

Planning Committee – 29 October 2008

Report of the Development Manager

1. **File/Complaint Number** 48/2007/070 E394/48/2006
2. **Location of Site** 154 Bridgwater Road, Bathpool, Taunton.
3. **Names of Owners** Mr and Mrs Chmiewliski, 154 Bridgwater Road, Bathpool, TAUNTON
4. **Names of Occupiers** Bathpool Mini Buses.
5. **Nature of Contravention** Change of use of site to operate a private hire minibus business.
6. **Planning History** It was reported that a taxi/minibus hire business was operating from the above property. 154 Bridgwater Road has planning permission to operate as a Bed and Breakfast establishment therefore the alleged use could not be considered as ancillary to that use. The owner was therefore requested to submit a Planning application. An application was submitted on 15th October 2007 and was subsequently refused under delegated powers on 30th June 2008. Further action following the refusal was delayed as the owner intimated that alternative premises were being sought. However, the business continues to operate and at least 2 – 3 minibuses are parked at the premises.
7. **Reasons for taking Action** It is considered that the operation of the Minibus business by reason of noise, disturbance and adverse visual impact has a detrimental affect on the neighbouring residential properties contrary to the provisions of Taunton Deane Local Plan Policies S1 and S2
8. **Recommendation** The Solicitor to the Council be authorised to serve an Enforcement Notice and take Prosecution action, subject to satisfactory evidence should the notice not be complied with.

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

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