
From: Carle, Shona (Trees and Woodlands Officer)
Sent: 25 April 2024 09:34
To: Cooke, Jacob (Senior Planning Officer)
Subject: 23/0703 | West Of England Hotel 42 Mill Parade Newport
Attachments: FW: 23/0703 West of England Hotel Landscape Comments August 2023; FW: S106 for 42 Mill Parade (23-0703); 23- 0703 GM.pdf

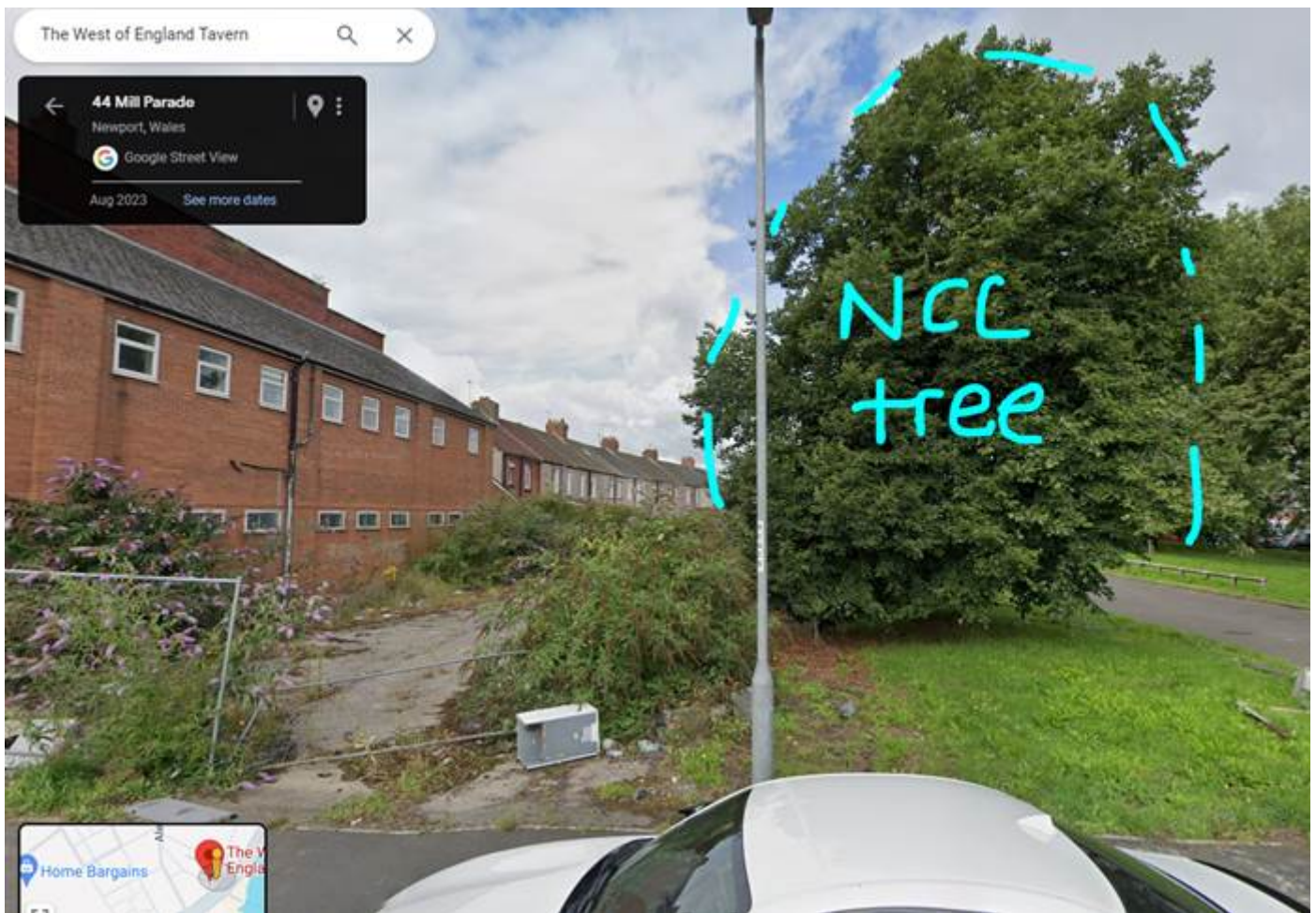
Hello Jacob,

Objections remain

Gill also raised issues – see attached .

