

Brinkworth, Emma (Planning Officer)

From: MVH Treasurer <mvhmc.treasurer@hotmail.com>
Sent: 20 August 2025 13:41
To: Brinkworth, Emma (Planning Officer)
Cc: Marshfield Village Hall Bookings; Cath Davis
Subject: Planning application ref: 25/0618

Dear Ms Brinkworth

Re: Planning application 25/0618

I understand that you are the officer responsible for considering this application and I would like to draw your attention to some factual inaccuracies.

By way of introduction, I am a trustee of the Marshfield Village Hall ("MVH") which is a registered charity with the responsibility for the day-to-day operation of the village hall. The hall has 18 regular user groups and the adult senior football team is one of these. The hall also has over 100 one off events in a year, from children's parties, religious meetings and events and community events put on by the trustees.

I am aware of the consultation process but in the meantime, my concern is whether the application is currently valid given the following inaccuracies:

1. Ownership.

- a. The application has been made on behalf of an individual representative of the adult football club and states that he owns the land. This is incorrect and therefore it appears the wrong certificate of ownership has been completed.
- b. The freehold reversionary interest in the land is owned by Newport City Council ("NCC") and the land is subject to a lease that was granted by the legacy institution, Newport Borough Council, to Marshfield Community Council ("MCC") on 1 January 1974 for a term of 999 years.
- c. The football club have a user group agreement with MVH which allows them exclusive access to the football pitch and changing rooms one evening a week and on a Saturday afternoon during the football season and two evenings a week in the off season for training.
- d. At other time the pitch is used by other user groups and members of the community for informal recreational use. The playing fields are also used when there is a community event, such as the annual fireworks display.
- e. Having consulted representatives of MCC I note that the football club have not yet sought the permission of MCC or NCC to erect a structure on the land as they would have to.
- f. Clauses 7 and 8 of the lease stipulate that no building can be erected on the land without the approval of the landlord or its surveyor and that any structures on the land must not be used for any purpose that may be or become a nuisance or annoyance to the landlord, its tenants of the owner or occupier of any adjoining property. Whilst this might have limited relevance to a planning application, it will be relevant to the permission required from NCC, which I assume will be the responsibility of another department.

2. Loss of public open space.

- a. The application states that there will be no gain or loss of public open space, which is incorrect. The footprint of the proposed structure will be on land which is currently open space with some bushes.
- b. The reduction in the flexibility and open character of the village hall which could limit its wider community use has not been addressed in the application.

3. Car Parking.

- a. The application states that car parking is not relevant. This is incorrect.
- b. The site has a car park with space for 40 cars. On a Saturday afternoon when there is a football match on, many of the players travel by car and there is almost always also a party or other event on in the hall. This results in people parking in the surrounding area and therefore already causes some concerns for residents, particularly as the access road to the car park, Wellfield Road, is narrow in places.
- c. It is also relevant to note that there are two children's play grounds adjacent to the car park and a multi use games area on the same site which have high levels of use by the community, particularly on the weekend and this also results in use of the car park.
- d. The inference of this application is that there is an expectation of a significant increase in the number of spectators which will inevitably have a significant impact on car parking. The safety and inconvenience to local residents is a significant aspect of the application, which needs to be fully and properly addressed.

Based on the above information, the application appears to be invalid and therefore needs to be re-visited before it can be properly considered. Please can you acknowledge receipt of this email and let me know if you agree. If it would be helpful to arrange a call or meeting, please let me know.

I copy in Cath Davies, chair of MCC and Suzanne Davies, chair of MVH.

Regards

Tim Davies, Trustee MVH.

[Tel: 07718 097685](tel:07718097685)