

Delegated Decision Report

Application No:	26/0475	Statutory Period Expires:	24th August 2026
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Site:	14 Priory Grove Langstone Newport NP18 2NY		
Proposal:	WORKS TO A MIXED TREE GROUP (FELLING) PROTECTED BY TPO 06/2010		
Applicant:	T. Murray		
Type:	Tree Preservation Orders	Ward:	Bishton & Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The TPO woodland consists of a strip of trees that sit within a residential estate, to the east of Priory Grove and the west of Priory Way.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks consent for the felling of within the protected woodland (06/2010). The works are as follows:

- G1 – Fell small 2-3 inch diameter sapling regrowth from previous felling work.
- G2 – Fell a row of approximately 12no ash trees.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/1063	FELLING OF 7NO. TREES AND WORKS TO VARIOUS TREES OF A MIXED TREE GROUP PROTECTED BY TPO 06/2010	GRANTED WITH CONDITIONS	19/03/2026

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)

- GP5 Natural Environment

6. CONSULTATION RESPONSES

- 6.1 Tree Team: Upon review the removal of small trees pressing on the fence is reasonable and the ash in the area are suffering from ash dieback and are unsuitable for long term safe retention.
- 6.2 Ecology: No comments received.
- 6.3 Wildlife in Newport Group: No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 7th July and a Site Notice was put up on 10th July.

- 7.1 NEIGHBOURS: No comments received.
- 7.2 COUNCILLORS (MOGFORD & ROUTLEY): No comments received.

8. ASSESSMENT

- 8.1 The proposed tree groups are identified on the submitted documents as being sited to the west of the protected woodland, along the boundary with dwellings along Priory Grove.
- 8.2 The Council's Tree Team were consulted on the application and advise that the removal of the small trees pressing on the fence is reasonable and the ash in the area are suffering from ash dieback and are therefore unsuitable for long term safe retention.
- 8.3 In terms of visual impact, the proposed removal of these trees is not considered to harmfully impact the character and appearance of the site and wider streetscape and there would remain to be significant tree coverage on site.

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 proposed works are considered to be acceptable and therefore the application is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Greenworks Tree Surgery LTD Letter dated 29-6-2026 and Photo Received 29-6-2026.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Greenworks Tree Surgery LTD Letter dated 29-6-2026 and Photo Received 29-6-2026.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP5 was relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.