

15 DCCW2007/0081/F – RETROSPECTIVE CHANGE OF USE TO TAXI CALL OFFICE AND ERECTION OF 3.0 METRE AERIAL TO CHIMNEY (1 GROUND FLOOR ROOM ONLY) AT BANK HOUSE, 27 HOLMER ROAD, HEREFORD, HR4 9RX

For: Rank Taxi per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford, HR1 1LH

Date Received: 11th January, 2007 Ward: Three Elms Grid Ref: 50585, 41183

Expiry Date: 8th March, 2007

Local Members: Councillors Mrs. P.A. Andrews, Mrs. S.P.A. Daniels and Ms. A.M. Toon

1. Site Description and Proposal

- 1.1 The application site is comprised of a single storey wing on the southern flank of a large villa style property located on the western side of Holmer Road.
- 1.2 The application seeks permission to the use of the site as a non-operational taxi office, which will accommodate a controller for a local taxi business. For the majority of the time one controller will work from the property, apart from Friday and Saturday evenings when two controllers will be present to deal with the high level of calls received.
- 1.3 The actual taxis themselves will not be based at or operate from the property with contact between the office and the drivers being via radio messages, which will be transmitted via the new roof mounted antenna which this application seeks permission to regularise.

2. Policies

- 2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy DR2	-	Land use and activity
Policy TCR10	-	Office development
Policy HBA6	-	New development within conservation areas

3. Planning History

- 3.1 HC960275PF Change of use of residential house to health and beauty salon, change of use of industrial building to aerobics hall with alterations to east elevation. Approved October, 1996.

4. Consultation Summary

Statutory Consultations

- 4.1 Highways Agency: No objection, the proposed development will not result in a detrimental impact to the A49 trunk road.

Internal Council Advice

- 4.2 Traffic Manager: No objection.
- 4.3 Conservation Manager: No objection.
- 4.4 Head of Environmental Health and Trading Standards: Comments awaited.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 Letters of objection have been received from Mr. Huton, 14 Golden Lion Close; Mr. Preece, 24 Holmer Road and Hereford Christadelphian Ecclesia.

The main points raised are:

- Increase in traffic from taxi picking up and dropping off.
- The antenna may interfere with television signals and other domestic digital equipment.
- The antenna may interfere with the public address system used within the church.

The full text of these letters can be inspected at The Hereford Centre, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 Having regard for the relevant development plan policies, the primary issues in determining this application are considered to be:
- Residential and Visual Amenity
 - Highways Issues

Residential and visual amenity

- 6.2 The application site is already in commercial use, being occupied by a private health and beauty business which is open to visiting members of the public. Therefore the introduction of the non-operational taxi office is not considered to materially alter the relationship with the surrounding properties in terms of any significant additional activity. In essence the use will attract a maximum of two radio controllers and the associated modest level of vehicle movements. It is acknowledged that the premises may be in use up to 0400 hours on Fridays and Saturdays but since this proposal amounts to a relatively low key office use it is not considered necessary to restrict the operating hours of the property.
- 6.3 Visually the roof-mounted antenna is not considered to give rise to any harm to the character and appearance of the building, or the visual amenity the conservation area.

- 6.4 With regard to the concerns raised in the letters of representation about interference caused by the antenna, this is not a material planning consideration as the business will be using the radio equipment under the terms of a licence granted by the Office of Communications (OFCOM) who have a statutory obligation under the Wireless Telegraphy Act 2006 to manage the radio spectrum.

Highways issues

- 6.5 The proposed use does not involve the operation of taxis from the property, and both the Highways Agency and the Council's Traffic Manager have raised no objection to the application.
- 6.6 The applicant has stated that no taxis will be based at or operate from the property, however to ensure that this continues to be the case it is considered expedient to recommend appropriate conditions prohibiting the presence of taxis and or customers at the property.

Conclusion

- 6.7 Overall the proposal use complies with the relevant development plan policies and as such, approval is recommended.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 (Time limit for commencement (full permission)).**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2. No taxis shall operate from collect, drop off or wait for customers and no customers shall be collected or dropped off at the property.**

Reason: In the interests of highway safety and to protect the amenity of the area.

