

Webster, Ben (Planning Officer)

From: NCC - Tree Team
Sent: 17 April 2026 16:21
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 26/0079

Hi Ben,

Yes I can confirm that if the tree is no longer present no tree information is required.

Cofion Cynnes / Kind Regards,

Richard Baron

Swyddog Coedyddiaeth / Arboricultural Officer

Cefn gwlad a Chadwraeth/ Countryside & Conservation
Gwasanaethau'r Ddinas / City Services
Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 07583 140076

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 17 April 2026 16:06
To: NCC - Tree Team <Tree.Team@newport.gov.uk>
Subject: FW: Planning Consultation Request for case ref: 26/0079

Good afternoon,

Further to below, please could a member of the team advise whether the removal of the tree would mean that tree information is no longer required?

Updated comments from the Landscape Officer are also attached.

Many thanks,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk
🌐: www.newport.gov.uk

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/Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unrrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio

When submitting documents by email that are large or those that may contain macros, such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems/Wrth gyflwyno dogfennau dros e-bost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor

NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](#)

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

*The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)*

From: Webster, Ben (Planning Officer)

Sent: 02 April 2026 14:42

To: NCC - Tree Team <Tree.Team@newport.gov.uk>

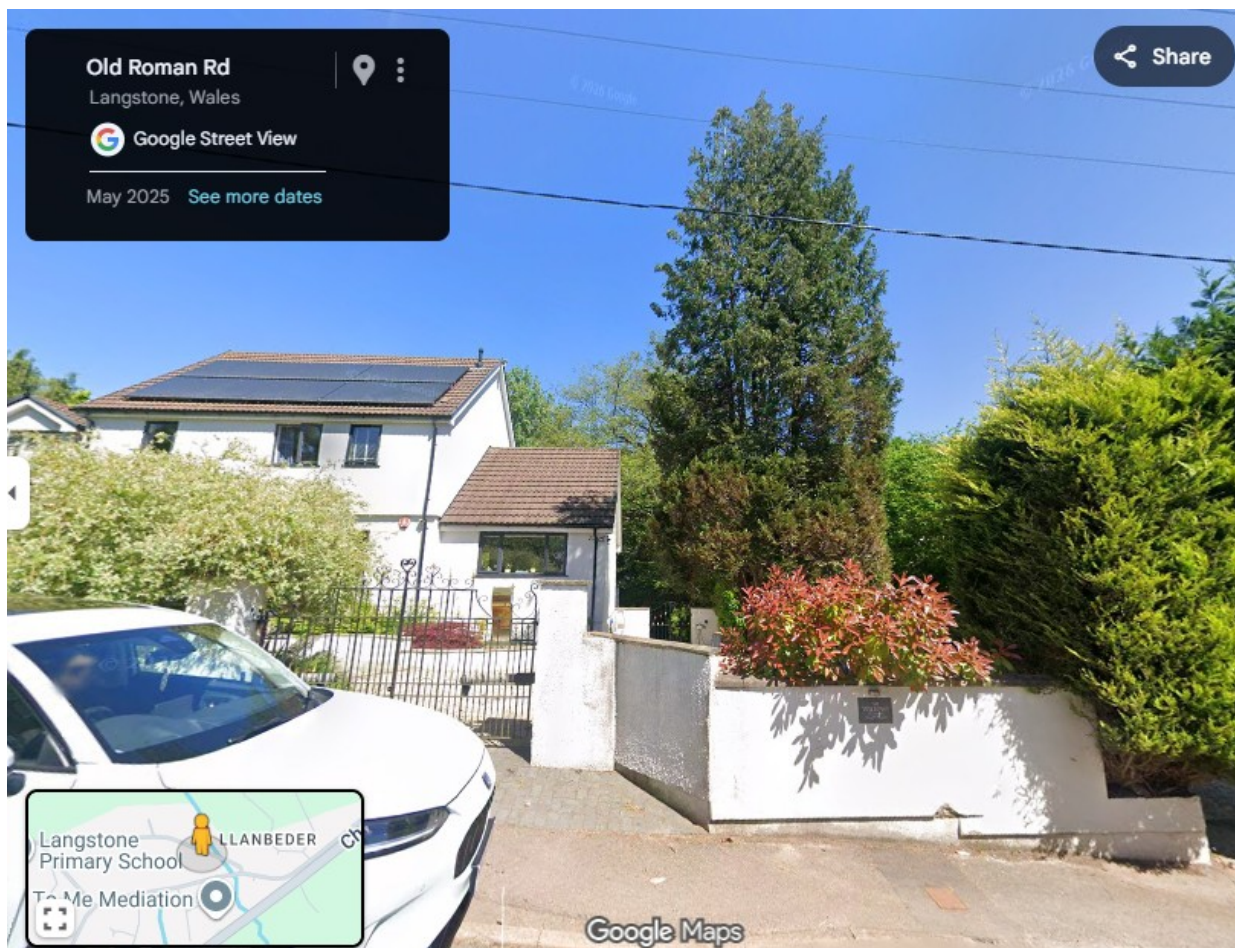
Cc: Baron, Richard (Arboricultural Officer) <Richard.Baron@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0079

