

Highway Response

Ref: 25/0712

Date: 26/09/25

PROPOSAL: CHANGE OF USE FROM EXISTING B8 STORAGE AND DISTRIBUTION TO B2 CAR REPAIRS

SITE: 22 Exeter Street Newport NP19 8DE

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on highway safety grounds and parking and servicing policy.

Highway Comments:

The entrance to the unit is not suitable for vehicular movements. There is zero intervisibility between emerging vehicles and passing pedestrians. The footway leads to an adjacent play area, heightening concerns for pedestrian safety.

A footway crossing would be needed for lawful access. This is licensed by highways and independent of planning. It is unlikely to be approved even if planning is granted.

In terms of parking, it appears that two "courtesy" cars would be on site at any time. It appears these would have to be parked on the inspection lifts and kept outside when work is undertaken on any other vehicle.

From the SPG the parking requirements for B8 (existing use) is one commercial space which (in planning policy terms) is assumed to be available. The proposed use requires a van space and two car spaces. As there are two vehicles stored as well there would be a need for two spaces plus the SPG requirement.

The site is on a T junction and adjacent to a bend, surrounded by terraced residential properties with parking controls that restrict much of the safe parking to residents. The remaining areas are already oversubscribed. There is a public (pay and display) car park nearby but we would not anticipate this being used.

In terms of servicing, it seems clear that the garage would probably have some kind of transporter/trailer to collect vehicles. If not it would certainly need space for them to attend. Adjacent roads are not suitable for unloading or manoeuvring such vehicles and there is no possibility of operating them within the site.

Highways therefore consider that the lack of servicing area and parking will lead to indiscriminate and unsafe parking and raises further objection.