

E/0135/38/13

UNAUTHORISED CHANGE OF USE FROM SUI GENERIS TO A1 AT 43-45 EAST REACH, TAUNTON

OCCUPIER:

OWNER: THE MANAGER
THE FURNITURE CENTRE
43-45 EAST REACH, TAUNTON, TA1 3ES

PURPOSE OF REPORT

To consider whether it is expedient to serve an Enforcement Notice requiring the cessation of the premises for A1 use.

RECOMMENDATION

No further action

SITE DESCRIPTION

The site is towards the bottom of East Reach and is a two storey building, painted white under a tiled roof.

BACKGROUND

A complaint was received in July 2013 following a retail survey carried out by the Policy Unit of Taunton Deane Borough Council. They advised that the premises had a Sui Generis use and the present occupiers are A1 use.

DESCRIPTION OF BREACH OF DEVELOPMENT CONTROL

The Change of Use from Sui Generis to another use class is not permitted development and planning permission is required. No planning application has been submitted.

RELEVANT PLANNING HISTORY

There appears to be no Planning history on the site.

RELEVANT PLANNING POLICES

To be completed by Planning Officer, e.g.

National Policy, Guidance or Legislation

NPPF paragraph 207

Taunton Deane Core Strategy

CP3 - Town and other Centres

Taunton Deane Local Plan

DETERMINING ISSUES AND CONSIDERATIONS

The site lies within the secondary shopping area at East Reach where the use of a range of uses complimentary to the town centre location is acceptable and would comply with retained polict T21 of the Local Plan. The use has changed from a motor cycle show room to an A1 retail use selling furniture. This use is in accordance with retail policy for the area and would be granted permission if an application was made.

In light of the above it is not considered expedient to take enforcement action in this instance.

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

PLANNING OFFICER: Mr G Clifford
PLANNING ENFORCEMENT OFFICER: Mrs A Dunford

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