

## **Supporting information for change of use**

If our application for change of use is successful we plan to open a small independent garage. The garage will be run by two mechanics with 35 years combined experience in the industry. As there will only be two qualified mechanics the amount of traffic generated will be minimal. The site has been used to the comings and goings of large agricultural vehicles but the intended garage will service cars and small vans. Access to and from the site is via the lane, which offers ample views of the road for entering and exiting purposes.

The intended opening hours are 0800-1800 Monday to Friday and 0800-1200 on a Saturday. We believe the surrounding community will not be adversely affected but instead will benefit from the opening of the garage, as it will service the community. There is no other local garage. We see it as an investment in the area. There is no other intended use for the farm. If we do not repurpose/maintain the buildings they will become an eyesore for the surrounding community as they fall in to disrepair over time.

The surrounding fields are still used for grazing cattle and are rented to the local farmers. Some of the other outbuildings may also be used for housing cattle on occasion. Thus retaining its agricultural character.

The yard area will have designated parking for staff and customers, which will be clearly marked. We also have an area that can be used as a turning circle. This is detailed on the accompanying site map. The site will meet all health and safety regulations necessary to maintain a safe working environment.