

Delegated Decision Report

Application No:	25/0151	Statutory Period Expires:	14th November 2025
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Site:	<i>Land Encompassing Long Meadow Court Long Meadow Court Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 18 (SUBSTATION DETAILS) OF 21/1068 S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) TO ACCOMMODATE 5.5M DRAINAGE EASEMENT IN NORTH WEST BOUNDARY IN RESPECT OF PLANNING PERMISSION 19/0768 FOR DEMOLITION OF EXISTING VACANT PROPERTIES, PROPOSED RESIDENTIAL DEVELOPMENT OF 35 UNITS AND ASSOCIATED WORKS.</i>		
Applicant:	<i>c/o Agent</i>		
Type:	Discharge Conditions	Ward:	Liswerry
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is the former Long Meadow Court housing estate and is broadly triangular in shape, measuring 0.55ha sited between Broadmead Park to the south and Liswerry Pill Reen to the north. The site is bound to the south and east by existing residential dwellings.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application is seeking partial discharge of Condition 18 (Substation Details) of planning permission 21/1068 for the residential development of 35no. units and associated works at Long Meadow Court in the Liswerry ward.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
19/0768	DEMOLITION OF EXISTING VACANT PROPERTIES, PROPOSED RESIDENTIAL DEVELOPMENT OF 35 UNITS AND ASSOCIATED WORKS	GC (S106)	06/11/2019
21/1068	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) TO ACCOMMODATE 5.5M DRAINAGE EASEMENT IN NORTH WEST BOUNDARY IN RESPECT OF PLANNING PERMISSION 19/0768 FOR DEMOLITION OF EXISTING VACANT PROPERTIES, PROPOSED RESIDENTIAL DEVELOPMENT OF 35 UNITS AND ASSOCIATED WORKS.	GC (S106)	11/05/2023

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change,

highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

N/A

5.4 SUPPLEMENTARY PLANNING GUIDANCE

N/A

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 Condition 18 (Substation Details) states;

Prior to the occupation of any residential unit hereby approved details of the proposed substation and its brick screen enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be provided in full before the first occupation of any residential unit and retained in that state thereafter.

Reason: To preserve the visual amenity of the surrounding area in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

8.2 A substation specification and elevation drawings of the brick screen wall have been submitted for consideration. The substation is a standard GRP enclosure and measures approximately 2.27m in depth, 3.11m in width and a height of 2.27m.

8.3 The proposed screen wall is facing brick to match the approved dwellings and is to be enclosed on three sides, with the front elevation remaining open for access. The height of the wall feathers down either side from 1.84m at the rear to 1.125m at the front. Proposed planting has been approved to the north and west of the enclosure under the soft landscaping scheme for the site, and whilst this is low level so will not act as a screen, it will contribute to soften the appearance as well.

8.4 Overall, it is considered that the proposed details are acceptable and the condition can be partially discharged.

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 The details submitted for the partial discharge of Condition 18 (Substation Details) of planning permission 21/1068 are acceptable.

10.2 The application is approved.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Drawing No. EKV0031 - General Arrangement of GRP Enclosure for Unit Substation; Drawing No. 3924-PEN-ZZ-ZZ-DR-A-1300-A1-C3-Boundary Details; 3924-PEN-ZZ-ZZ-DR-A-1000-S3-P2 - O.S. Plan; 250227 DOC Cover Letter Condition 18.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies were relevant to the determination of this application.

03 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

