

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 7 November 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00742/FUL	LYNDSEY HAYES	03	51-57

ADDITIONAL CONSULTATION RESPONSE

WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (AMENITY) - The section has been made aware of concerns that the applicant has a commercial interest in the maintenance and supply of American Hot Rod type cars, which by their very nature can be noisy vehicles. In view of the applicant's commercial interest, it is felt appropriate that the domestic garage must not be equipped with commercial equipment such as hydraulic ramps, compressors, paint sprayers or any other equipment associated with a commercial enterprise, which is likely to be detrimental to the amenity of the residential area by causing excessive noise, dust or odour.

Officer Response: Conditions are required to meet various tests which includes being enforceable and precise. As commercial machinery is not actually defined, it would not be possible for a suitably worded condition to be imposed along the lines of what is suggested above. Condition 4 (as set out in the main report) would require the garage to be used for purposes incidental or ancillary to the dwelling and would prevent it from being used for any commercial purpose. Furthermore it is acknowledged that Environmental Health have separate powers to deal with complaints, such as noise, which they can deal with independently from the local planning authority to safeguard the amenity and/or health of residents.