

Cooke, Jacob (Senior Planning Officer)

From: NCC - Planning
Sent: 22 September 2025 17:05
To: Cooke, Jacob (Senior Planning Officer)
Subject: FW: Planning Consultation Request for case ref: 25/0697
Attachments: ufm6_Internal_Consultee_Letter.pdf

From: Spicer, Sarah (Housing Strategy and Enabling Manager) <Sarah.Spicer@newport.gov.uk>
Sent: 22 September 2025 16:39
To: NCC - Planning <Planning@newport.gov.uk>
Cc: NCC - Housing Strategy <Housing.Strategy@newport.gov.uk>; Wilks, Natalie (Housing Strategy and Enabling Officer) <Natalie.Wilks@newport.gov.uk>
Subject: Fw: Planning Consultation Request for case ref: 25/0697

Hello

Response on behalf of Housing Strategy, Homes and Communities.

There is a need for good quality housing, including one and two bedroomed homes, to meet housing need in Newport, as evidenced in Newport's Local Housing Market Assessment.

The proposed two bed unit would be compliant with space standards set out in Newport's Flat Conversion SPG, plus the plans indicate that the flat 1 will benefit from outdoor space.

We are supportive of the conversion of this building and the variation to turn bedroom 1 into two bedroomed accommodation.

Cofion Cynnes / Kind Regards,

Sarah Spicer

Rheolwr Galluogi a Strategaeth Dai / Housing Strategy and Enabling Manager

Tai a Chymunedau / Housing and Communities

Cyngor Dinas Casnewydd / Newport City Council

Mob: 07974 299031

Sarah.Spicer@newport.gov.uk

From: NCC - Housing Strategy <Housing.Strategy@newport.gov.uk>
Sent: Tuesday, September 16, 2025 17:17
To: Spicer, Sarah (Housing Strategy and Enabling Manager) <Sarah.Spicer@newport.gov.uk>
Subject: FW: Planning Consultation Request for case ref: 25/0697

Hi Sarah

Please see planning consult for comment.

Kind regards

Sara Murphy
Swyddog Darpariaeth Tai / Housing Delivery Officer
Tai a Chymunedau/ Housing and Communities
Cyngor Dinas Casnewydd / Newport City Council
Prif Switsfwrdd / Main Switchboard 01633 656656
Ffôn / Tel 07974 397168
sara.murphy@newport.gov.uk

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg, yn y ddwy iaith, neu ieithoedd a fformatau eraill. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

The Council welcomes correspondence in Welsh, English, both languages, or other languages and formats. We will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

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

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 05 September 2025 07:47
To: NCC - Housing Strategy <Housing.Strategy@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0697

Dear Head Of Housing & Communities

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

App Number: 25/0697
Address: 109-111 The Church House Stow Hill Newport NP20 4ED
Proposal: VARIATION OF CONDITION 1 (APPROVED PLANS) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS. AMENDMENTS INCLUDE CREATION OF AN ADDITIONAL BEDROOM SERVING FLAT 1 TO CREATE A TWO BEDROOM FLAT AND ASSOCIATED ALTERATIONS

submitted on 27 August 2025.

View details of 25/0697 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonli>

[ne-applications%2Fplan%2F25%2F0697&data=05%7C02%7CSarah.Spicer%40newport.gov.uk%7Cb421efb5b90544ab4c9208ddf53c7868%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638936362403452260%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiilwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFlpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=BqkUz5%2FgW4ZT9F5ft19G9ChKYqy90S7x0k5n%2F0%2BWCvl%3D&reserved=0](#)

Your sincerely
Development Management