

# Newport City Council

Newport City Council  
Regeneration Investment & Housing  
Civic Centre  
Godfrey Road  
Newport NP20 4UR



01633 656656  
planning@newport.gov.uk  
www.newport.gov.uk

## Application for Planning Permission

### Town and Country Planning Act 1990

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

#### Applicant Details

## Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

## Name/Company

Title

Mr

First name

Spence

Surname

Gadsby

Company Name

Ty Green Ltd.

## Address

Address line 1

10 New Road

Address line 2

Caldicot

Address line 3

Town/City

Caldicot

Country

United Kingdom

Postcode

NP26 4HG

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the site area?

1430.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes

No

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Conversion of vacant barn into its former use of cottage and garden. Works to include small side extension, construction of domestic stable block, stand alone bat house, and restoration of historic landscape to include restoration of field boundaries and orchard.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

Grazing land

Is the site currently vacant?

Yes

No

### Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes

No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.00

hectares

Area of greenfield land proposed for new development

0.01

hectares

## Materials

Does the proposed development require any materials to be used in the build?

- Yes
- No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

Stone

**Proposed materials and finishes:**

Stone reclaimed from the site to match existing

**Type:**

Roof

**Existing materials and finishes:**

Sheet metal

**Proposed materials and finishes:**

Slate tiles

**Type:**

Windows

**Existing materials and finishes:**

Timber

**Proposed materials and finishes:**

Naturally finished timber

**Type:**

Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**

Naturally finished timber

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

**Proposed materials and finishes:**

Native hedgerow to reintroduce historic field pattern

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Crushed stone

**Proposed materials and finishes:**

Grey gravel drive with grey permeable pavers block entrance off highway

**Type:**

Other

**Other (please specify):**

Rainwater good

**Existing materials and finishes:**

**Proposed materials and finishes:**

Black aluminium

**Type:**

Other

**Other (please specify):**

Fascia boards

**Existing materials and finishes:****Proposed materials and finishes:**

Naturally finished timber

Are you supplying additional information on submitted plans, drawings or a design and access statement?

 Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

TG2203 DAS  
TG2203 Transport plan  
TG2203 Highways statement  
TG2203 Visual impact assessment  
TG2203-00 Block plan  
TG2203-01 Existing plan and elevations  
TG2203-21 Proposed plan and elevations  
TG2203-22 Proposed stables  
TG2203-23 Bat house  
TG2203-24 Site layout  
TG2203-25 Soft landscaping  
TG2203-26 Foul Drainage  
TG2203-27 Lighting strategy  
TG2203-28 Site sections  
TG2203-29 Materials  
TG2203-30 Highways details  
TG2203-31 Tree info  
TG2203-32 Gate detail  
TG2203-33 Integration of hardscaping into landscape strategy  
Land at Penyworlod Farm BS5837 TTN  
Land at Penyworlod Farm TCP-TPP Plan a4  
Tree & Root protection all sites  
Tree Protection Sign  
2022-10 PEA\_Land at Penyworlod Farm  
Bat Survey  
Business Re-Use Report  
Parc Seymour Newport Waste  
PM1727 - Land at Penyworlod Farm - Structural Report  
Speed survey

**Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

 Yes No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes  
 No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes  
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Timber bin store provided

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
- No

## Employment

Will the proposed development require the employment of any staff?

- Yes
- No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent

The applicant

Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

PRELET/PS/22/0182

Date (must be pre-application submission)

16/09/2022

Details of the pre-application advice received

Good advice given on design, scale, siting and information required. Overall positive that a conversion could be achieved subject to certain criteria being met. principle of the proposed stable block considered acceptable.

## Authority Employee/Member

**With respect to the Authority, is the applicant or agent one of the following:**

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?

- Yes  
 No

## Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes  
 No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Spence

Surname

Gadsby

Declaration Date

14/06/2024

Declaration made

## Agricultural Holding Certificate

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding  
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Spence

Surname

Gadsby

Declaration Date

14/06/2024

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Spence Gadsby

Date

14/06/2024