

Delegated Decision Report

Application No:	26/0439	Statutory Period Expires:	23rd July 2026
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Site:	<i>Holmeswood 16 Clytha Park Road Newport NP20 4NA</i>		
Proposal:	<i>WORKS TO 3NO. CYPRESS TREES (PRUNING) PROTECTED BY THE SHRUBBERY CONSERVATION AREA</i>		
Applicant:	<i>G Snowball</i>		
Type:	Trees in Conservation Areas	Ward:	Allt-yr-Yn
Decision:	NO OBJECTIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a detached dwelling bounded by Clytha Park Road, and Fields Road. The application site is within the Shrubbery Conservation Area subject to an Article 4 (2) direction. The area is predominantly residential with Newport Civic Centre to the East which is a Grade II* listed building (22333). The eastern and southern boundaries contain hedging and trees and is prominent within the streetscene.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks consent for pruning works to 3no. Cypress Trees protected by the Shrubbery Conservation Area. An Arboricultural report has been provided and displays the trees as no. 357, 358, and 359.

357 works proposed:

To reduce the risk of future branch or stem failures the height of the tree should be reduced by 5 metres.

358 works proposed:

To reduce the risk of future branch or stem failures the height of the tree should be reduced by 3.5 metres.

359 works proposed:

To reduce the risk of future branch or stem failures the height of the tree should be reduced by 4.5 metres and the collapsing branch should be reduced by 1.5 metres. The bark area affected by the grass clippings should be monitored annually for any necrosis or decay.

4. RELEVANT SITE HISTORY

None.

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 Technical Advice Note

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 10: tree preservation orders

Technical advice note (TAN) 24: the historic environment

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy CE7- Conservation Area

Policy GP5- Natural Environment

Policy SP9- Conservation of the Natural, Historic and Built Environment

5.5 SUPPLEMENTARY PLANNING GUIDANCE

Trees, woodland, hedgerows and development sites SPG

6. CONSULTATION RESPONSES

6.1 **Tree Team:**

No Objections for works in line with the provided Arboricultural report.

6.2 **Heritage Officer:**

As per the Conservation Area Appraisal (CAA) for The Shrubbery Conservation Area (2020), the mature trees in The Shrubbery Conservation Area form an integral part of its character:

3.4.1 The Shrubbery is an enclosed area with mature planting, limiting central views to a short range or a tantalising glimpse through tree cover. In particular, views along Westfield Road are characteristically green with few built elements visible, often glimpsed through gates or above planted boundaries.

3.7.1 The Conservation Area [CA] is strongly characterised by its high proportion of greenery. All plots have a higher ratio of space given over for garden than for its main house. The maturity of the trees and hedgerows within the Conservation Area create a distinctly rural feel, especially in the centre of Westfield Road. This is emphasised by the

contrast with the immediate setting of the Conservation Area, which is more intensively built up with closely positioned semi-detached houses.

This positive contribution is reflected within one of the key Aim and Objective of said CAA as stated within the abovementioned document:

*6. The rich green-ness of the Conservation Area should be protected through the considered management of existing trees and careful design of new planting.
Reason: To protect a defining characteristic of the Conservation Area and to manage trees in line with other local policy.*

The trees in question are prominently located upon both the (eastern and southern) boundaries of the site, being highly visible from both Westfield Road and Clytha Park Road. This prominence makes a highly positive contribution towards both character and appearance of the CA.

To reduce the risk of future branch or stem failures, it is proposed to reduce the height of these trees, resulting in a reduction of stress and loading. This will improve their future safety and retain them in situ. I note that our Tree Team have no objections to the work and concur with the findings of the arboricultural report.

Upon this basis I have no further comments to offer.

6.3 **Ecology Officer:** No comments received.

6.4 **Wildlife in Newport:** No comments received.

7. **PUBLIC REPRESENTATIONS**

Neighbour and Ward member notification letters were sent on 17/06/2026, Site Notice was put up on 03/07/2026.

7.1 1no. neighbour was consulted. No comments received.

7.2 Councillor Matthew Evans, Councillor David Fouweather, and Councillor Pat Drewett were consulted. No comments received to date.

