



Mark Williams
3 Adhurst Road
Havant
Hampshire
PO9 2HP

email: [REDACTED]
[REDACTED]

Notes and proposals for Havant Borough Council regarding change of building use for Unit 9, Palmers Road, Emsworth PO10 7DH.

Following on from preliminary emails, telephone conversations and Pre-Planning Application with both Mrs. R McMurray and Mrs. B Crawford, please find below, my anticipated use of this building and why I wish to seek a change of use from B1 to B2+MOT.

Currently I am employed as a Mechanic/MOT tester in Southbourne by Mr R T Damerell trading as Southbourne Service Station. Sadly after over 75 years as a local petrol filling station, combined with two successful vehicle repair workshops and one MOT bay, the site has been sold and will close in July 2014.

Mr. Damerell has offered me the telephone numbers for both workshops with the idea of me working for myself, and continuing to support local customers with their servicing and MOT requirements, these telephone numbers will become available following the closure and the end of trading for Southbourne Service Station.

After much deliberation and searching, I came across Unit 9, Palmers Road in Emsworth. This unit currently has tenants looking to re-assign the lease for reasons unknown. The managing agents are Andrew Mahon Properties in Fermanagh, Northern Ireland.

I am fully aware of the other motor trade companies in Palmers Road, and indeed have good

relationships, (both personal and business), with Southern Tyres, AD Williams, RandR Workshop etc. But should I be able to open for myself, would be the ONLY garage/motor trade business in that estate offering MOT testing for cars/light commercials. I would be bringing my own customer base from Southbourne, and not taking customers from the existing business's there, and in the town.

Unit 9 would need some alteration to suit my purposes, but the managing agents/owner have no problems with me doing this, and also running a car repair business/MOT station there. By me opening there it could actually provide an additional service/assistance to the other business's, as I could offer MOT testing facilities on their 'doorstep'.

The business I am looking to start would trade as 'The Workshop', consisting of two 2-post car lifts (surface mounted to the existing floor) and a MOT 4-post lift, again surface mounted to the concrete floor. The only building changes would be the removal of the mezzanine floor and the MOT brake tester recessed into the workshop floor.

The vehicles I would be working on would be passenger cars and light commercial vehicles (Transit sized van and smaller), and operations would include: MOT testing (Class 4), servicing, repairs, but no performance tuning or paint spraying/panel beating.

With regards to opening hours, I would look to apply to VOSA to enable MOT testing within the hours of 8am-6pm Monday to Friday, and 8am-3pm Saturdays, with no use on Sundays, so my hours of trading would be the same (if possible). This ties in with the hours of the other business's currently trading there.

I have spoken to VOSA about the opening of a MOT station, and once the building has B2 classification, combined with the preliminary plans, it is a feasible proposition. Roger Macriner from Liftmaster Garage Equipment would be project managing the application to VOSA, and subsequent equipment installation. I have included a proposed drawing of the equipment installation.

With regards to employee numbers, I anticipate running with 3 full-time employees and possibly at a later date an apprentice or part-time assistant.