

**From:** Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>  
**Sent:** 30 May 2025 10:49:51 UTC+01:00  
**To:** "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>  
**Cc:** "NCC - Tree Team" <Tree.Team@newport.gov.uk>; "Williams, John (Team Manager - Countryside & Conservation)" <John.Williams@newport.gov.uk>  
**Subject:** FW: 25/0197 West Of England Hotel 42 Mill Parade Newport NP20 2JS

Hello Jacob,

As below .

Regards  
shona

-----Original Message-----

From: James Pinder <james@treecareconsulting.co.uk>  
Sent: 30 May 2025 08:33  
To: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>  
Subject: RE: 25/0197 West Of England Hotel 42 Mill Parade Newport NP20 2JS

Hi Shona,

Yes. That sounds fine to me.

They are not going into the verge at all. The grass grows on top of the crumbled tarmac edge so the advice was to just leave it as it but just tidy things up.

Regards,

James

James Pinder Tech Cert (Arbor A)  
Treecare Consulting  
07939 150457  
01633 882890

james@treecareconsulting.co.uk

<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.treecareconsulting.co.uk%2F&data=05%7C02%7CJacob.Cooke%40newport.gov.uk%7C2a4035b0d53c41568dd308dd9f5f52fd%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638841953934177529%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilskFOIjoiTWVpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Y7QAzqJkSmrFEFNUPCN1IwlpT3FCPfrVV8d4%2Fp6mY%3D&reserved=0>

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>  
Sent: 29 May 2025 13:12  
To: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>  
Cc: NCC - Tree Team <Tree.Team@newport.gov.uk>; Williams, John (Team Manager - Countryside & Conservation) <John.Williams@newport.gov.uk>  
Subject: RE: 25/0197 West Of England Hotel 42 Mill Parade Newport NP20 2JS

Hi Shona,

Further to my email below, a section drawing has been submitted showing that no formal kerb stones are to be installed, just the ground made good and reseeded.

The RPA's are shown on the RPA specific drawing - unsure what the value is in having this across all drawings because the relevant condition would require the RPA fencing to be erected prior to any works.

On this basis are you happy for me to proceed with a 'no objection' subject to your recommended conditions?

Kind regards,

Jacob Cooke

Senior Planning Officer / Uwch Swyddog Cynllunio Adfywio a Datblygu Economaidd / Regeneration and Economic Development Newport City Council / Cyngor Dinas Casnewydd Civic Centre Godfrey Road Newport NP20 4UR

Telephone: 01633 831699

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Nid yw cynnwys yr e-bost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.

From: Cooke, Jacob (Senior Planning Officer)

Sent: 01 May 2025 15:13

To: Carle, Shona (Trees and Woodlands Officer)

<Shona.Carle@newport.gov.uk<mailto:Shona.Carle@newport.gov.uk>>

Cc: NCC - Tree Team

<Tree.Team@newport.gov.uk<mailto:Tree.Team@newport.gov.uk>>; Williams, John (Team Manager -

Countryside & Conservation) <John.Williams@newport.gov.uk<mailto:John.Williams@newport.gov.uk>>

Subject: RE: 25/0197 West Of England Hotel 42 Mill Parade Newport NP20 2JS

Hi Shona,

I don't think they would need SAB because the works proposed do not meet the definition of works as set out in the SAB legislation.

I'll get the other details/changes as below and come back to you.

Kind regards,

Jacob Cooke

Senior Planning Officer / Uwch Swyddog Cynllunio Adfywio a Datblygu Economaidd / Regeneration and Economic Development Newport City Council / Cyngor Dinas Casnewydd Civic Centre Godfrey Road Newport NP20 4UR

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From: Carle, Shona (Trees and Woodlands Officer)  
<Shona.Carle@newport.gov.uk<mailto:Shona.Carle@newport.gov.uk>>  
Sent: 01 May 2025 09:03  
To: Cooke, Jacob (Senior Planning Officer)  
<Jacob.Cooke@newport.gov.uk<mailto:Jacob.Cooke@newport.gov.uk>>  
Cc: NCC - Tree Team  
<Tree.Team@newport.gov.uk<mailto:Tree.Team@newport.gov.uk>>; Williams, John (Team Manager -  
Countryside & Conservation) <John.Williams@newport.gov.uk<mailto:John.Williams@newport.gov.uk>>  
Subject: RE: 25/0197 West Of England Hotel 42 Mill Parade Newport NP20 2JS

Hello Jacob,

A couple of points- does this site require Sab ?

