

APPLICATION DETAILS

No: 25/0618 **Ward:** Tredegar Park And Marshfield

Type: Full

Expiry Date: 22 December 2025

Applicant: P Berry

Site: Land North West Of And Adjacent To Marshfield Village Hall Wellfield Road Marshfield Cardiff CF3 2UB

Proposal: 100 PERSON SPECTATOR STAND AND FOOTPATH FOR MARSHFIELD FOOTBALL CLUB

Recommendation: Granted with Conditions

1. INTRODUCTION

- 1.1 This application seeks consent for the siting of a 100 person spectator stand and footpath with landscaping. The development will be for the Marshfield Football Club. Initially, the application sought consent for an 85 seater stand, however following the submission of additional plans and details, this has been increased to 100 seats. The application is presented to committee at the request of Cllr Screen.
- 1.2 The application site is situated on land outside of but immediately adjoining the Marshfield Village Boundary, therefore for the purposes of planning is located within the countryside where development is strictly controlled. The site has an established use as a sports ground and adjoins the village hall and associated car park. The site is located within a green belt, archaeologically sensitive area and is designated as an Environmental Space. It is also located within Flood Zone 3 (Sea, defended).
- 1.3 The spectator stand is proposed with a mono-pitched roof with a maximum height of 3.05m, 13.75m in width and would be approximately 3m in depth. The stand would seat 100 seats. Materials include a profiled green cladding, however no exact colour has been provided. A hedge is proposed to be planted at the rear of the stand and a path is proposed to link the development site with existing village hall carpark. The stand would be sited in between the existing dugouts, to the south west of the existing football pitch.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
16/0872	USE OF PART OF RECREATION GROUND AS MULTI-USE GAMES AREA (MUGA)	Granted with Conditions	06.12.2016

3. POLICY CONTEXT

- 3.1 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

3.2 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.

4.5.2 - Planning authorities should provide a framework for well-located, good quality sport, recreational and leisure facilities, and develop clear policies for the provision, protection and enhancement of sport, recreation and leisure facilities.

4.5.6 - Planning authorities should encourage the multiple use of open space and facilities, where appropriate, to increase their effective use.

6.2 - There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents. Landscaping, grass verges and sustainable drainage are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places.

3.3 TECHNICAL ADVICE NOTES

- 3.3.1 Technical Advice Note (TAN) 5: nature conservation and planning,
 - Technical Advice Note (TAN) 11: noise,
 - Technical Advice Note (TAN) 12: design,
 - Technical Advice Note (TAN) 16: sport, recreation and open space

are relevant to the determination of this application

3.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

3.4.1 Policies SP5 (Countryside), SP12 (Community Facilities), GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP7 (Environmental Protection and Public Health), CE3 (Environmental Spaces and Corridors), CE4 (Historic Landscapes, Parks, Gardens and Battlefields), CE6 (Archaeology) and CF1 (Protection of Playing Fields, Land and Building used for Leisure, Sport, Recreation and Play) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

3.5 SUPPLEMENTARY PLANNING GUIDANCE

3.5.1 The Council's Supplementary Planning Guidance on Parking Standards (Adopted August 2015) and outdoor play space provision (Adopted January 2017) are also relevant to the determination of this application.

4. CONSULTATIONS

4.1 **Natural Resources Wales:** No objection.

4.2 **Welsh Water Dwr Cymru:** No objection. We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

4.3 **Sports Wales:** No comments received to date.

4.4 **Heneb:** The proposed works involve groundworks in an area of high archaeological

potential. Consequentially, it is considered possible that buried archaeological remains could be disturbed during the groundworks. Therefore it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements) including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

5. INTERNAL COUNCIL ADVICE

5.1 **Highways:** No objection.

5.2 **Landscape Officer:** No objection subject to further information

Path surfacing has now been confirmed as aggregate with timber edge.

However the following concerns were raised in August but have not been responded to:

1. New hedging is proposed but it is still not clear what the existing hedging is and why this is not to be retained – a site photo may help - and there are no details on the new hedging eg species, density, maintained height etc.

2. The RAL colour or range of colours for the stand should be confirmed as 'green' is too generic.

3. It is still unclear if there is an impact on existing tree(s) – there has been tree clearance, but again site photos showing the current situation are required as there may be a need for a professional Tree Survey.

5.3 **Public Rights of Way Officer:** No objection.

5.4 **Tree Officer:** Objection due to lack of tree information.

5.5 **Leisure Officer:** No comments received to date.

6. REPRESENTATIONS

6.1 **NEIGHBOURS:**

10no. neighbours were consulted, and a site notice was displayed on 19/11/2025. 28 no. representations were received.

