

Notice of Decision



A Osborne
WHP Telecoms Limited,
401 Faraday Street,
Risley,
Warrington
WA3 6GA

**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 [as amended]**

Application No: **24/0536**
Application Type: **Telecom Determination**
Proposal: **INSTALLATION OF A 20M TELECOMMUNICATIONS POLE WITH 6NOS ANTENNAS, 1NO 300MM TRANSMISSION DISH, 3NOS EQUIPMENT CABINETS, 1NO METER CABINET AND ANCILLARY DEVELOPMENT**
Site/Location: **Land West Of, Shetland Close, Newport, South Wales,**
Decision Date: **22nd August 2024**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 3rd July 2024. The application has been:-

Prior Approval is Required and Refused

Reasons Prior Approval is required and refused:

1. The proposal will appear unduly dominant and discordant in this setting. It will have a significant adverse impact upon the character and appearance of the site and the streetscene and the environmental qualities of the Shetland Walk Environmental Space. This is contrary to policies GP2, GP6 and CE3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
2. The proposal will have a significant adverse impact upon interests of acknowledged importance, namely ecology and landscape features by reason of the proximity to trees resulting in increased pressure for the lopping, topping or felling and additional erosion of the Shetland Walk Environmental Space. This is contrary to PPW12 and Policies CE3, GP5 and SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2015). No information has been provided to mitigate this objection.

NOTE TO APPLICANT

- (1) This decision relates to plan Nos:

Allaying Health Concernss 5G
Councillors Guide to Digital Connectivity
CS30800900 - Best Practice Safeguarding Area Notice delivered
CS30800900 - Best Practice Safeguarding Area Notice V.1.
CS30800900 - ICNIRP Declaration with Clarification Letter

CS30800900 - Planning Developers Notice (Wales) delivered
CS30800900 - Planning Developers Notice (Wales) V.6
CS30800900 - Planning GPDO Application Letter (Wales)
CS30800900 - Site Specific Supplementary Information (Wales)
CS30800900_VF23555_0_VMO2 NA_Design drawings_REV_A
CS30800900_VF23555_0_VMO2 NA_Location plan_REV_A
HM_GOVERNMENT_OF_COM_5G_GUIDE-142218
MobileUK Health Fact Sheet V1
Print-Wales-General Information for Telecommunications Development

(all received 21/06/2024)

- (2) The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP5, SP8, SP9, GP2, GP4, GP5, GP6, CE3 were relevant to the determination of this application.
- (3) Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 24/0536

Decision Date: 22nd August 2024

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).