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**Sent:** 20 March 2025 11:58

**To:** NCC - Planning <[Planning@newport.gov.uk](mailto:Planning@newport.gov.uk)>

**Subject:** CONSULTATION RESPONSE ON PA 2025/0092

**2025/0092: Erection of a new detached dwelling – Tan-y-derw, Market Road, Penhow NP26 3AB**

Members seriously considered this planning application and have several concerns in respect of the development.

Firstly, as this is essentially an 'in-fill' within the plot of an existing property members have concerns as to whether there is sufficient space within the plot for this new development. Once it is built, will it have a detrimental effect on the other property within the site, and with neighbouring properties? There is no indication within the planning application as to the materials to be used in the build. These factors need to be known to ensure that the new build is in keeping with other nearby properties, and that it maintains the character of the area.

If planning permission is granted, then this will mean an increase in traffic on Market Road, particularly during the building/construction stage, when there will be an increase of construction delivery vehicles/lorries to site with building materials as well as vehicles belonging to the builders/ construction workers. There is already a major issue on Market Road in respect of on-street parking in this area causing inconvenience to residents.

The application for planning does not appear to include a traffic and site access management plan. A well thought out traffic and access plan would ensure that deliveries are made at suitable times of day, causing the least effect on other residents within the area, and it would set out a plan for the parking of workers vehicles and visitors to site. There does not appear to be any consideration as to how delivery of materials into site will impact on neighbouring properties, with the potential to damage of adjacent walls etc. The plan needs to include details of how and where materials are to be unloaded, stored, including the placement of welfare facilities.

The application indicates that the existing entrance will be used by both properties – a dedicated entrance for the new build would require the removal of trees/vegetation to increase the visibility splay. Visibility splays looking north are already compromised by the existence of retaining walls. It is essential that Highways department are consulted on this proposal so that existing traffic, parking and access/egress splays can be confirmed as adequate and not likely to cause a health and safety issue on Market Road.

The plans propose the new building to be 3m from the centre line of an existing established cypress hedge which will have established root systems. There are also several mature trees within relatively close proximity to the new build. It claims there will be no development within the Root Protection Area. Industry standard BS5837 root protection area (RPA) calculates the RPA area as a circle with a radius of 12x the diameter of a tree stem/trunk. This needs to be checked by planning as part of a site visit, to ensure it has no impact on the new build - or perhaps there is a need for an assessment to be undertaken by an arboriculturist who can plot the current siting, size etc of all trees, including their RPA.

Also, as there are established trees and vegetation within the area, there does not appear to be an ecological report undertaken. Surely there is a need for one, to ascertain the existence of bats, birds, mammals within the site and adjacent properties.

The planning application does not appear to make any reference to SUDs, with no plans for the dispersal of foul and surface water. The appropriate department within Newport City Council should be consulted in respect of SUDs, and Welsh Water should be consulted to ensure they are satisfied with the connectivity to any drainage systems etc.

As there appears to be a lack of statutory reports to support this application (ecology, traffic and site management plan, arboriculture) and no details regarding materials to be used, and no proposal regarding drainage/suds etc the Council feel that they **cannot support this application.**

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Beverly Cawley  
Clerk to the Council

Penhow Community Council

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