

Planning Department
The Civic Centre
Paris Street
Exeter
EX1 1JN

09 October 2025

Our Ref: 25/8194

Dear Sir/Madam

Units 3-4 Haven Banks, Water Ln, Exeter, EX2 8BY

On behalf of Tenpin Ltd, please find enclosed an application pursuant to Section 73 of the Town & Country Planning Act 1990 (As Amended) seeking to vary condition 3 (opening hours) of planning permission 89/0383/03/FUL.

Section 73 allows a planning application to be made for the carrying out of development without compliance with one or more conditions attached to a previous planning permission, where there is a relevant condition that can be varied/removed.

Proposal & Background

Tenpin currently occupy Units 3 & 4 Haven Banks. They are seeking to extend into the adjoining unit 2 which was previously occupied by Matalan.

A lawful development certificate was recently obtained by the landlord confirming Tenpin can lawfully extend into Unit 2 without the need for planning permission – the full details are as follows:

Application for Certificate of Lawfulness for a Proposed Use or Development (CLOPUD) comprising the use of the Unit 1 as a Padel Tennis facility and Unit 2 as an extension to the neighbouring Tenpin Bowling Alley (Use Class E(d)) - granted 06.08.25.

There are currently no opening hours restrictions in place for Unit 2, however, the existing Tenpin unit is restricted.

As the planning history confirms, the parent permission for the Tenpin unit is permission 88/0888/FUL ('change of use to ten pin bowling and leisure centre') granted on 27 October 1998. This permission was subsequently varied/superseded by permission 89/0383/FUL which sought alterations to the proposed ten pin bowling centre. It is this permission the applicant is seeking to vary (specifically Condition 3) which currently restricts the opening hours of Units 3&4 as follows:

- The use hereby approved shall (i) not commence before 9 am and (ii) will not allow admission to members of the public after 11 pm other than to league members on production of a membership card.

Managing Director
Stuart Slatter

Founder
Helen Cuthbert

Directors
Alastair Close | Katie Turvey | Elliot Jones | Heather Vickers
| Paul Galgey | Sam Deegan | Niall Hanrahan | Dr Emma J. Wells

Associate Directors
Rob Scadding | Charlotte Perry

Associates
Charlotte Hunter | Grace Beeby | Charlotte Parry | Jamie Pert
Sam Elliott | Katia Clarke | Will Rogers

Consultants
Dan Templeton | Claire Temple

So, the condition allowed the bowling alley to open 24-hours for use by league members but use by general members of the public was restricted to between 9am and 11pm.

As part of this application Tenpin are seeking to extend opening hours, as follows:

- 08:00 - 00:30 Sunday to Thursday
- 08:00-01:30 Friday and Saturday
- Bank Holidays 08:00-01:30

The application is supported by a detailed noise report prepared by RBA Acoustics. The report assesses the potential noise impacts from the proposed later opening hours of the extended bowling alley and also demonstrates that the existing noise levels conditions imposed at Unit 2 and Units 3&4 will continue to be adhered to.

Application Site and Surroundings

Haven Banks is located on the edge of Exeter City Centre, close to the Exebridge Centre, home to retailers such as M&S Foodhall and TK Maxx and adjacent Exeter Quayside, offering a vibrant mix of leisure, retail, cafes, restaurants, and bars, including Rockfish restaurant, Quay Climbing Centre, AS Watersports, Quayside Distillery, and Topsham Brewery & Taproom.

As discussed above, Units 3&4 Haven Banks are currently occupied by Tenpin. Unit 2 into which Tenpin are seeking to extend was formerly occupied by Matalan, and Unit 1 (a former retail unit) is soon to be occupied as a Padel Tennis Facility. The site benefits from over 300 dedicated car parking spaces located on the northern side of the site. Access to the car park is from both Water Lane to the west and Haven Road to the north-east. Deliveries and servicing takes place to the south of the of the units via Water Lane.

Residential dwellings are located to the north of the car park and to the south of the service yard. Commercial units forming part of the Quayside are located immediately to the east and a mix of commercial and residential units are located on the opposite side of Water Lane to the west.

The site is easily accessible by car, just 3 miles from Junction 31 of the M5, and by public transport, with Exeter St Thomas (0.5 miles) and Exeter Central (1 mile) railway stations nearby. Local bus services, including Stagecoach South West's Route E, serve the area, with stops along Exeter Thomas Street and surrounding roads. Exeter City Council has also introduced night bus services on selected routes (1, 1A, 2, 5, 5A, 5C, and 57), offering late-night transport options throughout the week.

Planning Justification

RBA Acoustics were commissioned to provide a noise impact assessment to support the application for the extension of opening hours. Both noise breakout and noise from patrons coming and going was assessed.

To evaluate potential entertainment noise from the bowling alley, background noise surveys were conducted from 19:00 on Friday 12th September to 01:30 on Saturday 13th September, capturing peak night-time activity. Measurements taken at multiple locations within the unit indicate that noise levels during night-time hours will remain well below the limits set by existing planning conditions with the extended hours. Consequently, the proposed operating hours will not result in any adverse impact on nearby residential receptors, including Diamond Road (30m from the front façade) and Chandlers Walk (10m from the rear façade) in terms of noise breakout.

RBA Acoustics' assessment also considers patron noise and its potential impact on the surrounding area. As the site already operates as a bowling alley, patrons are expected to leave gradually rather than all at once at closing time, unlike other late-night venues. Most will likely exit via the main car park route, approximately 20 metres from the nearest residential property.

Patron numbers at the Exeter site have been reviewed alongside a comparable venue in Gloucester, which operates until 1:30am. Given its similar size and setting, the Gloucester site provides a comparable benchmark for assessing potential impacts.

An assessment of three patrons speaking at raised voices along the most likely exit route—towards the centre of the car park and nearest residential receptor—concludes that, even in a worst-case scenario, increased pedestrian activity during the proposed hours will not adversely impact nearby residents.

Given the car park is already used as a cut through by vehicles into the night-time period, there would be no significant increase in average or peak noise levels associated with the extended operating hours.

The noise report concludes as follows:

“Based on the assessments outlined within the above sections, we can conclude that noise impact from the extended hours of use is not expected to have any notable impact on nearby residential receptors and therefore is considered to be acceptable from an acoustic perspective”.

Conclusion

It has been robustly demonstrated that the extension of opening hours at Unit 3 & 4 Haven Banks is entirely acceptable.

It is respectfully requested that the variation of hours as set out above is granted.

Application Package

In addition to this cover letter/planning statement, the following documents are submitted in support of the application. The application fee has been paid via the Planning Portal:

- Completed application form
- Noise Impact Assessment prepared by RBA Acoustics (ref: 14769.RP01.NIA.2)
- Site Location Plan
- Copy of decision notice 89/0383/FUL (for information)

We trust that the information submitted is sufficient for the determination of the application and we look forward to receiving confirmation the application has been validated in due course. Should you have any queries, please do not hesitate to contact us.

Yours sincerely,

Planning Potential

London

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