

REFERENCE: 26/0058

PROPOSAL: RETROSPECTIVE APPLICATION FOR THE ERECTION OF 4 SELF CONTAINED MIXED USE B1 AND D2 PODS

SITE: Neuadd Wen Penylan Road Bassaleg Newport NP10 8RW

APPLICATION TYPE: FULL

CASE OFFICER: Jacob Cooke

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

Comments:

The site lies in countryside so policy SP5 Countryside will apply but not within a Special Landscape Area.

A public right of way runs close (shown below) but pods appears to be adequately screened by intervening vegetation.



The Miles White Transport Note para 5.5 states ‘the required visibility splays are achievable in both directions and do not affect the hedgerows along Penylan Road’. If in the view of Highways this is not the case please advise as I am aware of previous applications (20/1178 and 25/0015) and their reasons for refusal. If hedge removal is required the landscape impacts will need to be mitigated for, this would affect the character of the entrance but would not open up views of the pods.

For a countryside location, the pods are sited well away from the host dwelling but close (at around 20m) to potentially overlooking neighbours although no photos are shown from the site out to show the relationship and whether mitigation for example by planting is required. There appears to be intervening vegetation from the aerial photo, but this needs to be confirmed by site photos and analysis.

The application form states no trees or hedges lie on or adjacent to the site however this is not the case. An off-set of 7.6m has been provided which may or may not be sufficient depending on the size of the trees, however any damage to the tree roots will already have occurred.

It is unclear whether the circular path is a retrospective part of this planning permission as it is not within the red line boundary – please advise and provide photos.

The use class being sought is unusual for this type of building which is usually associated with tourism. The proposal is for B1/D2 uses listed in the transport report would require access to each pod however no paths are shown from circular path around the pond to the pods.

I have assumed no additional surfacing work is required to the access road.

No new Green Infrastructure is proposed – this is required under national policy as enhancement, in addition to mitigation for biodiversity losses.

No landscape scheme is proposed. The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

Recommendations:

Further details are required to be submitted for approval:

1. Photos from the pods towards the neighbouring properties with analysis of views and commentary on the intervening vegetation.
2. Photos of the pond path in all compass directions.
3. Revision to access from pond path to individual pods unless the intention is to use a grass surface.
4. Soft Landscape/Planting Plan showing planting type, species, size, density and outline maintenance plan for five years to cover new planting until established and management of existing vegetation. It is advised that a suitably qualified landscape specialist/professional is used to provide this which could be conditioned.