

APPLICATION NO	PA/2017/1087
APPLICANT	Mr Mashook Ali, Crosby Cabz
DEVELOPMENT	Planning permission for change of use of vacant shop to taxi office
LOCATION	232 Frodingham Road, Scunthorpe, DN15 7NW
PARISH	Scunthorpe
WARD	Crosby and Park
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (application by a member of the council – Councillor Mashook Ali)

POLICIES

National Planning Policy Framework: Paragraph 14 sets out that there is a presumption in favour of sustainable development which lies at the heart of the NPPF.

Paragraph 15 states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 17 sets out the core land-use principles of planning.

Paragraph 18 – the Government is committed to securing economic growth in order to create jobs and prosperity.

Paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 70 – to deliver social, recreational and cultural facilities and services the community needs, planning decisions should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.

North Lincolnshire Local Plan:

T2 (Access to Development)

DS1 (General Design Principles)

DS4 (Changes of Use in Residential Areas)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS14 (Retail Development)

Housing and Employment Land Allocations Development Plan Document:

TC-1 (Development in North Lincolnshire's Town Centres and District Centres)

CONSULTATIONS

Highways: No objections.

Environmental Health: No objections subject to restriction of hours.

PUBLICITY

A site notice has been displayed on the site and one letter of objection has been received raising the following issues:

- lack of car parking in the area
- additional cars will be used if the application is approved.

ASSESSMENT

The proposal

This proposal is to change the use of a vacant shop into a taxi office. The applicant is intending to operate the business using one car and one minibus. The hours of use proposed by the applicant are Monday to Friday 7am to 11.30pm, Saturdays 7am to 1am Sunday, and Sundays 7am to 1pm.

The site

The site is located within the Scunthorpe and Bottesford Urban Area, close to the district shopping area of Frodingham Road. The property is currently a vacant shop located in a commercial and residential area. To the south is a residential property, to the north a printing shop and to the west a mix of commercial and residential properties; the International Sikh Temple is located close to the site. The site has no off-street parking; parking takes place on Frodingham Road.

The main issues associated with this proposal are whether it is acceptable in planning policy terms, and if so, whether its impact on residential amenity and on the highway network is also acceptable.

Planning policy

The site is located within the development boundary of the Scunthorpe and Bottesford Urban Area, close to the district shopping area of Frodingham Road. The site is considered to be a sustainable location for the proposed development. The building was used as a shop, but the premises are currently vacant. The National Planning Policy Framework (NPPF) has a strong emphasis on supporting the economy. This proposal will bring a vacant building back into use, and provide employment opportunities and a valuable service to residents of the area. In terms of policy TC-1 of the Housing and Employment Land Allocations Development Plan Document (HELADPD) and policy CS14 of the Core Strategy, the site is located outside the district shopping area of Frodingham Road. However, although the proposal is outside the district shopping centre, the proposal will not undermine the retail function of the area and will provide a service to residents of the area. The site is close to the district shopping area and is considered to be a sustainable location for the development. The proposal therefore accords with guidance in the NPPF, policies CS1, CS2, CS3 and CS14 of the Core Strategy and TC-1 of the HELADPD.

Impact on residential amenity

The site is located next to a residential property in a residential and commercial area. There are a variety of uses close to the site that operate late into the night. The site has an existing, unrestrictive retail use. The use of the building as a taxi office would bring a vacant building into use which is supported in economic and social terms. The taxi office will be run as a control centre so vehicle movements to and from the site are likely to be similar, if not less, than if the premises were run as a shop. Therefore no demonstrable loss of amenity will be caused to neighbours. Concerns in relation to the number of vehicles being used for the taxi business being increased is noted. However, to restrict the number of vehicles for the taxi business would be unreasonable and unenforceable, especially as the taxi vehicles are unlikely to be parked outside the site for the majority of the time. The hours of use suggested by Environmental Health will be imposed on this permission to safeguard residential amenity. The proposal therefore accords with policies DS1 and DS4 of the North Lincolnshire Local Plan.

Impact on the highway

In terms of impact on the highway, there is insufficient parking on the site frontage for the proposed vehicles. However, the building, although currently vacant, has an existing commercial use where vehicles travelling to and from the site would park on Frodingham Road and surrounding streets. The operation of a taxi office normally operates as a control centre instructing the taxi vehicles where to pick up and drop off customers. The vehicles are unlikely to park outside the premises awaiting customer pick-ups and drop-offs and customer numbers to the premises are likely to be small. Highways have raised no objections to the proposal and therefore it is considered to be acceptable in highway terms and accords with policy T2 of the North Lincolnshire Local Plan.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan dated 6 July 2017.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The hours of operation of the taxi office/base shall be restricted to:

Monday to Thursday: 7am to 11.30pm

Friday: 7am to 1am (Saturday)

Saturday: 7am to 1am (Sunday)

Sunday and public/bank holidays: 7am to 11.30pm.

Reason

To minimise the potential for noise nuisance, and to prevent the loss of amenity to nearby residential properties in accordance with policies DS1 and DS4 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

PA/2017/1087 – Site Location



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