



Approve Planning Permission

TOWN AND COUNTRY PLANNING ACT 1990

To:

[REDACTED]

Unit 1 The Joinery Works
Heritage Park
Outgang Lane
Osbalwick
York
YO19 5UP

Application at:

Hare & Ransome Limited Unit 1 The Joinery
Works Heritage Park Outgang Lane Osbalwick
For: Change of use of first floor from former builders
yard offices to taxi business

By:

[REDACTED]

Application Ref No: 20/00892/FUL

Application Received on: 26 May 2020

CONDITIONS OF APPROVAL:

1 The development shall be begun not later than the expiration of three years from the date of this permission.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Proposed ground floor plan received by the Local Planning Authority on 1 September 2020.

Proposed first floor plan received by the Local Planning Authority on 1 September 2020.

Proposed site plan received by the Local Planning Authority on 1 September 2020.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 The taxi office shall be conducted as a control room only and no facilities are to be provided on site for drivers waiting for fares or between shifts, nor shall the premises and car park be used to pick-up or drop-off customers or be used as a waiting area for customers.

Reason: To safeguard the amenity of the adjoining premises and the area generally.

4 Group training shall only take place at the site on a maximum of two days per month and shall be attended by a maximum of 10 people at any one time.

Reason: Any proposal to increase the intensity of training activities would need to be considered in the light of local highway and parking conditions.

5 The area on the approved plans for the parking and manoeuvring of 5 vehicles for the taxi use shall be retained solely for such purposes at all times that the Taxi Office is operational.

Reason: In the interests of highway safety.

6 Prior to the occupation of the development commencing details of new secure cycle parking area shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking areas have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

Date: 18 September 2020



M. Slater
Assistant Director for Planning and Public
Protection

FOR RIGHTS OF APPEAL, SEE OVERLEAF

Notes to Applicant

1. Statement of the Council's Positive and Proactive Approach

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve an acceptable outcome:

- Conditions included limiting the site to a call-centre and occasional staff training area.

2. For Information - Fire escape and sanitation

This planning permission for a change of use to a taxi business does not grant or infer permission for the recent installation of the fire escape and planning permission for a change of use of the business does not override the need to comply with any separate legislation as appropriate.

Appeals to the Secretary of State

- If you are aggrieved by the decision of the City Council to attach conditions to the grant of planning permission, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within SIX months of the date of this. You must use a form which you can get from The Planning Inspectorate, at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (tel: 0303 444 5433) or which can be downloaded from their web site (<https://www.gov.uk/appeal-planning-inspectorate>).
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the City Council could not have granted planning permission for the proposed development, or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under the Order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

Purchase Notices

- If either the City Council or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state, nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the City Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances, compensation may be claimed from the City Council if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Section 120 and related provisions of the Town and Country Planning Act 1990.

Note

This permission does not absolve you from the need to obtain approval under the Building Regulations, or to obtain approval under any other Bye-Laws, Local Acts, Orders, Regulations and statutory provision in force, and no part of the proposed development should be commenced until such further approval has been obtained.