Details of the kerb edgings are required

The RPAs should be consistent on all plans -this is not currently the case .

Once this is sorted I can agree the text below.

Regards  
shona

.....  
No objections to this application .

A pre-commencement site meeting shall be held prior to any works commencing on site, to agree all approved processes with the appointed Arboricultural Consultant /NCC Tree Officer and construction personnel. To formally agree the methods of work, material storage, parking and tree protection measures prior to commencement of the development and the associated clearance work.

At the time of the meeting, points of contact and lines of communication will be established prior to commencement of the works on site.

Details of the meeting and project contacts should be forwarded to the Tree Officer at Newport City Council .

Tree Protection Plan

CO08

() No development, to include demolition, shall commence until the accurate Tree Protection Plan (in accordance with BS 5837:2012) has been implemented by means of the security fence as shown in the Tree Protection Plan submitted as submitted by Treecare Consulting ( James Pinder ) Tree Technical Note 21 February 2025 The development shall be carried out in accordance with the approved Tree Protection Plan Treecare Consulting ( James Pinder ) Tree Technical Note 21 February 2025

Reason: To protect important landscape features within the site.

Root Protection Barrier

CO09

() No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in relation to Treecare Consulting ( James Pinder ) Tree Technical Note 21 February 2025

No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area.

Erect all weather notices on Heras fencing, 1 per 10 panels, stating '

CONSTRUCTION EXCLUSION ZONE NO ACCESS'

The fencing shall be retained for the full duration of the development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To protect important landscape features within the site.

Arboriculturalist

CO11

() No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for

-

- (a) Pre construction site meeting
- (b) Signing off the tree root protection barrier

(B) Ensuring compliance with Treecare Consulting ( James Pinder ) Tree Technical Note 21 February 2025

c)Oversee working within any Root Protection Area including landscaping ;

d)Reporting to the Local Planning Authority;

e)The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.

Reason: To protect important landscape features within the site.

Cofion Cynnes / Kind Regards,

Shona Carle

Swyddog Coed / Tree Officer (TPOs & Private Land) Cefn gwlad a Chadwraeth/ Countryside & Conservation Gwasanaethau'r Ddinas / City Services Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 01633 210556  
Shona.Carle@newport.gov.uk<mailto:Shona.Carle@newport.gov.uk>

From: Cooke, Jacob (Senior Planning Officer)  
<Jacob.Cooke@newport.gov.uk<mailto:Jacob.Cooke@newport.gov.uk>>  
Sent: 30 April 2025 11:38  
To: Carle, Shona (Trees and Woodlands Officer)  
<Shona.Carle@newport.gov.uk<mailto:Shona.Carle@newport.gov.uk>>  
Subject: 25/0197 West Of England Hotel 42 Mill Parade Newport NP20 2JS  
Importance: High

Hi Shona,

Would you be able to provide tree comments on the above by the 2nd May please?

Apologies for the rush, but I would appreciate it.

The application is supported by detailed tree information clearly showing the extent of the existing tarmac near the tree trunk. I do not have details how this level change will be finished - I would assume a simple kerbstone is suitable to be installed which would ensure at least some future protection of the tree trunk and root system in the future. What do you think?

Kind regards,

Jacob Cooke  
Senior Planning Officer / Uwch Swyddog Cynllunio Adfywio a Datblygu Economaidd / Regeneration and Economic Development Newport City Council / Cyngor Dinas Casnewydd Civic Centre Godfrey Road Newport NP20 4UR  
Telephone: 01633 831699

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Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.

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Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

The Council welcomes correspondence in English or Welsh or both, and will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

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Mae'r e-bost hwn yn cynnwys gwybodaeth y bwriedir ar gyfer y derbynnydd yn unig a gall fod yn gyfrinachol, yn destun ragorffraint gyfreithiol neu broffesiynol, neu fel arall wedi'i diogelu rhag cael ei rhyddhau. Os nad chi yw derbynnydd bwriadedig y neges hon, a fyddoch cystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i

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