maintained for a period of 30 years.

- 4) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved samples in all respects.

Reason: To ensure that the materials conform with the visual amenity requirements of the area.

- 5) Prior to the first occupation or use of the development hereby permitted, a Detailed Landscaping Scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of hard and soft landscaping, including all boundary treatments. Where applicable, it shall specify tree and plant species and methods of planting. The hard landscaping shall be constructed as approved prior to the occupation/use of the development. The soft landscaping shall be planted in the first planting season following the occupation/use of the development or completion of the development, whichever is the sooner, or in earlier planting seasons wherever practicable, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of good design in accordance with Policy DG1 of the Exeter Local Plan First Review and paragraph 58 of the NPPF.

- 6) No site machinery or plant shall be operated, no construction or demolition processes shall be carried out and no deliveries shall be made to or from the site except between the hours of 08:00 hrs - 18:00 hrs Monday to Friday, 08:00 hrs to 13:00 hrs on Saturday, and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

- 7) If contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an amended investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and

the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interests of the amenity of the occupants of the use hereby approved. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

8) The development hereby approved shall not be completed until the biodiversity enhancements identified in the ecological impact assessment (submitted 17 July 2026), have been incorporated into the fabric of the building. The approved biodiversity enhancements shall thereafter be retained and maintained at all times.

Reason: In the interests of securing biodiversity gain on the site.

9) Details of any external lighting shall be submitted to and approved in writing by the local planning authority before installation. Development shall be carried out in accordance with the approved details.

Reason: In the interests of design and the character and appearance of the area, and the amenity of neighbours.

10) Prior to completion of the approved development, secure cycle parking facilities shall be provided in accordance with drawing no. 2076 - PL06 RevE. Thereafter the said cycle parking facilities shall be retained for that purpose at all times.

Reason: To ensure that cycle parking is provided, in accordance with Exeter Local Plan Policy T3 and Sustainable Transport SPD.

INFORMATIVES

1) Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that this planning permission is subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission, is Exeter City Council.

The Biodiversity Gain Plan must include:

- (a) information about the steps taken, or to be taken, to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

2) In accordance with Paragraph 39 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3) In accordance with the Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA) and given the nature and scale of the development it has been concluded that the proposal does not require an AA.

4) All bats and their roosts are fully protected under the Conservation of Habitats and Species Regulations 2017 and Wildlife and Countryside Act 1981 (as amended). No evidence of roosting bats was identified during the bat survey; however, if bats are discovered during the proposed works, then sheltering materials should be replaced around the bat and works within the immediate vicinity stopped until advice is sought from Natural England or a licensed bat worker. Bats should not be handled without a licence, but if a bat is injured or in imminent danger it can at the discretion of the on-site personnel, be placed in a small breathable container before the advice is sought; however, bats should not be handled without thick gloves to protect from bites, scratches and saliva as bats can carry disease. Please also see <https://www.gov.uk/government/publications/rabies-risks-from-bat-bitesrabies>.

Signed

A handwritten signature in black ink that reads "Roger Clotworthy". The signature is written in a cursive style with a horizontal line underneath the name.

Roger Clotworthy

**Exeter City Council
Service Lead - City Development**

Date: 14th August 2026

**Notification where planning permission refused or granted subject to conditions
Town and Country Planning Act 1990**

**Article 35(3) of The Town and Country Planning (Development Management Procedure)
(England) Order 2015 (as amended)**

Appeal

If you are aggrieved by the decision of the Local Planning Authority to either refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. Only the person who made the application can appeal.

Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

A copy of the completed form and all supporting plans and documents must also be sent to the Local Planning Authority. The Planning Inspectorate will be able to advise you on the best way to do this. Please use the Council's contact details at the top of the decision notice.

If you want to make an appeal you must do so within **6 months** of the date of this notice, unless it is a **householder appeal** in which case you must do so within **12 weeks** of the date of this notice. The date is at the bottom of the decision notice. Please note that if you intend to submit an appeal which you would like examined by inquiry then you must notify us and the Planning Inspectorate at least 10 days before submitting the appeal (inquiryappeals@planninginspectorate.gov.uk). Further details are on GOV.UK: <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

If an enforcement notice has been served relating to the same or substantially the same land and development as in your application, and you want to appeal against the Local Planning Authority's decision on your application, then you must do so within **28 days** of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application, and you want to appeal against the Local Planning Authority's decision on your application, then you must do so within whichever period expires earlier out of the following:

- 28 days of the date of service of the enforcement notice, or
- 6 months of the date of this notice, unless it is a householder appeal in which case 12 weeks of the date of this notice.

Most appeals are determined by Planning Inspectors on behalf of the Secretary of State. Guidance on planning appeals is available on the Planning Practice Guidance website: <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part 6 of the Town and Country Planning Act 1990.