

From: Thomas, Kate (Elected Member) <Kate.Thomas@newport.gov.uk>
Sent: 24 November 2025 18:11:07 UTC+00:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: Fw: FAO Jacob Cooke Application 25/0925 6 Blewett St

Thanks for letting me know. You'll see it below I sent it to planning@newport.gov.uk on 14 Nov.

From: Thomas, Kate (Elected Member)
Sent: 14 November 2025 18:19
To: NCC - Planning <Planning@newport.gov.uk>
Subject: FAO Jacob Cooke Application 25/0925 6 Blewett St

Please take into account my comments below regarding 6 Blewett Street.

This application appears to propose the creation of an HMO with the minimum of adaptation and expenditure on a pre-existing property.

To provide for a total of at least 4 unrelated adults with no additional hygiene facilities to accommodate their toileting and bathing needs appears to promote discontent and friction within the property.

The area of the proposed kitchen appears unlikely to be able to provide enough space for more than a minimum of fridge and freezer space or food preparation working surfaces. I would suggest that this promotes negligence of food storage and preparation hygiene.

The room proposed as bedroom 2 appears to have insufficient useable space to accommodate a bed for one adult, table or desk surface, a chair, and insufficient storage area for personal possessions. It's occupant will be living in cramped conditions due to the pre existing partitioning which greatly reduces the space. There appears to be a further encroachment into the bedroom on the middle left wall - possibly a fire place?

Parking spaces in Baneswell are regulated through a permit system and if any tenants made applications for these it would further restrict the spaces available to pre-existing residents. Any proposal suggested by a landlord that tenants will not be car owners can not be assured and as will cause further disruption and resentment to pre-existing residents.

There is no indication of the dimensions of the bin or cycle storage areas. It seems unlikely that the space marked for cycles would contain 4 comfortably.

I am aware that other recent applications have suggested provision for the promotion of the local ecology and wildlife. It is noted that the applicant has only declared 'no protected species' etc. however, the outside amenities for tenants could have been promoted and these may have been of interest to the members of the Planning Committee.

This application appears to be an attempt to seek to maximise commercial gain through creating accommodation in a cheap property in one of the more deprived area of the city. It is doubtful if this property will contribute to enhancing the lives of our citizens who find themselves as its tenants. No proposals have been put forward which have shown any appreciation of the needs of unrelated adults living in an HMO environment in what would formerly have been a family home.

This applications appears to be unsuitable to be recommended.

Kate Thomas
Cllr Stow Hill