

Delegated Decision Report

Application No:	25/0740	Statutory Period Expires:	14th November 2025
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Site:	<i>Pillmawr Barn Pillmawr Road Newport South Wales NP18 3QZ</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITIONS 2 (MATERIALS), 3 (BOUNDARY TREATMENTS), 4 (WINDOWS AND DOORS), 5 (LANDSCAPING), 11 (CEMP), 12 (ACCESS), 15 (ARBORICULTURAL) AND 17 (ACCESS ROUTE) OF 23/0953 PROPOSED RESIDENTIAL CONVERSION OF REDUNDANT AGRICULTURAL BARN WITH ASSOCIATED WORKS AND RETENTION OF ACCESS TRACK</i>		
Applicant:	<i>A Baker</i>		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 This application seeks to partially discharge conditions from planning permission 23/0953 for the conversion of a barn to a dwelling and associated works. The conditions can be seen in full under section 5.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/0953	PROPOSED RESIDENTIAL CONVERSION OF REDUNDANT AGRICULTURAL BARN WITH ASSOCIATED WORKS AND RETENTION OF ACCESS TRACK	GRANTED WITH CONDITIONS	16.09.2024

3. CONSULTATION RESPONSES

- 3.1 Natural Resources Wales: We have no objection to the proposed development as submitted and provide the following advice.
Condition 11 – Construction Environmental Management Plan
We have reviewed the Construction Environmental Management Plan (CEMP), dated 09/09/2025 on the authority's website.
We have no objection to the partial discharge of condition 11 –CEMP as the submitted document addresses all points of the CEMP condition.

- 3.2 Local Highways Authority: Condition 2
Concrete is now proposed for the apron adjacent to highway. This addresses Highways' previous concerns.
Condition 11
The amended CEMP addresses Highways' previously stated concerns and we would recommend partial discharge in so far as the Plan is approved but remains to be followed.
Condition 12 & 17
Access to the site is via an existing track. The submission now addresses the surfacing of the access from highway. We would therefore recommend partial discharge in so far as the proposals are approved but remain to be provided.

- 3.3 Tree officer: No objection.

- 3.4 Heritage officer: *Condition 2.*

Spanish Blue Slate, Oak lintels (for replacing existing hardwood lintels above doorways), Stone and reclaimed brick (for external walls, to match existing), Masonry coursing and jointing external walls – to match existing, Painted black metal gutters and downpipes, and Stained timber fascia are all very appropriate to the character of the building – and will

safeguard the character and appearance of the countryside.

Though beyond our control, I would highly recommend that suitably vapour-open internal materials are used within this development, to prevent excessive damp: for example, limecrete floors (as opposed to concrete), feebly-hydraulic lime-mortar masonry repointing (e.g. NHL2) and vapour-open insulation materials to the interior.

Condition 3.

The “*Existing boundary wall made good with existing gap infilled to contain yard.*” Provided this is carried out in accordance with the written details of Condition 2, I would have no issue.

Condition 4.

I am satisfied with the proposed joinery schedule; being appropriate to the character of the building, they will safeguard the *character and appearance of the countryside*.

- 3.5 Landscape officer: A ‘Landscape Strategy’ rev A, ‘Soft Landscape Proposals’ rev A and Maintenance plan August 2024 all by Enderby Associates sufficiently details the proposals.
Note that the proposed bund running north from Mount Pleasant (ref Reading Agricultural Consultants ‘Proposed Bund’ RAC/0473/10) is not shown on the above plans.
No objection or further comments.

4. PUBLIC REPRESENTATIONS

N/A.

5. ASSESSMENT

- 5.1 Condition 2 (materials) states:

Notwithstanding the submitted plans, no development shall commence until a detailed specification for, or samples of, the materials to be used in the construction of the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6.

- 5.2 The following materials are proposed:

- Spanish blue roofslates,
- Wooden Window Frames (painted softwood, RAL 7033 colour) which is a grey/green colour,
- Stone and reclaimed brick (for external walls, to match existing)
- Oak lintels

- 5.3 As can be seen from the wording of the condition, it was imposed to safeguard the character and appearance of the countryside. The proposed materials are considered to be appropriate and comply with the condition.