Good afternoon,

Thank you for providing comments.

I visited The Willows, Old Roman Road recently and I can confirm that the mature tree shown in the street view image has been removed, sometime between May 2025 and February 2026.



I have also attached my site photos for some useful site context.

From being on site, it appears that the development is set sufficiently from the rear garden trees and would be unlikely to impact any RPA's of the streamside trees although I would defer to your expertise to confirm.

On the basis that the mature tree at the front has been removed, please can you confirm whether tree information is required?

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

/: ben.webster@newport.gov.uk
b: www.newport.gov.uk

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/Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio

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NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 /
CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.

Cyhoeddwyd y Ddogfen Ffioedd ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: Ffioedd ceisiadau cynllunio | LLYW.CYMRU

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

The Fee Document has been published on the Welsh Government website, and it can be accessed on the following link: Planning application fees | GOV.WALES

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

From: NCC - Planning <Planning@newport.gov.uk>

Sent: 26 February 2026 09:29

To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Subject: FW: Planning Consultation Request for case ref: 26/0079

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

From: NCC - Tree Team <Tree.Team@newport.gov.uk>

Sent: 26 February 2026 09:25

To: NCC - Planning <Planning@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0079

Hello,

As present we would object to the application due to a lack tree information provided due to the proximity of the mature tree and the potential impact of the development on it. A BS 5837 compliant tree survey, constraints and protection plan are required regarding protecting the trees on and abutting the site. If there is a impact on the trees RPA suitable measures will need to be laid out in a impact assessment / arb method statement about how this will be prevented and minimised such as a pile and beam foundation or a screw style system .

Cofion Cynnes / Kind Regards,

Richard Baron

Swyddog Coedyddiaeth / Arboricultural Officer Cefn gwlad a Chadwraeth/ Countryside & Conservation Amgylchedd a Diogelu'r Cyhoedd / Environment and Public Protection / Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 01633 656656

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

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 20 February 2026 09:41

To: NCC - Tree Team <Tree.Team@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 26/0079

Dear Head Of Environment & Public Protection

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 26/0079

Address: The Willows Old Roman Road Langstone Newport NP18 2JU

Proposal: SINGLE STOREY SIDE GARAGE WITH VERANDA OVER AND ALTERED EXISTING ACCESS

submitted on 3 February 2026.

View details of 26/0079 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0079&data=05%7C02%7CBen.Webster%40newport.gov.uk%7Caf7b32def5948f4447708de75198510%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639076949658494908%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslAiOiJXaW4zMilslkFOljoITWfPbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=4xVEf9uBAkF%2FblWpYSixt%2B7Y%2BrsA%2BZh0dQ0nlXVDrWI%3D&reserved=0>

Your sincerely

Development Management