26no. objections were received. The comments are summarised below:

- Significant concerns about noise from spectators, whistles, PA systems, and foul language, particularly at weekends and evenings.
- Fears that the raised stand will project sound further, affecting nearby homes and privacy.
- Potential disturbance to children and families using the playground and hall facilities.
- Claims that noise levels could exceed acceptable decibel limits.
- Existing parking provision (approx. 40 spaces) is inadequate for matchday demand.
- Reports of cars blocking driveways, pavements, verges, and junctions, creating hazards for pedestrians and emergency access.
- Narrow village lanes and lack of public transport make the site unsuitable for increased traffic.

- Concerns about speeding and unsafe driving after matches.
- Evidence of vandalism to existing shelters and dugouts, littering, drug use, and late-night gatherings.
- Fears that a larger stand will attract further anti-social behaviour, making the area unsafe for residents.
- Risks of crowd disorder and lack of management plans for behaviour.
- Stand considered out of keeping with the semi-rural village setting.
- Harm to landscape character and openness of the area, contrary to local policies (SP7, SP8).
- Loss of shared green space used by the wider community (dog walking, children's play, other groups).
- Potential impacts on biodiversity and habitats, with no ecological assessment provided.
- Drainage issues already present; risk of worsening flooding.
- Questions raised about land ownership, with claims the land is held in trust for the community, not the football club.
- Doubts over legality of the application and responsibility for future maintenance if the club disbands or is relegated.
- Uncertainty over who will fund and maintain the stand long-term, especially if vandalised.
- Lack of toilet and catering facilities at the site; concern that infrastructure cannot support larger crowds.
- Fear of property devaluation for homes adjacent to the field

2no. comments were received in support of the application:

- Village matches expected to generate 50–70 decibels, well below professional stadium levels and within safe limits.
- Stand unlikely to increase footfall; same supporters will attend as currently.
- Matches are not held every week, so overall impact on the village is limited.
- A 100-seat stand is small, with negligible impact on lighting, views, green space, or village character.
- Stand supports health and wellbeing by encouraging participation in sport; refusal could risk the club leaving or ceasing, including junior teams.
- Loss of the team would reduce revenue for the village hall.
- Playing fields pre-date surrounding housing; residents should expect ongoing use.
- Responsibility lies with individuals and enforcement authorities; stand itself unlikely to increase traffic.
- Objections based on speculation about anti-social behaviour are considered invalid.
- Relocation is not viable; supporting the stand is the most cost-effective way to sustain the club.

6.2 COUNCILLORS: Cllr Rhian Howells, Cllr Allan Screen and Cllr Trevor Watkins were consulted on the application. Cllr Allan Screen has requested that the application is called to committee and provides the following comments:

- Limited parking and access issues
- Road safety and increase in traffic
- No traffic impact assessment
- Possibility of increased noise, nuisance and antisocial behaviour and its effect on residents and existing village hall users
- Scale of proposal and no impact assessment on its impact on the character of the village hall and surroundings
- Over intensification of development in this area
- Lack of adequate toilet and changing facilities for both male and females
- Negative impact on existing users groups
- If floodlights installed then an increase in light pollution for residents
- Possibility of the village hall losing its charity status due to it being less of a wider community benefit

6.3 MARSHFIELD COMMUNITY COUNCIL: The comments are summarised as follows:

- Full risk assessment and method statement requested before works commence.

- Fencing and locking arrangements noted, but CCTV does not cover the stand location; further security measures required.
- Marshfield AFC must secure separate insurance for users, third parties, damage to the stand, and liability of officials. Village hall insurance does not extend to the stand.
- Signage to confirm Marshfield AFC ownership and responsibility, with named contacts. No advertising permitted on the stand exterior.
- Club to maintain the stand and ensure litter removal at its own expense.
- Club to remove the stand and reinstate ground if no longer required or requested by MVHMC.
- Stand confirmed to be accessible to all, including wheelchair users.
- Concerns remain over parking capacity and safety, particularly with increased spectators and proximity to children's play areas.
- No increase in number of home fixtures envisaged.
- Current response not accepted. FAW Tier 3 regulations require adequate sanitary facilities for all spectators; village hall facilities cannot meet this requirement.
- Limited to agreed hire periods (Wednesday evenings and Saturday afternoons) for first team and reserves.
- No current plans for floodlights, fencing, or additional seating, but promotion to Tier 3 would render facilities unsuitable under FAW certification criteria.

