

Planning Statement

**Application for Change of Use at 22 Exeter Street, Newport
From Use Class B8 (Storage/Distribution) to Use Class B2 (General Industrial – Car Repairs)**

I. Introduction

This statement supports a planning application for the proposed change of use of the premises at **22 Exeter Street, Newport** from its current lawful use as **B8 (Storage/Distribution)** to **B2 (General Industrial – Car Repairs)**.

The proposed use will be for the repair and maintenance of vehicles, specifically serving the fleet of Roman Taxis and associated drivers. The use will be limited to taxi repair and maintenance rather than operating as a general public garage.

Access to the garage is required at all times in the event of a breakdown. This will allow us to move the broken-down vehicle into the garage and replace it with a fully roadworthy vehicle stored on site for such eventualities. Two backup vehicles (one car and one minibus) will be stored on site for this purpose.

Any repairs would be carried out between the hours of 9:00am and 5:00pm.

2. Site and Surroundings

The site is situated at 22 Exeter Street, within an established mixed commercial and light industrial area of Newport. The surrounding uses include a combination of small workshops, storage units, and service-based businesses. The premises is currently used for storage/distribution purposes (B8).

The site benefits from good accessibility to the local road network, making it suitable for a small-scale operational use related to vehicle maintenance.

3. Proposed Development

The proposal seeks permission for a **change of use from B8 to B2**, allowing the premises to be used as a small-scale vehicle repair and maintenance workshop. The workshop will be used exclusively for the upkeep of Roman Taxis' vehicles and associated drivers and **will not operate as a general MOT centre or open garage for members of the public**.

Key elements of the proposal include:

- Use restricted to vehicle repairs and maintenance associated with Roman Taxis.

- No external changes to the building fabric are proposed at this stage.
- Limited vehicle movements, restricted to fleet taxis only.
- Normal daytime working hours to avoid adverse impacts on neighbouring occupiers.

4. Planning Policy Context

The proposal has been considered against the relevant policies of the **Newport Local Development Plan (LDP 2011–2026)**, including:

- **Policy EM1 – Employment Land Protection:** Supports the continued use of sites for employment purposes. The proposal retains the site in employment-generating use.
- **Policy GP2 – General Development Principles:** Development must be acceptable in terms of scale, form, and impact on local amenity. The proposed use is compatible with neighbouring commercial premises and can be controlled by conditions (hours, noise, parking).
- **Policy T4 – Parking:** The development will provide sufficient on-site parking and will not result in highway safety concerns.

The proposal therefore accords with the principles of sustainable development by reusing an existing building, supporting local employment, and maintaining economic activity in Newport.

5. Assessment of Impacts

a. Highways and Traffic

The proposal will not generate significant new traffic, as it is restricted to the existing Roman Taxis fleet. Vehicle movements will be limited, and no large HGV movements are anticipated.

b. Noise and Amenity

Given the industrial/commercial character of the area, the proposed use will not adversely affect residential amenity. Normal working hours will ensure noise and activity levels are controlled.

c. Economic Benefits

The development will support the local taxi business, ensuring the upkeep and roadworthiness of vehicles, which benefits both the local economy and community.

6. Conclusion

The proposed change of use of 22 Exeter Street from B8 to B2 will:

- Make effective use of an existing building.
- Support a local business, Roman Taxis, and employment in Newport.
- Generate limited and controlled levels of traffic and activity.
- Be compatible with surrounding uses in this established commercial area.

For these reasons, the application is consistent with the aims of the Newport LDP and national planning policy. The Council is therefore respectfully requested to grant planning permission for the proposed change of use.