- 5.4 Condition 3 (boundary treatments) states:

Notwithstanding the submitted plans, no development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the positions, heights, design, materials and type of boundary treatments to be erected. The boundary treatments shall be completed in accordance with the approved details prior to occupation of the dwelling and shall then be retained in that manner for the lifetime of development.

Reason: In the interests of visual and residential amenities in accordance with policy GP2.

5.5 Boundary treatments include a timber post and rail fence to the east and making good of existing boundary wall within the site. Elsewhere existing hedgerow are to be retained. The information is considered to be acceptable, and the condition can be partially discharged.

5.6 Condition 4 (windows and doors) states:

Notwithstanding the submitted plans, no development shall commence until the size, design, material, appearance, means of opening and joinery of all new windows and doors of the new dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed as approved prior to the beneficial occupation of the dwelling and retained for the lifetime of development. Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6.

5.7 Information has been submitted to satisfy this condition, and it can be partially discharged.

5.8 Condition 5 (landscaping) states:

Notwithstanding the submitted plans, no development shall commence until a hard and soft landscaping scheme and 5 year management plan have been submitted to and approved in writing by the Local Planning Authority. The scheme of landscaping hereby approved shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development hereby approved. Thereafter the trees, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents eg. plant species, plant size, planting operations etc; and

b) A short annual report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council and submitted by 31st December for each year of the five year establishment period summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purpose of this condition, the planting season shall mean the period of November-December 2022.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of residential and visual amenity and rural character having regard to policies SP5, GP2 and GP6 of the adopted Newport Local Development Plan.

5.9 The Council's Landscape officer has confirmed the information is acceptable and this condition can be partially discharged.

5.10 Condition 11 states (CEMP):

No development or phase of development, including site clearance shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include:

o Construction methods: details of materials, how waste generated will be managed;

o General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

o Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use

- o Traffic Management: details of site deliveries, plant on site, wheel wash facilities*
- o Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.*
- o Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details The CEMP shall be implemented as approved during the site preparation and construction phases of the development.*

Reason: To ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction.

5.11 The applicant has submitted information to satisfy this condition and the Council's Highways officer confirms no objections are offered. The condition can be partially discharged.

5.12 Condition 12 (access) states:

Prior to the commencement of development a scheme for the permanent closure of the existing access from Pillmawr Road via Mount Pleasant shall be submitted to and approved by the local planning authority. The scheme as approved shall be completed prior to first occupation of the development hereby approved and retained thereafter.

Reason: In the interests of road safety, to reduce the use of access with insufficient visibility in accordance with policy GP4.

5.13 A timber post and rail fence is proposed with large boulders to be sited to the west of this. The closure will occur at the site boundary and will prevent access to the site. The details are considered acceptable, and the condition can be partially discharged.

5.14 Condition 15 (Arboricultural information) states:

No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for -

(a) Supervision and monitoring of the approved Tree Protection Plan;

(b) Supervision and monitoring of the approved tree felling and pruning works;

(c) Supervision of the alteration or temporary removal of any Barrier Fencing;

(d) Oversee working within any Root Protection Area;

(e) Reporting to the Local Planning Authority;

(f) The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.

Reason: To protect important landscape features within the site in accordance with policies SP9 and GP5.

5.15 Confirmation of the appointed arboriculturist – (James Pinder of TreeCare Consulting) has been provided and this condition can be partially discharged.

5.16 Condition 17 (access route) states:

Notwithstanding the submitted plans, no development shall commence until full details of any surfacing or engineering works to the access route have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity extensive hard surfacing along the access route will not be acceptable, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6.

5.17 This information is shown on drawing no. RAC/9473/2 Revision A and meets the requirement of the condition. 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 information meets the requirements of the conditions so that they can be partially discharged. The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: RAC/9473/2 Revision A, Materials list for Pillmawr Farm Barn Conversion, RAC /9473/10 Revision A, Landscape Strategy 523/04 Rev A,

RAC/9473/WD1, 523/100 rev A, Management Plan Enderby Associates (August 2024), construction environmental management plan (version II), RAC/9473/1, 23-059/P/01.

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.

04 On behalf of NRW the applicant is advised that their records indicate that the closest watercourse is 55-60 metres away from the site.