7. ASSESSMENT

7.1 Principle of Development

7.1.1 The application site is located outside of the defined settlement boundary as defined by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) therefore for the purposes of planning, the site is within the countryside where development is strictly controlled and only appropriate development compatible with a countryside location will be considered favourably. LDP Policy SP5 covers this matter requiring development beyond the settlement boundaries to be an appropriate use respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design.

7.1.2 In this instance the site is within close proximity to the Marshfield Village boundary and is adjacent to the existing sports fields of which this development would be associated therefore justifying the location. The development is proposed to provide an enhanced spectator facility that is a requirement for the football team to progress through the league table. The provision of additional community facilities is also supported by policy SP12.

7.1.3 The application site is located within in an area allocated as Environmental Space in the Local Development Plan. Accordingly, LDP Policy CE3 is applicable to the assessment of this application and states that development will only be permitted where:

- the existing or potential environmental qualities of the site will be improved or complemented;
- there is no adverse impact on international, European, national, regional or local nature conservation interest;
- there is not a loss, without appropriate replacement, of a recreational, open space, or amenity resource for the immediate locality unless it can be demonstrated that there is an excess of provision or facilities can be enhanced through development of a small part of the site.

In this instance the development is complimentary to the existing use and will provide an enhanced spectator experience, due to the condition of the site and its existing use there would be no adverse impact upon EPS and the development would not result in a loss of recreation land as the use would be unchanged. No conflict with the requirements of the policy have been identified.

7.1.4 LDP Policy CF1 is applicable to the assessment of this application and states that the redevelopment for other purposes of playing fields, other land and buildings used for sport, recreation, areas of play and community uses, will only be permitted where:

- i) alternative provision of the same benefit is made available in the immediate locality; or
- ii) the land or building(s) is surplus to requirements.

In this instance given the nature of the use it is not considered that there would be any conflict with the requirements of the policy as there would be no change of use and the existing function of the land would remain.

- 7.1.5 The proposal is considered to be a justified development within the countryside, no in principle objection is raised.

7.2 Residential Amenity

- 7.2.1 The proposed spectator stand would be located approx. 80m from the nearest residential properties on Marshfield Road and Wellfield Court. Policy GP2 requires development to not have an adverse impact on local amenity in terms of noise, disturbance, privacy, overbearing, light, odours and air quality. The existing use of the site is as a sports field, accordingly an element of disturbance would be expected from the existing use.
- 7.2.2 The scale, design and relationship with the closest residential dwellings means that the built form would not result in an unacceptable impact in terms of loss of light, overbearing impact or outlook. The use of the land would be unchanged and this development seeks to provide an enhanced spectator facility only. It is not considered that this development would give rise to significantly greater visitors instead it is considered to be an enhancement for the existing use therefore impact in terms of noise and disturbance would not be of an unacceptable level.
- 7.2.3 There is concern raised by neighbouring occupiers that the use would result in anti-social behaviour however, this is speculation only and there is no evidence to support this claim. The potential for misuse of a facility is not a sufficient justification to withhold consent. In part there is a responsibility of the applicant/landowner to ensure that appropriate security and management of the facility is maintained.
- 7.2.4 Given the scale of the proposed development and the relationship with the closest residential dwellings it is not considered that there would be any unacceptable adverse impact upon the living conditions of neighbouring occupiers.

7.3 Visual Amenity

- 7.3.1 The proposed development adopts a standard design for the nature of the use. The development is not considered to result in any unacceptable adverse visual impact that would be harmful to the visual amenity or character of the area. The addition of spectator stands adjacent to sports/playing fields is commonplace and is deemed to be acceptable. The development is small scale with a limited height and footprint, accordingly its visual impact is considered to be minor. As the development is located within the Green Belt consideration has been given to the requirements of LDP Policy SP6. In this instance, the development due to its scale and siting is not considered to prejudice the open nature/character of the Green Belt or to undermine its aims/objectives.
- 7.3.2 It is noted that the colour of the stand has been labelled on the proposed plans as “green”, this is vague and therefore it is recommended that a condition is attached to any grant of planning consent to control the colour of the development that would first be approved by the Local Planning Authority.
- 7.3.3 The addition of a path linking the site to the existing carparking area is considered to be acceptable, the path has a limited overall length and width and would not prejudice the open character of the area. The proposed materials are considered to be acceptable within the context of the site.
- 7.3.4 A hedge is proposed to be planted to the rear of the stand, this will provide an element of screening when viewing the site from the south and west and further reduce the visual impact of the proposed development. The hedge is considered to be visually acceptable and to provide an enhancement to the wider area.

