

05/2007/035

MR M K AJIT

**CHANGE OF USE OF OFFICES TO RESTAURANT WITH MANAGERS FLAT,
HAMWOODS, BISHOPS HULL HILL, BISHOPS HULL**

320643/124693

FULL

PROPOSAL

The proposal comprises the change of use of an office building to a restaurant, with a managers flat above. There are no alterations to the access and seven car parking spaces are provided to the rear of the restaurant. The restaurant would accommodate approximately 60 guests.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations.

FORWARD PLANS views awaited. ENVIRONMENTAL HEALTH OFFICER views awaited.

PARISH COUNCIL objects. Inadequate detail; takeaway as well as restaurant? flue, smell and noise affecting neighbours; opening hours? generation of additional traffic.

NINE LETTERS OF OBJECTION have been received raising the following issues:- poor vehicular access; impact on extra traffic movements on residents access to Hamwood; 'keep clear' zone should be extended as current zone gives limited visibility when existing Hamwood; potential parking problems; is no details of flue, size, filters and smell; extraction of flue should be limited; no details of waste storage; no details of litter control; food waste attracting rodents; increase in noise (traffic, kitchen, customers); no details of opening hours; no details of this being restaurant or also takeaway; not suitable to residential area; lose of privacy; pavement surface at end of Hamwood to be changed to alert pedestrians; DDA requirements; anti-social behaviour; drainage system inadequate, previous blockages to Hamwood Terrace when building previously occupied.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 General Requirements, EC15 Associated Settlements, EN14 Conservation Areas, M1 and M3 Transport, Access and Circulation requirements of new developments.

ASSESSMENT

The site is within the settlement area, adjacent to the Bishops Hull Conservation Area; the application proposes to use an existing building with car parking to be

within the existing boundaries. As there are no alterations to the building the proposal is not considered to have a detrimental affect on the Conservation Area.

The agent has provided details to confirm that there restaurant will not be used as a take-away. There are also details that the opening hours of the restaurant would be from 12 - 2 p.m. and from 6 - 11.30 p.m.

Any opening hours, and restriction of use as a restaurant, would be a condition of any planning permission. Bin storage and external lighting would also be a condition of this approval.

The Highway Authority has raised no observations to the application, and car parking has been provided within the site.

Given the proposed use of the building, and conditions to be imposed, the proposal is not considered to have a detrimental impact on the neighbouring properties and surrounding area.

RECOMMENDATION

Subject to the receipt of comments from Environmental Health Officer and Forward Plan Officer, permission be GRANTED subject to conditions of time limit, materials, landscaping, boundaries, opening hours, no take-away, external lighting, car parking plan showing 11 car parking spaces, car parking marked out, bin storage. Notes re compliance, DDA, planning application required for flue/extraction system to kitchen.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to provide a new service within the associated settlement of Bishops Hull and is not considered to harm the amenity of the neighbouring properties in accordance with Taunton Deane Local Plan Policies S1, and EC15.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: