

Delegated Decision Report

Application No:	25/0249	Statutory Period Expires:	6th February 2026
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Site:	<i>Fourteen Locks Canal Centre Cwm Lane Rogerstone Newport NP10 9GN</i>		
Proposal:	<i>CONSERVATION AREA CONSENT FOR THE DEMOLITION OF EXISTING VISITOR CENTRE AND CONSTRUCTION OF NEW IMPROVED VISITOR CENTRE AND ASSOCIATED WORKS</i>		
Applicant:	<i>Williams</i>		
Type:	Conservation Area	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 A full planning application (Ref: 25/0248) is being assessed alongside this Conservation Area Consent (CAC) application. The CAC specifically relates to the proposed demolition of the existing visitor centre only, which requires consent under the Historic Environment (Wales) Act 2023 due to the building's volume exceeding 115 cubic metres.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises the Fourteen Locks Canal Centre, located on Cwm Lane within the Rogerstone North ward. The site lies within the designated Countryside under Policy SP5 and is situated within the Monmouthshire and Brecon Canal Conservation Area, as defined by the Newport Local Development Plan 2011–2026 (adopted January 2015).
- 2.2 Access to the site is gained from Cwm Lane to the east. It contains a single storey building operating as the canal centre, which incorporates a shop, museum, and tea room, together with an associated car park and landscaped areas.
- 2.3 The Fourteen Locks, Monmouthshire Canal is a Scheduled Monument (Ref: MM184), however whilst located in close proximity, does not form part of the application site.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The Conservation Area Consent relates to the demolition of the Canal Centre.
- 3.2 It is advised that the centre has been suffering from high maintenance costs, whilst the design of the building limits how the building can be utilised. The proposed replacement facility is subject to a full planning application that is being considered separately.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
05/1516	EXTENSION AND ALTERATONS TO VISITOR CENTRE WITH ASSOCIATED WORKS	GRANTED WITH CONDITIONS	27.03.2006

5. PLANNING POLICY

- 5.1 HISTORIC ENVIRONMENT (WALES) ACT 2023

- 5.2 TECHNICAL ADVICE NOTE

TAN 5: Nature Conservation and Planning;
TAN 24: The Historic Environment.

- 5.3 PLANNING POLICY WALES (EDITION 12) 2024

6.1.17 Conservation area designation introduces control over the total or substantial demolition of unlisted buildings within these areas, but partial demolition does not require

conservation area consent. Procedures are essentially the same as for listed building consent. When considering an application for conservation area consent, account should be taken of the wider effects of demolition on the building's surroundings and on the architectural, archaeological or historic interest of the conservation area as a whole. Consideration should also be given to replacement structures. Proposals should be tested against conservation area appraisals, where they are available.

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP5 – Countryside;
Policy SP9 – Conservation of the Natural, Historic and Built Environment;
Policy GP5 – Natural Environment;
Policy CE7 – Conservation Areas.

6. CONSULTATION RESPONSES

6.1 GLAMORGAN GWENT ARCHAEOLOGICAL TRUST/HENEB: No objection.

6.2 CADW: No response.

6.3 PRINCIPAL HERITAGE OFFICER: The existing visitor centre is of late 20th century, and has little architectural or historic significance, contributing minimally to the character of the surrounding conservation area. The applications propose to demolish the existing structure, with justification within the HIA. This is deemed acceptable from a heritage perspective.

6.4 NEWPORT CIVIC SOCIETY: No response.

7. PUBLIC REPRESENTATIONS

7.1 In accordance with the publicity requirements set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 a Site Notice was put up on 11th April 2025 and a Press Notice published in the South Wales Argus on 19th April 2025.

7.2 No representations have been received.

8. ASSESSMENT

8.1 Heritage:

8.1.1 The application site is located within the Monmouthshire and Brecon Canal Conservation Area. The primary consideration in determining this application is the duty placed on the Local Planning Authority under Section 160 of the Historic Environment (Wales) Act 2023 to ensure that the Authority pays special attention to the desirability of preserving or enhancing the character or appearance of the CA.

8.1.2 Strategic Policy SP9 (Conservation of the Natural, Historic and Built Environment) of the Newport Local Development Plan reiterates the above, indicating that proposals should seek to protect, retain, safeguard, conserve and enhance heritage assets. In addition, Policy CE7 (Conservation Areas) indicates that the appearance of the Conservation Area should be preserved or enhanced and the removal of historic features should be avoided.

8.1.3 The Council's Principal Heritage Officer has been consulted on the application and have advised that the visitor centre subject to this application is of late 20th Century and has little architectural or historical significance, contributing minimally to the character of the surrounding CA. They have accepted the justification for the demolition and deem this acceptable from a heritage perspective.

8.1.4 HENEB have also raised no objection to the proposed demolition and whilst CADW have been consulted due to the proximity to Scheduled Monument MM184, no response has been received. In the absence of comments from CADW, and given that the building is a more modern addition, it is not considered that there would be any adverse impact on the Scheduled Monument.

- 8.1.5 The proposal is compliant with Policy SP9 and CE7 of the NLDP 2011-2026 (adopted January 2015).

8.2 Ecology/Biodiversity:

- 8.2.1 The Preliminary Ecological Appraisal (PEA) identified the building as having potential for bat roosting and recommended two further emergence surveys were required. These have subsequently been undertaken by a qualified professional and submitted in the form of an Ecological Impact Assessment (Bats). No bats were found to be emerging from the building NRW have confirmed that no bat roost will be directly impacted as a result of demolition, thus confirming an EPS license is not required.
- 8.2.2 Biodiversity enhancement measures in the form of installation of a bat box and/or bat brick/ridge tile into the design of the new building are recommended in report, and can be controlled through the corresponding full planning application.
- 8.2.3 The proposal is compliant with Policy SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015).

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and

objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 Overall, it is considered that the proposed demolition of the Canal Centre would preserve the character and appearance of the Conservation Area and is acceptable.

10.2 The application is Granted with Conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Preliminary Ecological Survey; Green Infrastructure Assessment; Fourteen Locks Visitors Centre Newport Ecological Impact Assessment Report (Bats)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos: FLVC-AHR-ZZ-RF-DR-A-08203-Existing Elevations; FLVC-AHR-ZZ-RF-DR-A-08202-Existing Ground Floor; FLVC-AHR-ZZ-00-DR-A-08202 - Existing Roof Plan; Preliminary Ecological Study;

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, SP9, GP5, CE7 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.