7.4 Highways

7.4.1 The application will not physically impact upon parking provision or the local highway network. There are no adopted parking standards for sports pitches, the Parking Standards SPG refers to sport clubs where there is an element of membership and therefore possible to calculate the facility users, this is not the case in this instance as there is not a dedicated sports club associated with the fields. It is expected that those who travel to site via private vehicle would avail of the existing village hall carpark however it is noted that the site is accessible via both sustainable and public modes of transport. The Local Highways Authority have been consulted on this application and raise no objection to the proposed development. It is not considered that this development would give rise to significantly increased numbers of visitors and therefore the impact upon parking/highway safety is considered to be acceptable.

7.4.2 Through the public consultation concern has been raised in respect of the potential for conflict between the use of the village hall for private events/parties and the use of the sports pitches in respect of visitors and parking. This development is not considered to give rise to significantly greater visitors to the sports pitches that would result in an unacceptable level of harm to parking/highway safety and it is noted that such a conflict could occur with the existing uses irrespective of the stand, in part any impact could be managed to reduce the potential conflict via staggering the bookings.

7.5 ***Flood Risk***

7.5.1 The proposed development consists of a less vulnerable form of development as defined by Technical Advice Note 15 in a defended Flood Zone 3 (sea) as shown on NRW's Flood Map for Planning. Given the nature of the development in accordance with its position no significant concern is raised to the proposed development. NRW have been consulted on this application and raise no objection to the proposed development on the basis that the developer is made aware of the potential risks associated with flood risk. A Flood Consequences Assessment has not been submitted in support of the application, however given the nature of the proposal and its limited scale this is not considered to be necessary and the development is not considered to result in any unacceptable impact in respect of flood risk on or off site nor would it increase the vulnerability of the existing use.

7.6 ***Archaeology***

7.6.1 The application site is located within the Gwent Levels Archaeologically Sensitive Area, and within the Gwent Levels Registered Landscape (Cadw reference HLW (Gt) 2 and in character area HLCA020 Marshfield. Henneb have been consulted on this application who advise that the development will required archaeological mitigation as remains may be encountered during the course of any proposed groundworks. In order to address this concern it is recommended that a condition is attached to any planning consent requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource. It is considered that the attachment of such a condition is necessary and required to safeguard the historic environment and to allow consent to be granted.

7.7 ***Ecology/Biodiversity***

7.7.1 The application site comprises an area of mowed/maintained grass adjacent to an existing sports field and a small area of overgrowth that would be cleared. Given the existing use of the land and its condition it is considered that any biodiversity value would be low. The proposal includes the provision of hedgerow planting to the rear of the spectator stand. It is considered that the hedging would result in an enhanced visual impact but also as a net-benefit for biodiversity satisfying the criteria within Policy 9 of Future Wales and Chapter 6 of PPW12. The application is not supported by a Green Infrastructure Assessment, however given the scale and nature of the proposal in conjunction with the condition of the site this is not considered to be necessary and it is considered that the development can be progressed to determination without such information.

7.7.2 As limited information relating to the numbers and species of the proposed hedge has been supplied as part of this application it is recommended that a condition is imposed to secure such details prior to the commencement of development. A further condition to secure the

implementation and retention of the hedge is also recommended.

- 7.7.3 The Councils Tree Team have been consulted on this application and raise an objection on the basis of a loss of trees, from a site visit it has been confirmed that no trees would be lost therefore there is no concern in this matter. The overgrowth that would be removed would be replaced by native hedgerow therefore compensating for any loss.

7.7 **Other issues**

- 7.7.1 Concerns have been raised via the public consultation in respect of the proposed development, the majority of the issues have been addressed within earlier sections of this report. However for completeness the concerns issues are addressed below:

- **Significant concerns about noise from spectators, whistles, PA systems, and foul language, particularly at weekends and evenings.**

The use is existing therefore an element of noise/disturbance would be expected at present, the proposed stand is not considered to result in a significant increase to the numbers of users. Additionally, the stand is located a significant distance from the closest residential dwellings and therefore any impact is not considered to be of an unacceptable level.

- **Fears that the raised stand will project sound further, affecting nearby homes and privacy.**
- **Claims that noise levels could exceed acceptable decibel limits.**

There is no evidence to suggest that the stand would project sound, this is purely speculation and therefore has been given limited weight to the assessment of this application. The noise impact from the sports pitches would be existing and the spectator stand is not expected to result in significantly increased numbers that would impact noise.

- **Potential disturbance to children and families using the playground and hall facilities.**

The use is existing and the stand is not expected to significantly intensify the use/number of spectators therefore this concern has been given limited weight to the assessment of this application.