Existing and Proposed Block Plan SD724 01a shows a clear incursion into NCC land shown as orange - it alludes to this on the plan : “property ownership does not align with the grass verge “

This is clearly unacceptable and was previously raised in my original comments along with tree issues.



All trees to be evaluated in line with BS5837:2012 – this has not been done.

The comment below (SG) is contrary to submitted comments : the original tree are comments remain.

1. *"The tree Shona Carle relates to, is unchanged by this version of the application, we are not doing any work in the vicinity of the tree. Its an existing carpark. I have had this discussion with Gill who accepted the confirmation. Can Shone now acknowledge that there is no work near the tree.? This is the latest plan of the area submitted but not recorded in the emails sent between you Gill and Shona"*

Cofion Cynnes / Kind Regards,

Shona Carle

Swyddog Coed / Tree Officer (TPOs & Private Land)

Cefn gwlad a Chadwraeth/ Countryside & Conservation

Gwasanaethau'r Ddinas / City Services

Cyngor Dinas Casnewydd / Newport City Council

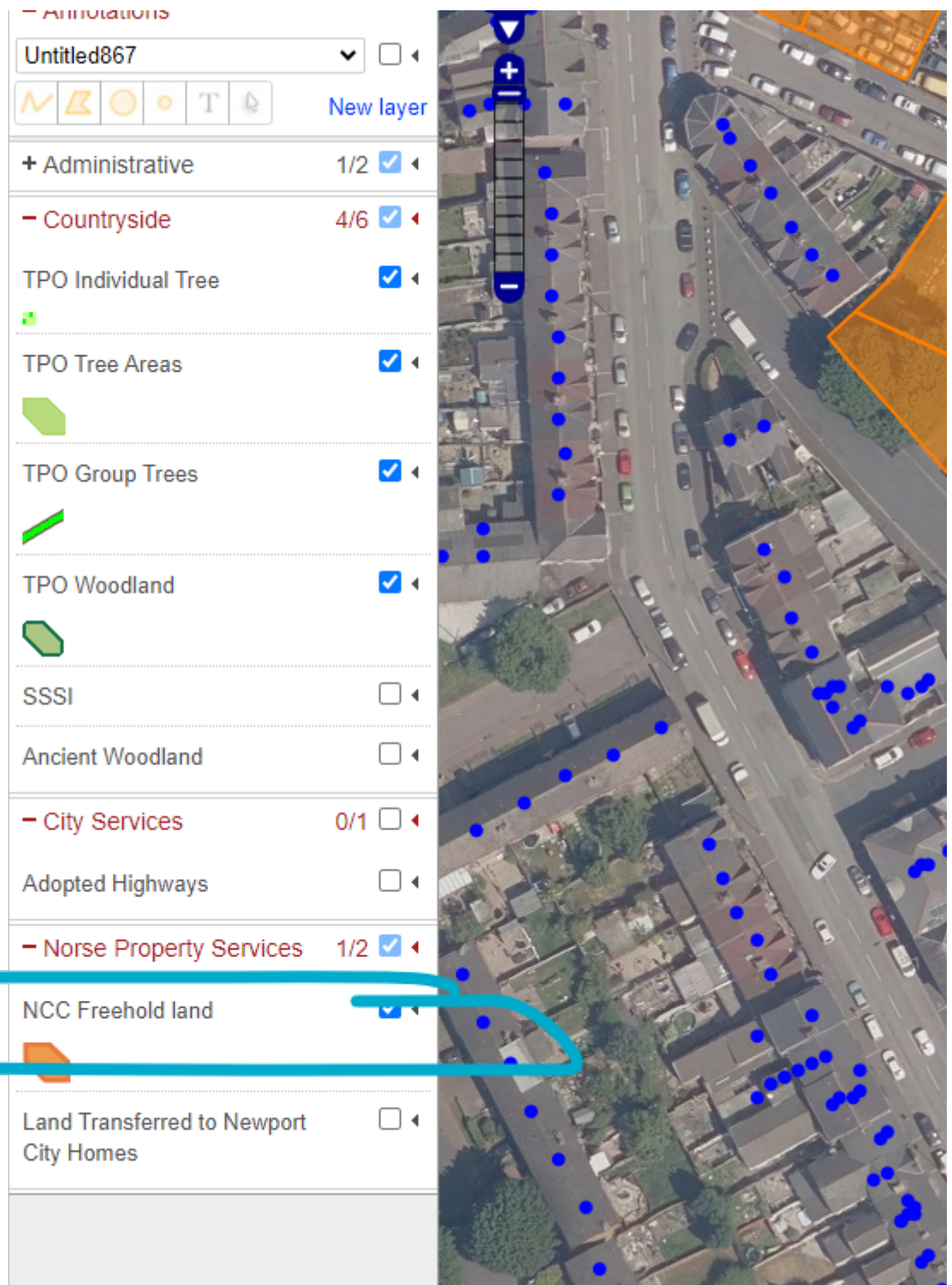
Rhif ffôn / Phone number: 01633 210556

Shona.Carle@newport.gov.uk

From: Carle, Shona (Trees and Woodlands Officer)
Sent: 05 January 2024 15:09
To: Cooke, Jacob (Senior Planning Officer)
Cc: gill@mackleydavies.co.uk
Subject: FW: 23/0703 West of England Hotel Landscape Comments August 2023
Attachments: 230703 West of England Hotel Landscape Comments January 2024.pdf

Hello Jacob,

As you can see from the image below the land in question with the tree on it is owned by NCC .
Therefore, there are objections to the proposals .



Cofion Cynnes / Kind Regards,

Shona Carle

Swyddog Coed / Tree Officer (TPOs & Private Land)

Cefn gwlad a Chadwraeth/ Countryside & Conservation

Gwasanaethau'r Ddinas / City Services

Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 01633 210556

Shona.Carle@newport.gov.uk

From: gill@mackleydavies.co.uk <gill@mackleydavies.co.uk>
Sent: 05 January 2024 14:48
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Cc: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>; NCC - Planning <Planning@newport.gov.uk>; Williams, John (Team Manager - Countryside & Conservation) <John.Williams@newport.gov.uk>
Subject: RE: 23/0703 West of England Hotel Landscape Comments August 2023

Hi Jacob

I have updated my comments but the changes do not address the earlier concerns and now risk a highway tree – hence copied to Shona as this is not a formal RECON.

Regards

Gill Mackley CMLI

Mackley Davies Associates Ltd

landscape architecture . environmental planning . tree surveying
Ffynnon yr Eirin . Crickhowell Road . Gilwern . Monmouthshire . NP7 0EH
Tel: 01873 831796
Email: gill@mackleydavies.co.uk
www.mackleydavies.co.uk

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 04 January 2024 10:13
To: gill@mackleydavies.co.uk
Subject: RE: 23/0703 West of England Hotel Landscape Comments August 2023

Good morning Gill,

Happy New Year.

The agent has updated the site layout plan – hopefully addressing your initial comments.

Could you provide an updated response please?

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
Godfrey Road
Newport NP20 4UR
Telephone: 01633 851385

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From: gill@mackleydavies.co.uk <gill@mackleydavies.co.uk>

Sent: Thursday, August 24, 2023 2:54 PM

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Cc: NCC - Planning <Planning@newport.gov.uk>; Williams, John (Team Manager - Countryside & Conservation) <John.Williams@newport.gov.uk>

Subject: 23/0703 West of England Hotel Landscape Comments August 2023

Please find attached '23/0703 West of England Hotel Landscape Comments August 2023'.

