

My name and address are included in my original objection dated 25/7/25, referenced below.

To confirm my details -

REDACTED (landlord and owner of flats 1, 2 & 3 , 1 Godfrey Rd, Newport, NP20 4NX)

Home address - *REDACTED*

Telephone *REDACTED*

Email- *REDACTED*

Objection to Planning Application – Shared Access and Bin Collection Concerns

I am the owner and landlord of Flats 1, 2, and 3, 1 Godfrey Road, Newport, NP20 4NX. My property shares a gated entrance with 1A Godfrey Road, which is the subject of the above planning application.

On 25 July 2025, I submitted an objection to the application on several grounds, including security concerns and my tenants' access to the ground floor flat. I note that the applicant has now proposed a solution to the security issue of the gates being left unlocked overnight. They state that their tenants have a 10 p.m. curfew, after which the gates will be locked.

While this may be a suitable arrangement for their tenants, allowing them to comply with their occupancy agreements, my tenants have no such curfew and require 24-hour access through the shared gate. This access is also essential, as it serves as one of the designated fire escape routes for both the ground floor and first floor flats.

In addition, as the owner and landlord, I must have 24-hour access to my property for repairs, maintenance, and emergencies.

I would therefore like clarification on how the applicant proposes to maintain unrestricted access for my tenants and myself if the gates are to be locked. Will my tenants and I be issued keys? Who will be responsible for providing new keys or access codes in the event of lock changes or updates to security systems?

A second issue concerns waste management. As these are residential properties, all bins must be placed for collection directly outside my front door. This means multiple bins will be left out overnight and until collection, which was not previously a problem when the premises were used for business purposes, as waste collection was managed differently.

What measures does the applicant intend to implement to prevent the pavement from being obstructed by numerous bins and to mitigate the likely odour problem this will create immediately outside my property?

Regards

Further to my email below, it has just occurred to me that the gate the applicant plans on locking, actually belongs to my husband and myself, as does the land under the archway. They have access over this, but do not own it. As such, they will not need to provide keys, or locks, that will be my responsibility. Am I expected to provide them with keys at my cost?

Can you please confirm this is noted in the objections.