

Notice of Decision



L Jones
LRJ Planning Ltd
Pen-y-Rhiw
Redbrook Road
Newport
NP20 5AB

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0697**

Application Type: **Renewals and Variation of Conditions**

Proposal: **VARIATION OF CONDITION 1 (APPROVED PLANS) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS. AMENDMENTS INCLUDE CREATION OF AN ADDITIONAL BEDROOM SERVING FLAT 1 TO CREATE A TWO BEDROOM FLAT AND ASSOCIATED ALTERATIONS**

Site/Location: **109-111 The Church House , Stow Hill, Newport, NP20 4ED**

Decision Date: **30th October 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 27th August 2025. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

1. The development shall be implemented in accordance with the following plans and documents:
 - o Window/External Door Schedule (Drawing ref: SW/03 Rev A)
 - o Plans and Elevations as Proposed (Drawing ref: SW/02 Rev A)As approved under 23/0941
 - o Plans and Elevations as Proposed (Drawing ref: JW1111-102 Rev B) - notwithstanding the proposed ground floor layout as replaced by drawing Plans and Elevations as Proposed (Drawing ref: SW/02 Rev A)Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The rooflights shall be conservation style, i.e. metal, top hung and set flush with the roof tiles.
Reason: In the interest of safeguarding the character and appearance of the Conservation Area in accordance with Policy CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures as set out within the report Bat Survey Report by Sylvan Ecology (Received: 08/08/2022) Sections 5 and 6 in full and retained in perpetuity as provided under application 22/0762.
REASON: To ensure the protection of bats, which are a European Protected Species in accordance with Regulation 9 of the Conservation of Habitats and Species Regulations 2017 and Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

4. The development shall be carried out in accordance with the submitted Sound Insulation Advice document by Acoustic Consultants Ltd (Ref: 9891/PR) and retained for the duration of the use hereby permitted.
REASON: To ensure and future residents are afforded sufficient residential amenity in accordance with Policy GP2 and GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
5. The café/bar opening hours shall be restricted to 0800 - 2300 Monday to Friday, 0800 - 2300 on Saturdays and 1000 - 2300 on Sundays and Bank Holidays.
REASON: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
6. The rating level of the noise emitted from Fixed Plant and equipment (mechanical and electrical/ Loading and unloading of goods) located at the site shall not exceed the existing background level at any premises used for residential purposes when measured and corrected in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.
REASON: In the interests of residential amenity and the environment in accordance with Policy GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
7. Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odorising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities.
8. Prior to the first occupation of the residential units hereby approved, the cycle store shall be provided in accordance with details agreed by 25/0698 and retained for the duration of the use. Alternatively, it shall be provided in accordance with any other scheme that may have been submitted to and agreed in writing by the Local Planning Authority. The alternative scheme shall also be provided before the first beneficial occupation of any unit hereby approved and retained thereafter.
REASON: In the interests of encouraging sustainable modes of transport in accordance with Policy GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
9. Prior to the first use of the development hereby approved, the bin storage shall be provided in accordance with details agreed by 25/0698 and retained for the duration of the use. Alternatively, it shall be provided in accordance with any other scheme that may have been submitted to and agreed in writing by the Local Planning Authority. The alternative scheme shall also be provided before the first beneficial occupation of any unit hereby approved and retained thereafter.
REASON: To ensure the site is served by adequate waste storage facilities in accordance with Policy W3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
10. The 'commercial unit' shall be limited to retail (A1) and financial and professional services (A2) as outlined in the email from Lloyd Jones dated 2 February 2023 under application 22/0762.
Reason: To clarify the extent of this permission.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

1. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP9, SP13, SP18, GP2, GP4, GP5, GP6, GP7, CE6, CE7, H8, T4, R9, CF12 and W3 were relevant to the determination of this application.
2. As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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NP20 4UR

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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).