

38/2006/487

MR & MRS C LAM

**CHANGE OF USE TO TAKE AWAY FOOD BUSINESS AT 112 STATION ROAD,
TAUNTON**

322121/125311

FULL

PROPOSAL

The site comprises a mid terrace two storey property, situated on the southern side of Station Road, opposite the junction with Whitehall Road. The application is for a change of use from Class A1 retail to Class A5 takeaway.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY given numerous other outlets in the area it would be unreasonable to object.

ENVIRONMENTAL HEALTH OFFICER recommends conditions re odour and noise.

NINE LETTERS OF OBJECTION have been received raising the following issues:- additional traffic and lack of parking; noise and disturbance; litter and rubbish; excessive numbers of takeaway restaurants in area.

POLICY CONTEXT

Taunton Deane Local Plan Policy T21 secondary Shopping Areas, permission will be granted for non-retail uses provided the use is appropriate and complementary to the area, generates customer activity and it retains the commercial frontage. T22 diversity in the town centre; the use should complement the existing range of shopping facilities.

ASSESSMENT

The property is considerably smaller than the other properties along this section of Station Road. It is currently vacant and boarded up. The properties adjoining both sides are in use as Class A4 (hot food takeaway). Along this part of Station Road there are numerous restaurants and takeaways. The main consideration in respect to this application is whether the addition of another takeaway will undermine the character and vitality of the shopping area. The local plan does support uses other than retail, within secondary shopping areas. In light of this and in the absence of an objection from the Highways Authority it is considered that the proposal is acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, opening hours, retention of display window, details of extraction units, odour and noise. Notes re Food Safety.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to have a detrimental impact upon visual or residential amenity or the viability of the secondary shopping area and is in accordance with Taunton Deane Local Plan Policies S1 and T21.

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: