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Cranbrook Senior Planning Officer
Planning Department
East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

By Planning Portal

5 November 2024

OUR REF:
WCN028/SP

PORTAL REF:
PP-13483766

Dear Liam

CRANBROOK Town Centre

Retrospective Application for a Temporary Sales Centre,

A retrospective planning application was submitted last week via the planning portal on behalf of Taylor Wimpey Ltd seeking temporary consent for a sales centre in Cranbrook town centre for a period of up to 2 years.

The application has been submitted in good faith following the email received by officers. The sales centre is to replace their current centre located within Phase 1 for which temporary consent was also granted and expires in November of this year. The town centre location will allow the homes to be completed in phase 1 and the remaining homes on their Phase 6 to be sold.

Following our discussions the final plans submitted with the application form and appropriate fee comprise:

- Location Plan TWE_0104 Rev C
- Site/Block Plan TWE_0103-02 Rev E
- Proposed Floor Plan Layout LGCHA062
- Proposed Elevations LGCHA062
- Proposed Floor Plan and Elevation of TBS GTC-E-TBS-001
- CGI of the Cabin for information LGCHAM051-4

Planning Policy CB21 of the Cranbrook Plan DPD sets out that proposals for meanwhile uses in the town centre will be encouraged, but that such uses would need to demonstrate that they do not prejudice the future delivery of permanent development.

Although the proposal is for the sales centre to be located on land for which consent has been granted for phase 2 of the High Street, the location of the sales centre temporarily will not prejudice the delivery of this building as the build programme is not yet known. Instead the sales centre will generate activity on the High Street while this land is vacant, helping support the phase one shops and supermarket, fully in accordance with the intentions of policy CB21.

We look forward to discussing the application with you.

Yours sincerely



Sarah Phillips

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