

ADDENDUM REPORT PLANNING COMMITTEE 21st OCTOBER 2010

Item: 6.8

Site: 3-5 Market Road, Plympton, Plymouth

Ref: 10/01544/FUL

Applicant: Mr T Walke

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Since completion of the officer's report two letters of representation have been received, which make the following observations:-

1. The comings and goings at the garage would be in conflict with pedestrian movements. There are two primary schools in the locality. There is an increased risk in a child being involved in an accident.
2. The area is congested and the garage generates parking in resident parking spaces and in Old Priory and Potters Way. The area will experience an additional increase in traffic due to the housing development across the road from the site.
3. The garage appears to be associated with an existing garage across the road.
4. There is no need for the premises – there are many empty units in Valley Road, which is designed for industrial use.
5. The garage specialises in motor homes, which are bigger than cars and this will impact on visibility.
6. There is not enough space inside the garage to provide the six parking spaces shown on the plans, which are not to scale. The rear yard is too busy to provide parking and is too far from the premises to be workable in practice.
7. Cars are being washed on the road outside the garage and the waste runoff will pollute nearby watercourses and would be harmful to the environment.

These issues have essentially already been raised in representations referred to in the main report. It is not known whether the garage is associated with another across the road, and it is not considered necessary to pursue this matter. The issue of motor homes attending the site is considered below.

The applicant has submitted a scale drawing of the rear yard and the eight proposed car parking spaces as well as assurances that these spaces will be kept vacant for the use of the customers and staff of the transport repair garage. In addition Taurus Van Hire, the main user of the rear yard, have written in to confirm that they have agreed to free up eight parking spaces in the yard for the applicant's customers to use. Taurus also state that their own need for parking is minimal as their vehicles are generally out on the road.

A concern arose regarding the additional parking requirements for motor homes and the applicant has confirmed that only a single motor home would be worked on any time within the site.

Further responses from the Public Protection Service (PPS), on the paint spraying taking place, are that there is no objection to the proposals on the basis that the use is temporary, personal to the applicant, is small scale and that there have been no

complaints received by them relating to paint spraying from the premises. PPS would review their stance on the activities if complaints were received.