- 3. Within one month of the date of this permission, a plan showing the designated parking spaces for the radio controllers shall be submitted to and approved in writing by the local planning authority. The parking area shall be made available and shall thereafter not be used for any other purpose than the parking of vehicles.**

Reason: In the interests of highway safety and to protect the amenity of the area.

Informatives:

- 1. N19 - Avoidance of doubt.**
- 2. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

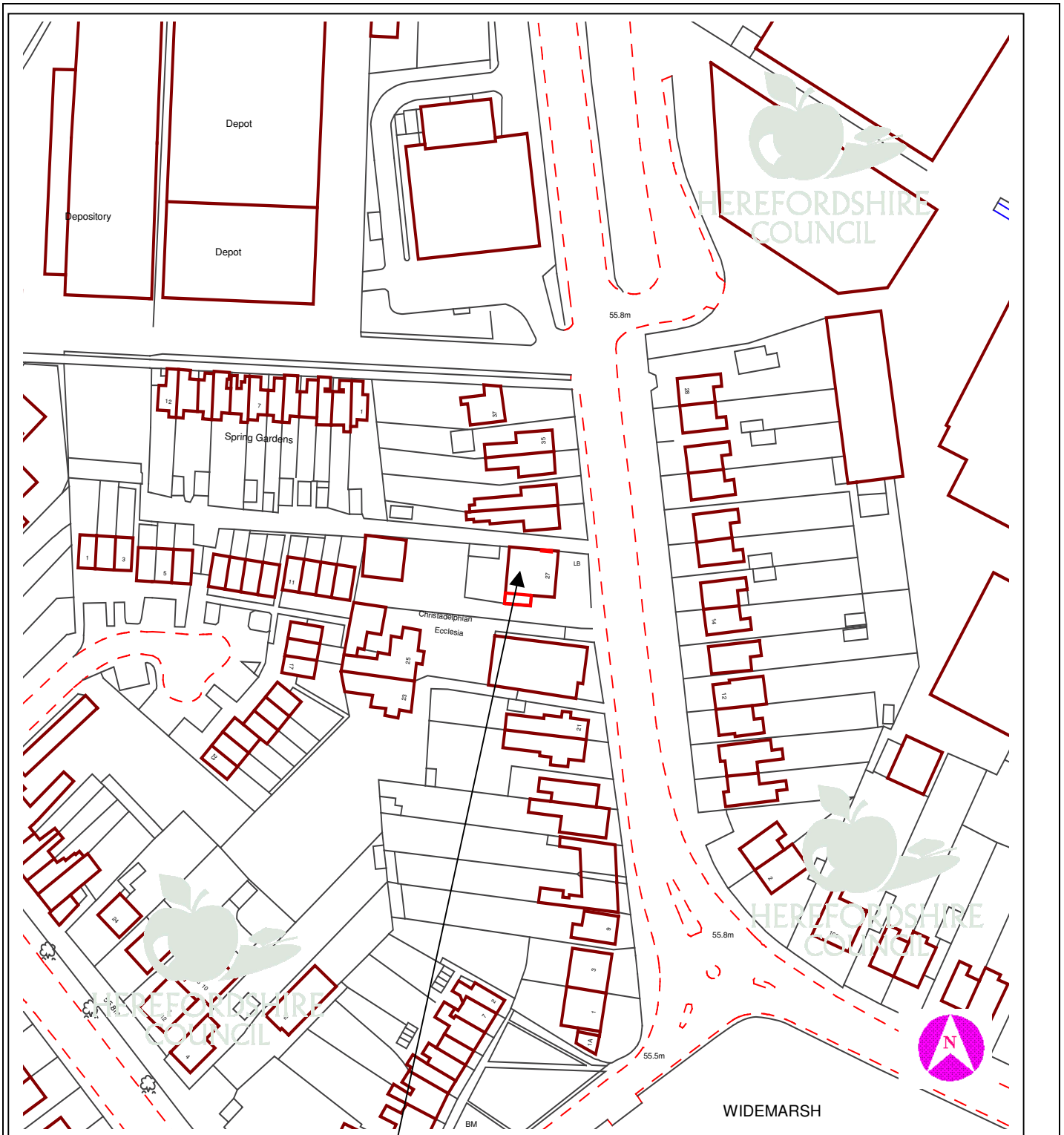
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/0081/F

SCALE : 1 : 1250

SITE ADDRESS : Bank House, 27 Holmer Road, Hereford, HR4 9RX

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