

Date: Tue, 6 Aug 2024 6:02:31 AM (UTC)
Sent: Tue, 6 Aug 2024 6:02:29 AM (UTC)
Subject: FW: PA 24/0524
From: NCC - Planning <Planning@newport.gov.uk >
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk >;

From: clerk@penhowcommunity.org <clerk@penhowcommunity.org >
Sent: Monday, August 5, 2024 5:22 PM
To: NCC - Planning <Planning@newport.gov.uk >
Subject: PA 24/0524

Dear Sirs,

Planning Application: 24/0524
Land North of Rock Cottage, Arcade Road, Penhow
Conversion of building into residential use to include a small side extension, construction of detached domestic stable block, standalone bat house and associated works including landscaping, formation of a small domestic garden, improvements to access and provision of two parking spaces.

Members noted and studied the contents of the Planning Application in great detail, and noted the similarities to a previous application submitted for the same property in May 2023.

Several observations and issues were raised, including:

- The fact that this is the development/conversion of a small property which will result in an urban intrusion into the open countryside and rural landscape of Penhow and the Wentwood Special Landscape Area with the domestic and associated works on the property being to the detriment of the area's rural character and appearance. Surely this is contrary to Planning Policy Wales and of the Newport Local Development Plan 2011-2026?
- Access onto the single track lane remains a concern, with a limited visual splay not conducive to such a narrow lane.
 - Council note that the development is for a one bedroom property, with stabling for narcoleptic horses, which could result in additional vehicular movement along Arcade Road and/or Penyworlod Lane not just of additional domestic vehicles, but of lorries, horseboxes, vets and delivery company vehicles etc, which again are not conducive to narrow lanes, and can potentially damage roadside banks and hedges.
 - Access from Penyworlod Lane onto the A48 is already a major concern for vehicles currently using the lane. Increased traffic in this area will only serve to exacerbate what is already a concern for the local Police and residents.
- Staying with the development/conversion of the property to a one bedroom property, if planning were to be approved by the Planning Authority, what guarantee is there, that there will not be a change/amendment submitted in 1/2 years time, for the addition of another extension to increase the number of bedrooms etc - thus potentially increasing the vehicular traffic yet again, and the need for an improved sewage system. How long will this property remain a one bedroomed property?
- As with any development within the countryside, there is always concerns for sewage, run-off

water etc. If planning is approved, the Planning Authority will need to ensure that the disposal of run-off meets any SuDs restrictions/agreements

In light of the above, the Community Council feel that they **cannot support this planning application** at present on the grounds of development within the countryside, lack of visual splay and increase of traffic on a single track lane which off-loads onto the A48 at what is already an unsuitable junction.

regards

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Beverly Cawley
Clerk to the Council
Penhow Community Council
07785 747 762



NB – The Clerk works part-time so there may be a delay responding to your message

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