Planning experience that delivers results

A selection of planning projects personally managed by Joe Yardley BA (Hons), MA, MSc, MRTPI, prior to establishing JY Planning.

Independent planning consultancy

JY Planning provides practical, commercially aware planning advice for homeowners, architects, landowners and property professionals across Exeter, Devon and Cornwall. Services include development appraisals, planning applications, lawful development certificates, prior approval, replacement dwellings, rural conversions and small residential schemes.

Areas of experience

RURAL & RESIDENTIAL Replacement dwellings and sensitive countryside development	**PERMITTED DEVELOPMENT** Class MA and Class Q changes of use
HERITAGE & DESIGN Listed-building settings, traditional buildings and conservation areas	**APPLICATION MANAGEMENT** Planning strategy, evidence coordination and liaison with LPAs

Four selected projects

The following page summarises four successful applications across Exeter, North Devon and Cornwall, illustrating the breadth of Joe's individual professional experience. Full project case studies are available on request.

Discuss a project | joe@jyplanning.co.uk | 07454 799311

Professional experience note: These projects were undertaken during Joe Yardley's previous employment with Stags, not as commissions of JY Planning.

SELECTED PROJECT EXPERIENCE

Four projects. Four planning challenges.

Barnfield Hill Surgery | Exeter

CLASS MA • EXETER CITY COUNCIL • 24/1205/PDCD

Conversion of a former doctors' surgery in St Leonards Conservation Area into three flats. Joe acted as lead planning consultant and agent, addressing the qualifying criteria and relevant prior approval matters.

Outcome: Prior approval not required, December 2024.

Bullaford Farmhouse | North Devon

REPLACEMENT DWELLING • NORTH DEVON COUNCIL • 77414

Replacement of an isolated rural dwelling with a contemporary home. Joe led the planning strategy, coordinating countryside policy, design, sustainability and ecological evidence, including bat-related constraints.

Outcome: Planning permission granted, November 2023.

Ditchett Barton | Rackenford

RURAL CONVERSION • NORTH DEVON COUNCIL • 77149

Conversion of traditional agricultural buildings into three dwellings within a historic farmstead associated with a Grade II listed farmhouse. Joe led the planning process, balancing heritage and countryside policy.

Outcome: Planning permission granted, May 2024.

Nips Barn | Treneglos, Cornwall

CLASS Q • CORNWALL COUNCIL • PA23/01076

Residential conversion of an agricultural building. Joe acted as planning agent, coordinating structural and other technical evidence to demonstrate suitability for conversion under Class Q.

Outcome: Prior approval not required, April 2023.

Important professional experience statement

All four examples describe work carried out by Joe Yardley while employed by Stags. They were not commissioned, managed or delivered by JY Planning. JY Planning does not claim ownership of project designs, drawings, photographs or other third-party intellectual property, nor imply endorsement or affiliation with Stags or other project parties.

Prepared 7 November 2026 | Project outcomes and descriptions are drawn from the individual professional experience case studies.