8. **ASSESSMENT**

8.1 This application seeks consent to pruning of 3no. Cypress Trees within the Shrubbery Conservation Area at Holmeswood, 16 Clytha Park Road. An Arboricultural report has been provided by the applicant and states the health of the tree and why pruning works are needed. The three trees have been given numbers, 357, 358, and 359. The location of the trees can be shown below. The recommendations have been set out in section 3, however, in conclusion, by reducing their height and overall wind resistance the recommended work will result in a stress and loading reduction of the tree's branches, main stem(s) and root systems which will improve their future safety.



- 8.2 The Tree team were consulted on the application and have reviewed the submitted documents. The tree team have no objections to the works proposed, as long as the Arboricultural report is followed. The proposal is in accordance with Policy GP5 in this regard.
- 8.3 In terms of the visual impact, the trees are highly visible from the streetscene given their location and scale. The Shrubbery Conservation Area is a designated historic and architectural zone recognised by Newport City Council for its special character that contributes to the city's heritage and sense of place. As with other conservation areas in Newport, it is protected under planning policy so that changes — from building alterations to streetscape works — must preserve or enhance its distinctive appearance and historic value in accordance to our SPGs, the aims of PPW12, Policy SP9, and the aims of the HEWA 2023. As per the Conservation Area Appraisal (CAA) for The Shrubbery Conservation Area (2020), the mature trees in The Shrubbery Conservation Area form an integral part of its character:
- 8.4 *3.4.1 The Shrubbery is an enclosed area with mature planting, limiting central views to a short range or a tantalising glimpse through tree cover. In particular, views along Westfield Road are characteristically green with few built elements visible, often glimpsed through gates or above planted boundaries.*
- 8.5 *3.7.1 The Conservation Area [CA] is strongly characterised by its high proportion of greenery. All plots have a higher ratio of space given over for garden than for its main house. The maturity of the trees and hedgerows within the Conservation Area create a distinctly rural feel, especially in the centre of Westfield Road. This is emphasised by the contrast with the immediate setting of the Conservation Area, which is more intensively built up with closely positioned semi-detached houses.*
- 8.6 The Heritage Officer was consulted on the application, and states, the trees in question are prominently located upon both the (eastern and southern) boundaries of the site, being highly visible from both Westfield Road and Clytha Park Road. This prominence makes a highly positive contribution towards both character and appearance of the CA. To reduce the risk of future branch or stem failures, it is proposed to reduce the height of these trees, resulting in a reduction of stress and loading. This will improve their future safety and retain them in situ. The Tree Team have no objections to the work and concur with the findings of the arboricultural report. There are no objections on this basis. Therefore, it is concluded that the works to the trees will protect their health and longevity which in turn will preserve the setting of the Conservation Area. It should also be considered the impact on the setting of the Grade II* listed building, Newport Civic Centre, to the East. The

Heritage Officer has raised no objections, and given the retention of all trees, they will make a positive contribution to the surrounding streetscene and assets. Therefore, this is deemed acceptable.

- 8.7 The Ecology Officer was also consulted on the scheme. The officer did not provide comment on the scheme, and therefore, the LPA take this as there are no objections. However, it is advised to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. A bat advisory note will also be added as an informative.

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 pruning works to the three Cypress Trees are supported by the submitted Arboricultural Report and raise no objections from either the Tree Team or the Heritage Officer, subject to the works being carried out in accordance with the report recommendations. The reduction in height will improve the long-term health, stability and safety of the trees, helping to ensure their retention within the landscape. Whilst the trees make a significant contribution to the character and appearance of the Shrubbery Conservation Area, the proposed works are considered necessary to safeguard their longevity and will preserve the visual amenity and heritage significance of the area.

11. DECISION

NO OBJECTIONS

NOTE TO APPLICANT

01 This decision related to plan no's: Site Location Plan; Arboricultural Report

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, CE7, GP5 were 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.

04 Bats often roost in trees, and work on these trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a tree in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are found to be present, no works of tree felling or removal of major limbs should take place unless a licence to disturb these species and/or their

roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228