Gill Mackley CMLI

Mackley Davies Associates Ltd

landscape architecture . environmental planning . tree surveying

Ffynnon yr Eirin . Crickhowell Road . Gilwern . Monmouthshire . NP7 0EH

Tel: 01873 831796

Email: gill@mackleydavies.co.uk

www.mackleydavies.co.uk

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Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i <http://www.newport.gov.uk/ymwadiad>

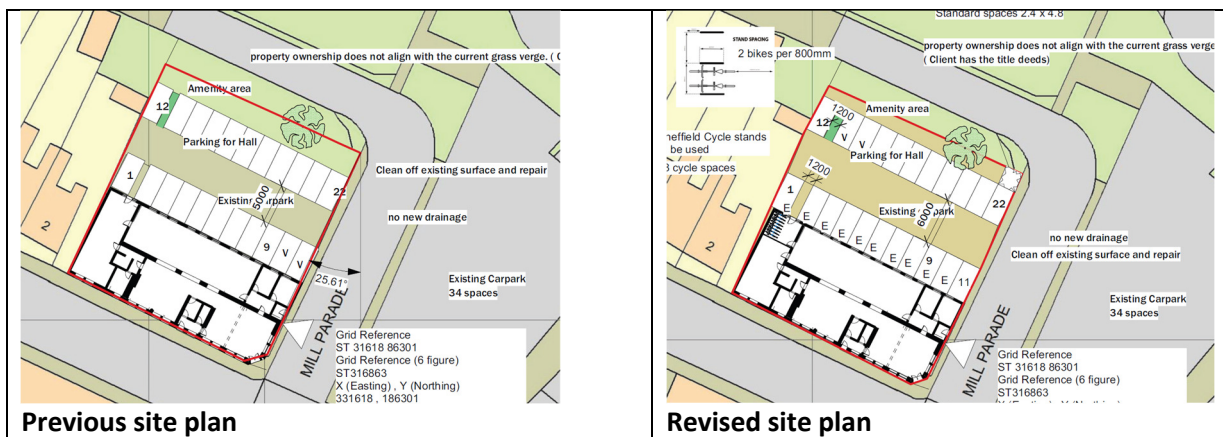
APPLICATION NUMBER: 23/0703

PROPOSAL: CONVERSION OF THE UPPER FLOORS OF EXISTING HOTEL TO CREATE 10NO. RESIDENTIAL APARTMENTS AND ASSOCIATED EXTERNAL AND INTERNAL WORKS

SITE: West of England Hotel 42 Mill Parade Newport NP20 2JS

APPLICATION TYPE: Full

A revised site plan has been submitted.



External changes/surface types are not clearly labelled in the submitted site plan revision.

The extent of hard surface now appears to extend to the red line boundary to the north. As highlighted previously note the presence of a semi-mature tree (possibly highways) in the grass verge. There is no topographic survey to locate this but roots will be affected and a professional Tree Survey to BS5837 is now required. Please highlight to the Tree Officer and Highways.



Google streetview April 2023



Google streetview April 2021

The area highlighted as an 'amenity area' is realistically left over space with no function.

Planting outside visibility splays would help soften views back into the car park. It is strongly recommended this is detailed by a landscape architect along with any other left over spaces to be planted.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services January 2024

From: Cooke, Jacob (Senior Planning Officer)
Sent: 25 April 2024 08:52
To: Carle, Shona (Trees and Woodlands Officer)
Subject: FW: S106 for 42 Mill Parade (23-0703)

Hi Shona,

The agent has provided the comments below regarding the highway tree (highlighted).

Can you provide comment please if you find this acceptable?

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
Godfrey Road
Newport NP20 4UR
Telephone: 01633 851385

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From: steve groucott <steve_groucott@hotmail.com>
Sent: Thursday, April 18, 2024 8:27 AM
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: Re: S106 for 42 Mill Parade (23-0703)

Hi Jacob

I know you were away, but the client is desperate to get this over the line, please can you respond regarding previous email.

Hi Jacob

Its good to see NRW have raised their objection and Cycle storage is now ok.

