



Serving the Communities of Castleton & Marshfield

Chairperson: Ms Cath Davis

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Head of Planning
Newport City Council
Civic Centre
Newport
NP20 4UR

8th April 2025

Dear Sir

MCC 1029

Conex 25/0136

PROPOSAL: SITE: CONVERSION OF EXISTING DWELLING INTO TWO SEPARATE DWELLINGS WITH INTERNAL ALTERATIONS ONLY

SITE: Serempore, Newport Road Cardiff CF3 2UR

APPLICATION TYPE: Full

Marshfield Community Council wishes to formally object this planning application on the following grounds:

1. Parking Concerns

The proposed development does not provide adequate or safe parking provisions. Existing parking arrangements are already under strain in the area, and further conversions will exacerbate this issue, potentially leading to unsafe or obstructive parking practices.

2. Unsafe Access and Egress

The access to the property is not fit for an increased number of vehicles. The narrowness of the lane and limited visibility present serious safety concerns for both vehicles and pedestrians. Furthermore, the restricted access will likely impede emergency vehicles, including fire and ambulance services. This poses a significant risk to personal safety and could delay critical emergency response times, compromising both resident wellbeing and fire safety.

3. Increase in Traffic

An additional dwelling will increase traffic on what is already a heavily used lane. This is a concern not only for residents but also for the safety of

<http://www.marshfieldcommunitycouncil.org>

children and vulnerable road users.

4. **Obstruction of Lane**

The lane in question is narrow and currently prone to obstruction. Further residential intensification will only heighten this problem, potentially restricting emergency service access and causing disruption to neighbouring residents.

5. **Unauthorised Use**

Several residents have reported that the property in question is being used as short-term holiday accommodation (Airbnb) and/or student housing—uses which are not in line with the existing planning permission. This raises serious concerns about the intentions for the property and the appropriateness of any further conversions.

6. **Commercial Association – SWPC**

It has come to the Council's attention that a consultancy firm, SWPC, is registered at the address in question. This raises significant concern that the property is being used or intended to be used for investment purposes as a House in Multiple Occupation (HMO), rather than as a genuine family dwelling. This contradicts the residential character of the area and further suggests that the planning application may not reflect the true intended use of the property.

7. **Anti-Social Behaviour**

There have been multiple reports from neighbours regarding anti-social behaviour associated with the property. Adding an additional dwelling is likely to intensify this problem and further disrupt the quiet enjoyment of neighbouring homes.

8. **Water and Sewerage Infrastructure**

Local residents have raised concerns about insufficient water pressure and the strain on existing sewerage infrastructure. Any intensification of use will likely worsen these issues, particularly if services were not originally designed to accommodate increased occupancy.

Yours sincerely

G Thomas

Clerk