

From: Hussain, Farzina (Elected Member) <Farzina.Hussain@newport.gov.uk>
Sent: 08 October 2025 08:00
To: NCC - Planning <Planning@newport.gov.uk>
Subject: Re: Planning Consultation Request for case ref: 25/0712 - Change of use from B8 Storage and distribution to B2 Car repairs 22 Exeter Street Newport NP19 8DE

Dear Ms Quinn

I am writing as Ward Councillor of Victoria Ward to formally object to the above planning application for a change of use from B8 Storage and Distribution to B2 Car Repairs at 22 Exeter Street Newport.

This application has generated significant concerns among residents, many of whom have contacted me directly to raise serious objections to the proposal. Having reviewed the application and feedback from the local community, I share their objections.

Inappropriate use in a residential area:

Exeter Street is a quiet, residential street where residents value their peace and safety, a car repair workshop is an industrial use that would generate noise, fumes and disturbance which are not suitable or compatible with residential setting.

Parking and Highway Safety:

The area operates residents only permit parking scheme, with limited space already under pressure, A car repair use would bring additional vehicles, customer cars, courtesy cars and staff vehicles making the situation worse.

I also agree with the Highway Officers comments and their objection on highway safety grounds, the entrance to the unit is not suitable for vehicle movements, and there is no clear visibility between cars leaving the site and pedestrians using the pavement. The footway directly leads to the nearby play area, making this especially unsafe for children walking to and from the MUGA (Multi-Use Games Area). The MUGA is well used by children and young people, increased vehicle movements linked to the workshop present a clear risk to safety. Children walking between parked cars or moving vehicles to access the play area could easily be put in danger.

The Highways Officer has also highlighted that a proper footway crossing would be required for lawful vehicle access, this would need separate approval from Highways and is unlikely to be granted, even if the planning permission were approved. In addition, the application mentions that two courtesy cars would be kept on site at all times, yet there is nowhere appropriate for them to be parked without taking up residents permit spaces or causing obstruction.

Unauthorised use and noise complaints:

The garage has already been operating without planning permission, and residents have reported noise and parking issues. This undermines confidence that the

applicant would comply with any conditions if permission were granted.

This proposal is unsuitable for a residential street and poses clear risks to safety, amenity and the surrounding community. For these reasons and in agreement with the Highways officer's professional advice I urge the council to refuse planning permission for this application.

Best regards

Farzina Hussain

Victoria Ward Member

Civic Centre, Newport, South Wales NP20 4UR