

Local Review Body Reference: 12/0017/LRB
Planning Application Reference; 12/01227/PP
MacKays Garage, Ledaig, Tobermory, Mull, PA75 6NR

The proposed development is accessed from the UC03 Ledaig Branch Road within a rural 30mph speed restriction.

The existing Ledaig Car Park has parking for 163 vehicles including 8 No spaces for blue badge holders. The use of the car park varies throughout the year. In winter, usage is normally 10% - 20% of capacity. The usage increases with the start of the tourist season in April and from June to August it is operating at full capacity during the day, with usage decreasing throughout September and October.

Problems are caused by the garage using the bus and coach area and public road as a car park, and for carrying out repairs to vehicles, all the year round. Other drivers see their vehicles in this area and assume they can also park there. This leads to problems with the buses being unable to manoeuvre due to the parked vehicles. Any additional service bays at the garage will lead to more parking in the bus area. The parts of the forecourt area, not directly in front of the existing service bays are also used for parking trailers and other vehicles. If there were more service bays the vehicles already parked on the forecourt would be displaced. The developer has not shown that they can provide space elsewhere for these vehicles.

It should be noted that under the controlling order for the car park, Clause 11 (i) prohibits the carrying out of motor repairs and Clause 11 (xiv) prohibits the carrying out of any business within the car park without the written consent of the council. The controlling order on non-charging car parks does not provide an easy solution to enforcing the regulations

The planning application does not show the off street parking required for the operation of the business. There are three work stations at present and they should have 14 parking spaces for vehicles (4 spaces per work station plus 1 space per two employees). In addition, spaces are also required for recovery vehicles and car sales. The increase to four work stations would increase the number of spaces to a minimum of 18 plus recovery and sales.

This application should be refused until the applicant can show that they can provide adequate parking and storage for the size of the business