

Aldous, Catherine (Senior Planning Officer)

From: NCC - Planning
Sent: 09 September 2025 07:15
To: Aldous, Catherine (Senior Planning Officer)
Subject: FW: Planning Consultation Request for case ref: 25/0648

From: Thomas, Kate (Elected Member) <Kate.Thomas@newport.gov.uk>
Sent: 08 September 2025 22:35
To: NCC - Planning <Planning@newport.gov.uk>
Subject: Re: Planning Consultation Request for case ref: 25/0648

Dear Planning Team,

Please find my comments on the application below.

19 St Mary's Street. 25/0648

It is unacceptable to negate the pressure on street parking that HMO resident car owners will present. The applicant, or their agent, are not invited to propose that their tenants will not, or never will, own cars and such claims should not be considered. There are pre-existing issues on the street and very few opportunities for unrestricted parking in the immediate area. It is true that the property is close to public transport provision but, as is evidenced by the number of cars in the area, this does not mean people do not want to own vehicles and most of the surrounding street's houses will be entitled to apply for 2 parking permits.

The proposals cover a three-storey property however the application does not mention fire escapes, training or information to tenants.

Outside the property is a designated disabled parking bay. Unless the owner is a blue-badge holder and will be resident at the address, this space should be relinquished to the council and the markings should be removed.

It should be evidenced how claims about enhancing the ecology at the property to encourage nesting birds will actually be met. The amenities area immediately behind the house does not appear to be garden space. Is this a grassed area and would be area be undisturbed? Will there be facilities provided for tenants to enjoy the outside area? It would seem impossible to imagine bird nesting boxes being used, even if 'inspected'.

Visiting the front of the property, and on the Google Street View, the general waste bin is left on the pavement, despite there being a side passageway. This council expect conscientious recycling, and boxes and bags, for the use of 6 adults, will add to pavement congestion and be a disamenity to the other residents of the street. Furthermore, with 6 residents, the property will be entitled to a larger general waste bin which will need appropriate and prompt storage between collections.

Details are not provided of changes to the internal layout of rooms. Can the applicant supply details of the room dimensions after partition walls are installed, as reduced space in the rooms may make

tenants lives cramped and uncomfortable without adequate space to accommodated basic furniture and the storage of possessions?

It appears that the applicant proposes that 6 adults live in the property with no communal living areas, other than food preparation and dining areas. This would appear to be unacceptable for any HMO which should provide houses where tenants should be able to live comfortably.

The application's claim that this will be a 'well managed' HMO is subjective and will not be a claim that can be substantiated, particularly at this stage. There is no claim of staff being employed to ensure adequate supervision and control. These proposals appear to promote the creation of too many units in an attempt to maximise income at a cost to residents in the street and their family lives.

I am not able to support this application.

Kate Thomas
Cllr Stow Hill

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 04 September 2025 09:21
To: Thomas, Kate (Elected Member) <Kate.Thomas@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0648

Dear CLLR KATE THOMAS

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 12 August 2025.

Your sincerely
Development Management