

Planning Officer's Addendum Report – LDCA MAY 2026

APPLICATION	2026/05 – Change of Use and Alterations for Proposed New Motorcycle Showroom (Revised)
PERMISSION SOUGHT	Full Permission
REGISTERED	16 February 2026
APPLICANT	Derek Pedley
PARCEL	HTH1053
LOCALITY	Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	National Conservation Area (NCA)
CURRENT USE	Vacant Building - Former Restaurant (Tasty Bites)
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Independent</i> Newspaper on 30 January 2026.▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 February 2026
REPRESENTATIONS	One from a member of the public
DECISION ROUTE	Delegated / LDCA / EXCO

A. PLANNING BACKGROUND

Following consideration of the application at the April 2026 planning meeting, the Land Development Control Authority (LDCA) resolved to defer the proposal to allow the applicant to review specific concerns relating to the extent of the proposed motorcycle showroom extension that exceeded the buildings footprint, and also asked for further details relating to noise mitigation measures proposed.

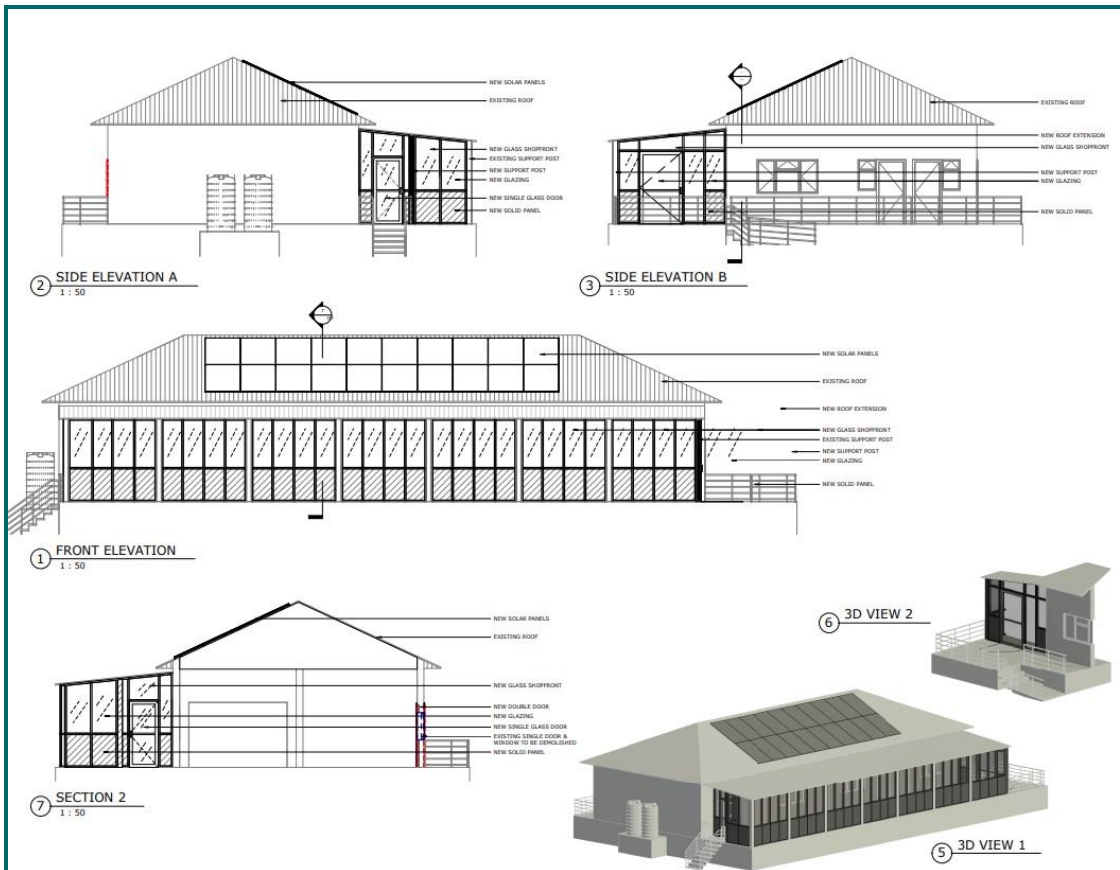
In response to the feedback received, the applicant has revised the design of the proposed development to remove the projecting element. The motorcycle showroom is now fully contained within the existing building footprint, including the enclosed veranda area.

This report should be read in conjunction with the original Officer's Report.

Diagram 1: Plan Layout (as Revised)



Diagram 2: Elevations (as Revised)



The applicant proposes the following are noise mitigation measures:

- Restrict hours of operation (e.g. no servicing outside normal business hours).
- Limit engine testing and revving to essential activities only.
- Prohibit prolonged idling or unnecessary running of motorcycles.
- Schedule noisier activities during hours when surrounding uses are absent.
- Keep servicing activities inside the building with doors closed where possible.
- Position workshop areas away from sensitive sharing walls where feasible.
- Maintain distance between servicing areas and neighbouring properties where possible.
- Designate specific areas for testing vehicles away from site boundaries.
- Ensure all tools and machinery are well-maintained to minimise excess noise.
- Use quieter or low-noise equipment where available.
- Avoid use of particularly noisy equipment outdoors.
- Implement a site management plan for noise control.
- Provide staff training on noise awareness and good operational practices.
- Establish a complaints procedure to address any issues promptly.

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Built Heritage Policies: BH1 (c), BH.2, BH3 and BH.5
- Roads and Transport: Policies RT1, RT.7

OFFICER'S ASSESSMENT (Revisions only)

The removal of the external extension element results in a reduced overall development impact and addresses the concerns raised by the LDCA.

The development is now more clearly subservient to the existing building form. The proposal further minimises its impact within the National Conservation Area (NCA).

The revised design ensures that no part of the development extends beyond the established footprint of the building, thereby reducing visual impact and aligning more closely with existing buildings to the north of the proposed development. The proposal, as revised, is considered to be acceptable in respect of scale, siting, and design.

A condition is proposed to be attached to require the submission of a Site Management Plan for Noise Control and its continuing adherence to control measures to ensure that the proposal does not adversely impact local amenities.

Subject to the noise measures, it is not considered that any additional adverse impacts arise from the proposal as revised, and all other aspects of the original assessment remain unchanged which were acceptable.

The applicant has demonstrated a positive and constructive response to the concerns raised by the LDCA. The proposal, as revised, is considered to be acceptable with the amendments improving the overall scheme.

The development overall complies with the relevant Policies of the Land Development Control Plan 2012 for the Intermediate Zone and National Conservation Areas (Built Heritage Policies) and incorporates appropriate environmental and operational mitigation measures and is therefore acceptable.