McKenna Motors

Response to planning report

Overview

- We are a small internet based car dealership based on Preston New Road in Samlesbury.
- We are strictly by appointment only and the site is not always manned as we mostly attend for appointments.
- Currently we have a small display of 2 cars at the front (un-priced) and two flags which we use as markers for customers to locate us as we do not look like a car dealer from the road
- We store the cars to the rear of the property on the old tennis court

Highways

- We were requested to provide a designated entrance and exit; which we have done and also a designated customer parking area.
- It is our understanding that Highways are satisfied as long as we comply to this condition

Response to refusal recommendation (Visible from greenbelt)

 Taking into consideration the nature of our business and also the needs of our residents it is an essential element of our business that discretion is maximised to prohibit and discourage people from calling on to the property unannounced. Should it be a consideration of the planning committee we would be willing to erect a 2 meter high fence replacing the old mesh fencing of the tennis courts or if preferable plant new foliage and trees around the area so that the tennis court then becomes invisible from neighbouring properties and from the brook. As you can see from the photographs this would completely obscure the cars from vision.



View from the Greenbelt Please note the outbuildings are in a neighbour's land, the cars are located to the left of the building. The planting of shrubbery would total obscure the sight of the vehicles.

Response continued (Noise)

- With a maximum of 10 customers visiting per week the movement of cars is limited to one or two cars being started per day. To the front is a busy main road whose noise is way above the noise created by us, also within a short distance are 2 restaurants all of which are busy in an evening, attracting in excess of 40 vehicles each per evening at the weekend. Nearby on Nabs Head Lane, another greenbelt area, there is an archery centre who last Saturday had in excess of 40 cars all parked in the field; again creating much more of a disturbance and for which I feel sets a precedence. Our cars are stationary with only one or two cars being moved during a day. Customer appointments tend to be daytime between the hours of 10am and 3pm so these often tend to be when neighbours are at work.
- We measured the noise level during a working day and this never exceeded 65 decibels yet the main road often measures at 80 + and a combine harvester in the back field last Saturday measured 80.





Bukara car park

The Archery Centre

Precedence

- There are other businesses in the area that also have in excess of 40 cars visiting.
- The Bukara is open all evening
- Mezzos is open lunch and evening
- Samlesbury Hall has weddings at least twice a week and on these days have many vehicles
- The Golf range
- The Archery centre

Support

- As you will see at the meeting we also have support from many of the neighbours
- We have also attached a petition of support from local residents

Support petition

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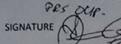
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Support petition

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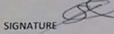
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