

**5 DCSE2003/2422/F - PROPOSED TAXI OFFICE
5 CANTILUPE ROAD, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 7AN****For: R. Brooke, 9 Walford Road, Ross-on-Wye,
Herefordshire, HR9 5PX****Date Received: 8th August 2003 Ward: Ross-on-Wye East Grid Ref: 6014 2412
Expiry Date: 3rd October 2003**Local Member: Councillor Mrs. C. J. Davis
 Councillor Mrs. A. E. Gray**1. Site Description and Proposal**

- 1.1 The site is on the west side of Cantilupe Road close to its junction with Henry Street and Gloucester Road.
- 1.2 No. 5 is a single storey building that is flat roofed. To the Cantilupe Road frontage is a large window with entrance door. It is currently vacant but it appears that its last use was as a cafe.
- 1.3 The proposal is to use the property as a taxi office. No physical alterations to the building are indicated.
- 1.4 The building is on the edge of the town centre where there is a mix of uses. In the immediate vicinity there are retail uses, the library, a restaurant and housing. In Cantilupe Road immediately outside and opposite the premises are bus stops.

2. Policies**2.1 Planning Policy Guidance**

PPG.1	-	General Policy and Principles
PPG.13	-	Transport
PPG.15	-	Planning and the Historic Environment

2.2 Hereford and Worcester County Structure Plan

Policy CTC.15	-	Conservation Areas
---------------	---	--------------------

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.5	-	Development within Area of Outstanding Natural Beauty
Policy C.23	-	New Development affecting Conservation Areas
Policy RT.1	-	Ross-on-Wye Town Centre
Policy T.1A	-	Environmental Sustainability and Transport
Policy T.3	-	Highway Safety Requirements
Policy 11	-	Business Uses in Residential Areas

- Policy 16 - Conservation Areas
- Policy 17 - Re-use of Existing Buildings

2.4 Unitary Development Plan

- Policy DR.2 - Land Use and Activity
- Policy HBA.6 - Conservation Areas
- Policy TCR.1 - Central Shopping and Commercial Areas
- Policy T.1 - Public Transport Facilities
- Policy T.11 - Parking Provision

3. Planning History

- 3.1 None identified.

4. Consultation Summary

- 4.1 No statutory or non-statutory consultations required.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

- 5.1 The applicant states that they intend to open from 9.00 a.m. until 11.30 p.m. but on Friday and Saturday until 1.00 a.m., they will use telephones for communication, they will run four vehicles but intend to add two more to cover the Christmas period, the vehicles are, and would continue to be, parked at 9 Walford Road and there will be a seated area in the building to allow customers to wait for transport.
- 5.2 The owner of the building advises that the building known as 'Bungalow Cafe' has been previously used for a taxi business.
- 5.3 Ross-on-Wye Town Council have no objections.
- 5.4 One letter of representation has been received from 6 Cantilupe Road. This raises concerns over the existing traffic congestion and that the use will add to this. There was no information as to hours of opening but expresses concern about noise from people and cars and that the site is already advertising the taxi service.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The site is located on the edge of the town centre where there is a mix of commercial and residential uses. In addition, Cantilupe Road at this point contains bus stops. The main considerations in the determination of this application are whether the use is (i) appropriate in this location, (ii) effect on road safety, (iii) impact on residential amenity and (iv) impact on the Conservation Area and Area of Outstanding Natural Beauty.

- 6.2 The first issue concerns the suitability of the proposed use for this location. In commercial terms there are shops and a restaurant together with the library in the vicinity. There are houses opposite and nearby with new housing development adjoining the library. The proposed use does not fall within any specific Use Class but in terms of the activity that it generates would not in principle be inappropriate in this location.
- 6.3 With regard to road safety (issue ii) at times during the day there is congestion in the area due to the presence of buses but this is not continual. There are no off road parking facilities available so that when taxis attend the site they would be required to park on the highway where there is only limited space available. However, it is considered unlikely, from the number of vehicles stated to be operated, that the additional traffic would cause noticeable harm. The Head of Engineering and Transportation has no objection.
- 6.4 Issue (iii) concerns impact on residential amenity. During the day when the existing commercial uses are in operation there is an impact on the amenity of the dwellings in the vicinity. It would be expected that during the evening and overnight that such disturbance from existing uses would be reduced. The proposed use particularly late at night with customers and vehicles visiting the premises could give rise to noise and disturbance. It is difficult to assess the extent of such an impact particularly as it partly depends on the behaviour of the customers. Accordingly, a time limited permission and restriction on operating hours is considered reasonable.
- 6.5 The proposed use would not cause harm to the character of the Conservation Area or to the Area of Outstanding Natural Beauty.
- 6.6 The use proposed is not inappropriate in this location but it is the effect of it on the amenities of nearby residents that primarily gives rise to concern. From the information provided the use does not appear to be particularly intensive but its operation late at night may give rise to noise and disturbance. Subject to the conditions set out below the application is considered acceptable.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 E20 (Temporary permission)

Reason: To enable the local planning authority to give further consideration of the acceptability of the proposed use after the temporary period has expired.

2. E03 (Restriction on hours of opening)

Reason: In the interests of the amenities of existing residential property in the locality.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.