

ROKEAGLE

CHANGE OF USE OF RETAIL STORE (CURRENTLY UNDER CONSTRUCTION) TO CLASS A3 (FOOD AND DRINK) USE AT FORMER WHITES GARAGE, TAUNTON.

23190/24480

FULL PERMISSION

PROPOSAL

Permission was granted in May, 2002 for the demolition of the former Whites Garage and erection of leisure facility, retail shop and car parking. This application seeks the use of the retail shop (which is currently under construction) for a Class A3 Food and Drink use, which would allow it to be used as a restaurant, pub, snack bar, cafe, wine bar or shop for the sale of hot food. The building will have a floor area of 464.5 sq m. Parking will be available to the rear.

CONSULTATIONS AND REPRESENTATIONS

ENVIRONMENTAL HEALTH OFFICER suggest conditions.

1 LETTER OF OBJECTION has been received from an East Reach retailer on grounds of over supply of takeaways; public houses etc. with all the concomitant problems of vandalism, noise etc.; East Reach requires more daytime retail trade.

POLICY CONTEXT

The site lies within a Secondary Shopping Area where Policy T32 of the Taunton Deane Local Plan Revised Deposit is applicable. Within the defined ground floor frontage of the Secondary Shopping Areas, proposals for additional or enhanced retail facilities will be permitted. Permission will also be granted to other uses which:- a) are appropriate and complementary to a town centre location; and b) generate customer activity; and c) retain commercial frontage. Such uses will include those within Classes A2 and A3 of the Use Classes Order. Policy T33 is also relevant:- proposals which complement the existing range of shopping facilities and create diversity and interest in the town centre will be permitted. Such uses include restaurants, cafes, public houses, leisure and arts facilities.

ASSESSMENT

It is considered that this proposal does not conflict with the aims of Policy T32 as the proposed use is an appropriate one in a town centre location, it should maintain customer activity (particularly when compared to the previous car sales use) and will retain a commercial frontage.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, noise, smell and extraction system. Notes re conditions and disabled access.

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: