

Dear Ms Quinn,

Ref No:25/1038

I am writing to object to the resubmitted planning application for change of use from class B8 to class B2 Vehicle Servicing at 22 Exeter Street now proposing to operate one day a week for servicing. My original objection remains fully valid, and I wish to reiterate and expand on the concerns raised previously due to the ongoing and persistent issues experienced by residents.

This situation has been extremely troubling from the start, the garage began operating without any planning permission and chose to continue operating illegally while submitting their first application. That application was refused, yet the illegal operation continued regardless.

An enforcement notice has since been issued, but the garage continues to operate daily, although they have until February to respond to the notice, the fact remains that they have operated unlawfully throughout the entire process.

The resubmission that the garage intends to limit itself too "servicing one day a week" is simply not credible considering their action to date. They have repeatedly ignored planning rules, carried on business after refusal and continued even after formal enforcement action, nothing in their conduct suggests they would suddenly comply with any new conditions if planning permission were granted.

Residents are still experiencing disruption, a neighbour directly next door has reported cars being worked on as late as 11pm, which is wholly unacceptable and severely impacts their quality of life. Numerous images have been sent to the council showing vehicles connected to the garage obstructing others, taking up residents permit bays and causing general inconvenience on an already pressured residential street. These are not occasional issues they are ongoing and persistent.

I would also like to highlight again the concerns raised by the Highways Officer, their assessment clearly stated that the entrance is unsuitable for vehicle movements, there is zero visibility between cars emerging from the site and pedestrians and the footway leads directly to the nearby children's play area. These factors create a real and ongoing danger to families and young people using the basketball courts and MUGA behind the site. Highways also advised that a lawful vehicle access would require a footway crossing that is unlikely to be approved, even if planning permission is granted. These concerns should not be overlooked or minimised.

This garage has caused continual issues for residents, has disregarded planning laws from the beginning and continues to operate in defiance of both planning refusal and enforcement action. Allowing any form of approval now even under the claim of operating one day a week would reward non-compliance and leave the residents vulnerable to further disruption and unsafe conditions.

For these reasons, and in light of my original objection which still stands, I strongly urge Planning to refuse this application.

Kind regards
Cllr Farzina Hussain
Victoria Ward