But just a few issues

1. *The tree Shona Carle relates to, is unchanged by this version of the application, we are not doing any work in the vicinity of the tree. Its an existing carpark. I have had this discussion with Gill who accepted the confirmation. Can Shone now acknowledge that there is no work near the tree.? This is the latest plan of the area submitted but not recorded in the emails sent between you Gill and Shona*
2. *The SAB's will be applied for should it be necessary, however I have written back asking for confirmation of why as its' existing buildings and carparks' are they subject to SAB. I have taken advice and this application isn't subject to sab. If the SAb's team maintain that it is we will deal direct with them to prepare a sabs application.*
3. *laura in conservation hasn't objected but is commenting on old scheme, so I assume this is now even better.*

can you confirm this is all acceptable now

steve

Skerryvore Design Ltd.

The Warehouse

Wern Ind. Est.

Rogerstone

NP10 9FQ

01633 897922

07816934352

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 22 March 2024 13:04

To: steve groucott <steve_groucott@hotmail.com>

Cc: Femi David <kavodproperty@icloud.com>

Subject: RE: S106 for 42 Mill Parade (23-0703)

Hi Steve,

The wording of the draft HOT's states that the sums are to be paid prior to occupation of the third dwelling.

Can you confirm if you find this acceptable.

If not, I will need to reconsult with our Planning Contributions Manager.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
Godfrey Road
Newport NP20 4UR
Telephone: 01633 851385

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From: steve groucott <steve_groucott@hotmail.com>
Sent: Tuesday, March 19, 2024 7:57 AM
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Cc: Femi David <kavodproperty@icloud.com>
Subject: Re: S106 for 42 Mill Parade (23-0703)

Hi Jacob

In the past on larger scheme, the Section 106 has been phased to be paid after the various units are ready for use, can we agree such an arrangement in this case. There are 7 units so maybe a payment after the second, then 4th then on completion would be acceptable.

can you confirm.

Steve

Skerryvore Design Ltd.

The Warehouse

Wern Ind. Est.

Rogerstone

NP10 9FQ

01633 897922

07816934352

From: Femi David <kavodproperty@icloud.com>
Sent: 18 March 2024 12:23
To: steve groucott <steve_groucott@hotmail.com>
Cc: Emmanuel Olu' <emmanuel.olu@hotmail.com>
Subject: Re: S106 for 42 Mill Parade (23-0703)

Hi Steve,

Could you please communicate to the council our preference to stagger the payment as the building project progresses? Doing so would provide us with some financial relief as we work on completing the project.

Thank you for your assistance.

Best regards,

Femi David
femi.david@icloud.com

On 18 Mar 2024, at 12:17, Femi David <kavodproperty@icloud.com> wrote:

Hi Steve,

I wanted to confirm my agreement to the Section 106 payment. Kindly relay this information to the council.

Thank you,

Many thanks
Femi David
femi.david@icloud.com

On 15 Mar 2024, at 09:02, steve groucott <steve_groucott@hotmail.com> wrote:

Femi

You can't submit a viability appraisal after you accept the Section 106, it must be before. so basically do it now or accept the section 106.

I need to confirm to newport as it is holding thingd up

Steve

Skerryvore Design Ltd.
The Warehouse
Wern Ind. Est.
Rogerstone
NP10 9FQ
01633 897922
07816934352

From: Femi David <kavodproperty@icloud.com>
Sent: 14 March 2024 14:10
To: steve groucott <steve_groucott@hotmail.com>
Cc: Emmanuel Olu' <emmanuel.olu@hotmail.com>
Subject: Re: S106 for 42 Mill Parade (23-0703)

Hi Steve,

Considering that the S106 still applies, would it be possible to postpone the payment until the project is completed? This would enable us to submit a viability appraisal, which is crucial for accurately assessing the overall construction costs. Given the unique challenges associated with working on a Grade 2 listed building, this timing is particularly important for us.

Thank you for your understanding and cooperation.

Best regards,
Femi

On 13 Mar 2024, at 11:54, steve groucott <steve_groucott@hotmail.com> wrote:

Hi Femi

There your answer the section 106 applies as arranged unless you challenge it with proof of costs , showing they are higher than providing a normal building.

