

Delegated Decision Report

Application No:	23/0827	Statutory Period Expires:	10th October 2025
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Site:	<i>Llanwern Village Development Site Phase 1 Cot Hill Llanwern Newport NP18 2DP</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 25 (STREETLIGHTING) (CEDARS 3 AND HOLLIES 4 ONLY) OF 16/0864 VARIATION OF CONDITIONS 02 (RESERVED MATTERS), 03 (MASTERPLAN) AND 05 (DESIGN CODE) OF PLANNING PERMISSION 13/0806 FOR VARIATION OF CONDITION (TIME LIMITS) OF PLANNING PERMISSION 06/0845 FOR RESIDENTIAL DEVELOPMENT (UP TO 1100 DWELLINGS) AND PROVISION OF PRIMARY SCHOOL, VILLAGE CENTRE, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS (AFFECTING PUBLIC RIGHTS OF WAY 397/3, 397/7, 397/9 AND 397/10 LLANWERN)</i>		
Applicant:	<i>Z Aubrey</i>		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site forms two Reserved Matters parcels, namely Cedars 3 and Hollies 4, of the Llanwern Village Development Site, at Cot Hill in the Llanwern ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal is seeking partial discharge of Condition 25 (Streetlighting) of the Outline planning permission 16/0864 in relation to Cedars 3 and Hollies 4 only.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
16/0864	VARIATION OF CONDITIONS 02 (RESERVED MATTERS), 03 (MASTERPLAN) AND 05 (DESIGN CODE) OF PLANNING PERMISSION 13/0806 FOR VARIATION OF CONDITION (TIME LIMITS) OF PLANNING PERMISSION 06/0845 FOR RESIDENTIAL DEVELOPMENT (UP TO 1100 DWELLINGS) AND PROVISION OF PRIMARY SCHOOL, VILLAGE CENTRE, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS (AFFECTING PUBLIC RIGHTS OF WAY 397/3, 397/7, 397/9 AND 397/10 LLANWERN)	GRANTED WITH CONDITIONS	23.06.2017

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)

NONE.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

NONE.

6. CONSULTATION RESPONSES

6.1 Highways: No objection.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 Condition 25 (Streetlighting) states;

Details of all street lighting and lighting of any parking areas in relation to any un-adopted roads or parking areas, including the trigger times for implementation of that lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any phase of development (as defined in condition 02 – Phasing) or other area as may be agreed to which that lighting relates. Thereafter the lighting shall be implemented in accordance with the approved details.

Reason: In the interests of residential amenity, highway and pedestrian safety and the security of future occupiers.

8.2 A plan showing the location of proposed street lighting, the column detail and downward facing luminaire has been submitted for Hollies 4 and Cedars 3, along with a technical lighting report. The applicant has also confirmed that the street lighting will be installed at the same time as the highway infrastructure, which is to be constructed prior to occupation of the associated residential plot.

8.3 Both Highways and Environmental Health have responded with no objection to the proposed details 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 are acceptable to partially discharge Condition 25 of 16/0864 in relation to Hollies 4 and Cedars 3 development parcels.

10.2 The application is approved.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: GC4481-WSP-13-XX-DR-E-1303 P03 - Street Lighting Hollies 4; GC4481;-WSP-13-XX-DR-E-1301 P01 - Street Lighting Cedars 3; Lighting Report 1303-P03 Hollies 4 20250714; Lighting Report 1301-P01 Cedars 3 20230914; 06 - A3989-1.3-0006-G - Site Location Plan; Email from Samuel Thomas 9th October 2025 08:49.

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 Environmental Impact Assessment Regulations.