- **Existing parking provision (approx. 40 spaces) is inadequate for matchday demand.**
- **Reports of cars blocking driveways, pavements, verges, and junctions, creating hazards for pedestrians and emergency access.**
- **Narrow village lanes and lack of public transport make the site unsuitable for increased traffic.**
- **Concerns about speeding and unsafe driving after matches.**

The use of the sports pitches is existing and lawful therefore generates an existing parking demand. The use of the land is outside the remit of this application. The stand is proposed as an enhanced spectator facility and is not expected to generate significant additional visitors. If unlawful parking/driving habits occur this is a matter that is controlled via separate legislation outside of the remit of the Town and Country Planning Act and should be dealt with via the appropriate channels. There is no evidence to suggest that the development would give rise to additional vehicular movements that would prejudice highway safety/that cannot be accommodated within the existing highway network. The Local Highways Authority has been consulted on the application and raises no objection accordingly no this is not considered to be a matter that would result in planning consent being withheld.

- **Evidence of vandalism to existing shelters and dugouts, littering, drug use, and late-night gatherings.**
- **Fears that a larger stand will attract further anti-social behaviour, making the area**

unsafe for residents.

No evidence has been submitted to corroborate the claim of antisocial behaviour. The misuse of a facility is not a justification to not provide it. Developments must be managed and unlawful/illegal behaviour fall outside the remit of the Town and Country Planning Act. The stand is not expected to generate significantly larger spectator numbers.

- **Risks of crowd disorder and lack of management plans for behaviour.**

This matter falls outside the remit of the Town and Country Planning Act.

- **Stand considered out of keeping with the semi-rural village setting.**

A spectator stand at the edge of a sports pitch is not considered to be out of character/incongruous in the opinion of the Local Planning Authority.

- **Harm to landscape character and openness of the area, contrary to local policies (SP7, SP8).**

The stand due to its limited scale and position is not considered to unacceptably prejudice the open character of the area/landscape.

- **Loss of shared green space used by the wider community (dog walking, children's play, other groups).**

The stand would not result in the area being un-usable for community. The land would still be open and accessible.

- **Potential impacts on biodiversity and habitats, with no ecological assessment provided.**

Due to the existing use of the land it is not considered that there would be any significant biodiversity value and the LPA are satisfied that the addition of hedgerow planting will result in a net benefit for biodiversity.

- **Drainage issues already present; risk of worsening flooding.**

The application site is very limited therefore any impact in respect of surface water drainage would be minimal. Both Dwr Cymru and NRW have been consulted on this application, neither raise any objection in respect of flooding/drainage.

- **Questions raised about land ownership, with claims the land is held in trust for the community, not the football club.**

This element has been discussed with the applicant/the agent acting in this matter and the relevant ownership certificates have been signed and notice served on the appropriate bodies, accordingly no concern is raised in this respect.

- **Doubts over legality of the application and responsibility for future maintenance if the club disbands or is relegated.**
- **Uncertainty over who will fund and maintain the stand long-term, especially if vandalised.**

This matter falls outside the remit of the Town and Country Planning Act.

- **Lack of toilet and catering facilities at the site; concern that infrastructure cannot support larger crowds.**

This matter falls outside the remit of the Town and Country Planning Act.

- **Fear of property devaluation for homes adjacent to the field**

This is not a material consideration in the assessment of a planning application.

8. OTHER CONSIDERATIONS

8.1 *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.

8.2 *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.

8.3 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.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

8.4 The above duties have 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. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.

8.6 *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.

8.7 *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.

9. CONCLUSION

9.1 The proposed development comprises of a small area of land adjacent to an existing sports field and would offer an enhanced spectator facility. No conflict has been identified with the requirements of Local or National Planning Policies, therefore, the application is recommended for approval subject to conditions.

10. RECOMMENDATION

GRANTED WITH CONDITIONS

1

The development shall be implemented in accordance with the following plans and documents:

25-2361-DWG-01 - Site Location Plan

25-2361-DWG-02B Plans - Elevations A1

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

2

Prior to the commencement of development full details of the proposed hedgerow shall be submitted to and approved in writing by the Local Planning Authority. The details shall include; species, numbers and planting densities as a minimum. All planting shall be carried out in the first planting season following the commencement of the development; and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a biodiversity net benefit is achieved in accordance with the requirements of Policy 9 of Future Wales and Chapter 6 of PPW12.

3

Prior to the commencement of development full details of the external materials and finish of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and maintained as such for the lifetime of the development.

Reason: in the interests of visual amenity.

4

No development shall take place until a written scheme of historic environment mitigation has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

NOTE TO APPLICANT

The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.