

APPLICATION NUMBER: 25/0206

PROPOSAL: CHANGE OF USE OF OFFICE BUILDING TO HOLIDAY LET AND REMOVAL OF CONDITION 03 (USE OF SITE FOR PRIVATE LEISURE EQUESTRIAN PURPOSES) OF PLANNING PERMISSION 22/0216 ON SITE AREA ONLY TO ALLOW FOR SPECIALISED EQUESTRIAN (SHORT TERM) HOLIDAY LETS

SITE: Wentwood Lodge Gilvach Lane Llanvaches Newport NP26 3BA

APPLICATION TYPE: Full

CONCERNS

The site lies within the Wentwood Special Landscape Area. Proposals are required to contribute positively to the area through high quality design, materials, and management schemes that demonstrate a clear appreciation of the area's special features.

The current office building which is a portacabin style ie appears as a functional building, has a light grey colour to the elevation cladding, is elevated, and stands out in the wider landscape. The building is clearly visible from first floor residential properties at the edge of Llanvaches across the open field to the east.

The impact at Gilvach Lane is much more restricted to road users as they pass the site but is unattractive with double width parking bay area, solid double and high gates, high fencing beyond, concrete retaining walls, and the elevated building which is visible but only at point-blank views.



View from Llanvaches



View from Llanvaches



I understand the planning history is chequered, but offer the following observations in case the existing situation can be improved:

- Whilst there may be attractive views out from the office building this has had an impact in the wider landscape which has not been mitigated for.
- There is scope within the compound for native hedge and small tree planting which should be allowed to grow onto soften views of the building elevation. Note that this would help meet the GIS requirement for enhancement as none is otherwise offered in the application.
- Native planting should also be used to soften lay-by walls and views of internal fencing.
- Conversion to holiday let is likely to extend any light spill into the evenings along with out of hours use of the external timber terrace, this will also require control or mitigation.
- There may be scope to further reduce the visual impact of the elevations potentially through the use of timber cladding.

Highways have raised visibility splay concerns, if this can only be resolved by hedge removal please reconsult.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services April 2025