I'm not sure you have time
steve

Skerryvore Design Ltd.
The Warehouse
Wern Ind. ESt.
Rogerstone
NP10 9FQ
01633 897922
07816934352

From: Cooke, Jacob (Senior Planning Officer)
<Jacob.Cooke@newport.gov.uk>
Sent: 13 March 2024 09:15
To: steve groucott <steve_groucott@hotmail.com>
Cc: Femi David <femi.david@icloud.com>
Subject: RE: S106 for 42 Mill Parade (23-0703)

Hi Steve,

Yes the S106 still applies. If you wish to challenge the requested contributions you will need to submit a viability appraisal.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic
Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
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From: steve groucott <steve_groucott@hotmail.com>
Sent: Wednesday, March 13, 2024 8:45 AM
To: Cooke, Jacob (Senior Planning Officer)
<Jacob.Cooke@newport.gov.uk>
Cc: Femi David <femi.david@icloud.com>
Subject: Re: S106 for 42 Mill Parade (23-0703)

Hi Jacob

The Job will be undertaken by a charitable organisation for the provision of Sopcial Housing , that being the case should the Section 106 apply.

I will need to obtain the details from the 'Client' but basically the original client is part of a church, which has charitable status and they are now taking the project forward.

Steve

The Warehouse
Wern Ind. ESt.
Rogerstone
NP10 9FQ
01633 897922
07816934352

From: Cooke, Jacob (Senior Planning Officer)
<Jacob.Cooke@newport.gov.uk>
Sent: 11 March 2024 10:57
To: steve groucott <steve_groucott@hotmail.com>
Subject: FW: S106 for 42 Mill Parade (23-0703)

Hi Steve,

Updated S106 Heads of Terms.

Can you please confirm agreement to the Heads of Terms.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic
Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
Godfrey Road
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From: Lowe, Alun (Planning Contributions Manager)
<Alun.Lowe@newport.gov.uk>
Sent: Thursday, March 7, 2024 4:15 PM
To: Cooke, Jacob (Senior Planning Officer)
<Jacob.Cooke@newport.gov.uk>
Subject: S106 for 42 Mill Parade (23-0703)

Hi Jacob

Here's the revised s106 terms (for 7 dwellings)

Ta, Al

Alun Lowe
Rheolwr Cyfraniadau Cynllunio / Planning Contributions Manager
Adfywio a Datblygu Economaidd / Regeneration & Economic
Development
Cyngor Dinas Casnewydd / Newport City Council
01633 210087
Alun.Lowe@newport.gov.uk

Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas
Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynghlun a
cheisiadau a materion cynllunio.

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fyddech cystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â
datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-
bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas
Casnewydd.

Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych
yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at
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Mae'r e-bost hwn yn cynnwys gwybodaeth y bwriedir ar gyfer y derbynnydd yn unig a gall fod yn gyfrinachol, yn destun ragorffraint gyfreithiol neu broffesiynol, neu fel arall wedi'i diogelu rhag cael ei rhyddhau. Os nad chi yw derbynnydd bwriadedig y neges hon, a fydddech cystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i <http://www.newport.gov.uk/ymwadiad>

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

The Council welcomes correspondence in English or Welsh or both, and will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

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From: Carle, Shona (Trees and Woodlands Officer)
Sent: 11 March 2024 12:17
To: gill@mackleydavies.co.uk
Cc: Cooke, Jacob (Senior Planning Officer)
Subject: FW: 23/0703 West of England Hotel Landscape Comments January 2024
Attachments: 230703 West of England Hotel Landscape Comments January 2024.pdf

Hello Gill,

Thank you for your email .

I have already raised issues ie objections regarding this tree which is on NCC owned land .

Regards
shona

From: gill@mackleydavies.co.uk <gill@mackleydavies.co.uk>
Sent: 08 March 2024 10:03
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Cc: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>; NCC - Planning <Planning@newport.gov.uk>; Williams, John (Team Manager - Countryside & Conservation) <John.Williams@newport.gov.uk>
Subject: 23/0703 West of England Hotel Landscape Comments January 2024

Hi Jacob

I have received a RECON on this application but new information does not relate to the externals.

You emailed a revised site plan (now online) early in January and I made the attached comments which have not been published online.

