

24/2208/FUL

A launderette pod and InPost locker

W M Morrison Supermarkets Plc Elm Drive Cranbrook Exeter EX5 7LD

Introduction

This application brings forward two additions to the already approved and constructed supermarket site which is currently being fitted out.

This is separate and in addition to another recent application 24/1992/NMA which seeks to increase the number of EV charge points from two to six and provide a secondary escape ladder to the roof.

All supporting documents are available to view on the EDDC planning website - The following are extracted for members.

- Combined elevations
- Covering letter and Planning Statement
- Elevation
- InPost box specification
- Launderette specification
- Overall site plan
- Detailed site plan 1:200
- Detailed site plan 1:500

Location Description

“Elm Drive Cranbrook” is not a known location and this needs to be clarified by the LPA.

InPost Lockers

Members will recall that there have been calls for the supply of delivery and collection lockers and there has been discussion as to how the Town Council might help to bring these forward. One of the issues to overcome was access by delivery and collection vehicles which made location in the Town Square problematic.

This application, insofar as the InPost lockers element is concerned, overcomes that as vehicular access is already provided on the site.

There appear to be no material planning obstacles to this part of the proposal and the recommendation is to offer no objection.

Launderette Pod

In principle the design, visual impact and location give rise to no specific material planning concerns. The only questions which members may wish to consider are not resolved from the material supplied in support of the application. These questions are around the management and disposal of grey water from the washing process and the control of how the units are used, the likely clients and hours of use.

The specification for the unit highlights a sump (into which waste water drains by gravity) and syphon arrangement but the plans are silent as to how the grey water is actually managed and disposed of thereafter. This point needs to be clarified either by supplementary information or conditioned if the application is approved.

The application is also silent on hours of use. Whilst the assumption might be the same as the hours of the supermarket, the outdoor location has the potential to attract use outside those hours which would involve vehicle movements and parking in a part of the town that is intended for residential use directly opposite. Launderette pods are attractive to HGV drivers and there is therefore the possibility that the site and surrounding area might attract overnight HGV parking as a result. If approved, hours of use and appropriate associated parking arrangements need to be conditioned and controlled on the assumption that the supermarket owners would not welcome overnight HGV parking?

Before approval of this element there needs to be some clarification as to the likely use of the unit and any amenity issues that may arise therefrom.

Recommendation

1. **There are no objections to the installation of the InPost lockers.**
2. **The proposal to install a launderette pod gives rise to a number of concerns that need to be clarified prior to approval or at least be subject to conditions which must be discharged before installation and operation. These concerns include the following:**
 - a. **The hours of use;**
 - b. **The potential for use by HGV drivers and associated amenity impacts from vehicle noise and overnight parking; and**
 - c. **The management and disposal of grey water.**

Whilst the Council does not object in principle to the delivery of this amenity at the Supermarket, the Council cannot lend its support until the matters indicated at 1-3 above are satisfactorily clarified.
3. **The published location of “Elm Drive, Cranbrook” needs to be checked and clarified.**