

Ref: LK/3124/O4(18Oct2024)EDDC

East Devon District Council
Council Offices
Blackdown House
Honiton
Devon
EX14 1EJ



18 October 2024

Dear Sir/Madam,

**FULL PLANNING APPLICATION FOR A LAUNDERETTE POD AND INPOST LOCKER
AT: MORRISONS STORE, LAND SOUTH OF TILLHOUSE ROAD, CRANBROOK**

Peacock + Smith have been instructed by our client, Wm Morrison Supermarkets Ltd (herein referred to the Applicant), to prepare and submit a full planning application for a launderette pod and InPost locker at the Morrisons store, Parcel TC4a, Land South of Tillhouse Road, Cranbrook.

This application has been submitted electronically via the Planning Portal and, in addition to this letter and duly completed application form, includes the following supporting items:

Location Plan / Site Plan Existing - Drawing ref: PL-01-A
Site Plan Proposed - Drawing ref: PL-02-A
GA Existing & Proposed Elevation – Drawing ref: PL-101-B
GA Elevations – Drawing ref: PL-102-B
Launderette Pod Specification
InPost Locker Specification

The requisite planning application fee has been paid through the planning portal's online payment system.

Planning History / Background

Planning permission ref: 21/2033/MRES was granted on the 12th May 2022 for:

'Approval of the reserved matters of access, appearance, landscaping, layout and scale for retail uses comprising a supermarket and Cranbrook town square, with associated engineering works, infrastructure, car parking and landscaping. Discharge of conditions

6, 11, 14, 17, 22, 24, 28, 30, 34 and 37 and partial discharge of condition 33 all of planning permission 03/P1900. (This is a subsequent application in respect of permission 03/P1900 which was accompanied by an Environmental Statement).

Proposal

This planning application is for a launderette pod and an InPost locker to be located at the front of the Morrisons store along the south west elevation, in an existing area of hard standing. Both items will be ancillary to the main supermarket (Class E) use.

The pod and the locker will not create any new floorspace. The red line area of the site is 24.27sq m. The launderette pod has a GEA of 9.6sq m and the InPost locker has a GEA of 4.7sq m.

The modular self-service launderette facility comprises three machines for the washing and drying of clothing textiles, with two washing machines and a single drying machine.

The InPost Parcel Lockers are a system of postal deposit boxes, which can be used to collect packages conveniently.

Both units will be securely fixed to the ground with a protective cover on the roof for users.

Assessment

Principle of Development: The application site is located on an existing busy commercial site within a built-up area and as such the principle of development is considered acceptable due to the small scale and ancillary nature of the services proposed at just 9.6sq m and 4.7sq m.

Self-service launderette facilities and InPost parcel lockers are usually located in easily accessible places, typically near shops and service stations. These types of services are an ever-present facility within commercial developments, particularly supermarkets. Demand for these services is growing and the new Morrisons supermarket provides an accessible and convenient location.

Whilst the InPost locker is submitted as part of this proposal, it should be noted (subject to seeking Prior Approval from the LPA) that this item would benefit from permitted development under Class C (click and collect facilities) of The Town and Country Planning (General Permitted Development) (England) Order 2015. However, for completeness and given its proximity to the proposed launderette pod it has been submitted as part of this application proposal.

Highways: No highway matters will arise as a result of the new ancillary services to the front of the supermarket, as the proposal does not impact on access, parking or servicing to the store.

Design: The pod and locker are proposed to be located up against a blank elevation to the front of the Morrisons store along the south-west elevation. Full details of the respective items are detailed in the submitted specification documents and proposed plans, which also contain images of the proposed launderette pod and InPost lockers.

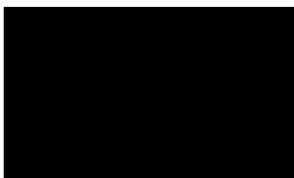
The predominant materials are of steel and metal. The area to the front of the supermarket is already well lit and accessible within the layout of the wider site.

Given the minimal depth of the units at only 1.3m and 2.25 (with overhead covers), the impact on the north and south elevations of the store is de minimis.

The proposed changes are considered acceptable and would not materially impact the quality of the wider supermarket site or the south west elevation of the store, and accordingly are in compliance with Local Plan D1 (Design and Local Distinctiveness) in that the self-service modular units '*respect the key characteristics and special qualities of the area in which the development is proposed*'.

We trust that the above and enclosed provides you with sufficient information to register and validate this application without delay. If you require any further or more detailed information, please do not hesitate to contact Loraine Kelly at the London Office of Peacock + Smith on 0203 122 0030 / lorainekelly@peacockandsmith.co.uk.

Yours faithfully,



Loraine Kelly