The landscape concern is the highway tree will require removal and there is still no information to evidence that this will not be the case. Happy to discuss, but the application needs to accurately show the tree location and provide a BS5837 to show the proposed hard surface which is now shown up to the trunk will enable long term retention of the tree - I can't see how retention can be achieved and I don't think it is on the applicants land.

A landscape scheme is likely to be needed and could be conditioned.

regards

Gill Mackley CMLI

Mackley Davies Associates Ltd

landscape architecture . environmental planning . tree surveying

Ffynnon yr Eirin . Crickhowell Road . Gilwern . Monmouthshire . NP7 0EH

Tel: 01873 831796

Email: gill@mackleydavies.co.ukwww.mackleydavies.co.uk

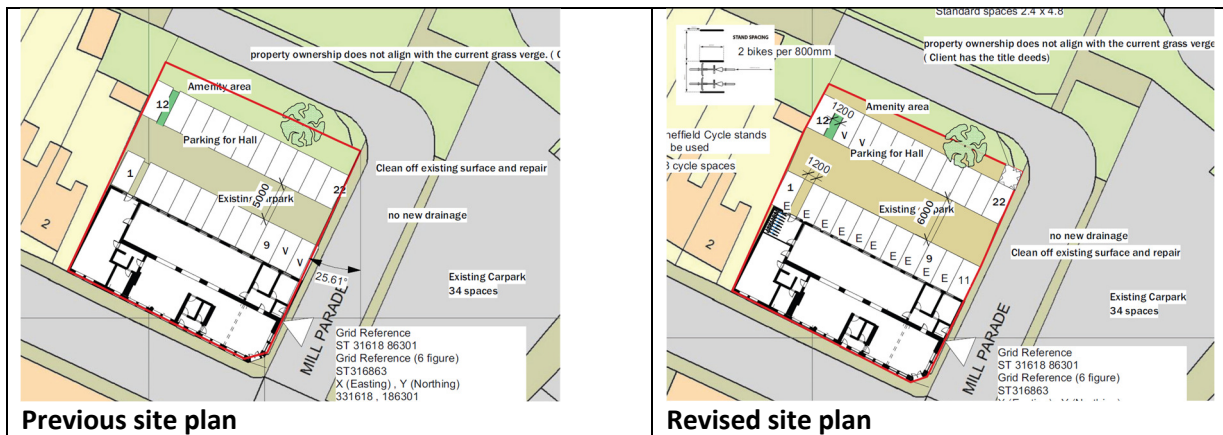
APPLICATION NUMBER: 23/0703

PROPOSAL: CONVERSION OF THE UPPER FLOORS OF EXISTING HOTEL TO CREATE 10NO. RESIDENTIAL APARTMENTS AND ASSOCIATED EXTERNAL AND INTERNAL WORKS

SITE: West of England Hotel 42 Mill Parade Newport NP20 2JS

APPLICATION TYPE: Full

A revised site plan has been submitted.

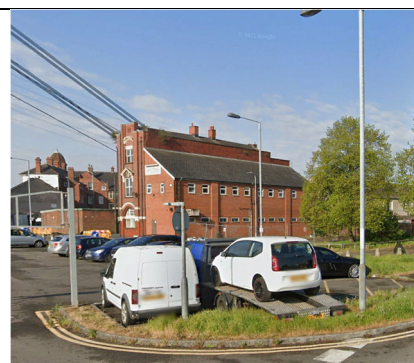


External changes/surface types are not clearly labelled in the submitted site plan revision.

The extent of hard surface now appears to extend to the red line boundary to the north. As highlighted previously note the presence of a semi-mature tree (possibly highways) in the grass verge. There is no topographic survey to locate this but roots will be affected and a professional Tree Survey to BS5837 is now required. Please highlight to the Tree Officer and Highways.



Google streetview April 2023



Google streetview April 2021

The area highlighted as an 'amenity area' is realistically left over space with no function.

Planting outside visibility splays would help soften views back into the car park. It is strongly recommended this is detailed by a landscape architect along with any other left over spaces to be planted.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services January 2024