

From: Jeff Murray <jeff.murray@cfw-architects.co.uk>
Sent: 12 November 2025 15:09
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Subject: Re: 25/0849 - 30-34 Clarence Place, Newport.

Hello Vicky and thank you for your quick (and useful) response.

Please accept this email as confirmation of our agreement to the extension of time to the deliberation period noted below.

I will endeavour to be back in touch very soon in this regard.

Thank you again
Jeff

From: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Date: Wednesday, 12 November 2025 at 14:53
To: Jeff Murray <jeff.murray@cfw-architects.co.uk>
Subject: RE: 25/0849 - 30-34 Clarence Place, Newport.
Hi Jeff,

Thank you for your email. There is no class E in Wales, as there is in England. As such, on the basis of what you have said in your email I would advise you to pursue the current application for the change of use .

Please can you confirm your agreement to an extension of time for 25/0849, 25/0758 and 25/0759 until the 19th December 2025, in order for you to submit the outstanding information and for it to be considered.

Regards

Vicky Quinn
Senior Planning Officer / Uwch Swyddog Cynllunio
Regeneration, Investment and Housing / Adfywio, Buddsoddi a Thai
Newport City Council / Cyngor Casnewydd
Tel: 01633 210107

(If I am unable to take a phone call from you please contact me by return of email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams is mutually agreed).

NEWIDIADAU I'R FFFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer**

ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.

Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](#)

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)

From: Jeff Murray <jeff.murray@cfw-architects.co.uk>

Sent: 12 November 2025 12:29

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: Re: 25/0849 - 30-34 Clarence Place, Newport.

Hi Vicky

My apologies for the delay in responding to you on the various applications Grant passed over to you because of his role change.

I confess this was partly because of my workload but also confusion on our part which I hope this email rectifies.

Application 25/0849 – this was made in the first instance as there was some weird sui generis use on no. 32 & 33 which stemmed from a use that was aligned with retail but included some form of cottage industry/manufacture, which I never really understood, as it was a number of years back under the previous owners.

The two properties were opened into one so the Applicant wanted to re-separate the units into independent premises and confirm their use as for tenants that might be retail, estate/letting agents etc but no food based uses.

No. 34 currently has a use for food provision, but they want to remove this and use it in line with the above – simply put they don't want the residents to the apartments above (which they own) to be affected by restaurant or take-away noise, smells, refuse etc.

The Class A uses do seem to be confusing to me, but I understand are now dealt with under a Class E use which allows more flexibility and is easier to deal with for future changes (should they be necessary) – on this basis do you have any thoughts on how we might deal with the application – I think I've managed to confuse Grant with my email and I hope I haven't done the same with you!

For the DOC applications, I am waiting on feedback from a meeting the Applicant

had with the Heritage Officer on site which I believe will inform the additional information required – I believe informal agreements were sensibly made on site so hopefully the info will allow that to be ratified as part of the applications.

I'd be grateful for any direction you could give in regards the 25/0849 application in particular.

Regards
Jeff

Jeff Murray
for and on behalf of cfw Architects Ltd

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