

Brinkworth, Emma (Planning Officer)

From: Andrew Ayles <andrew@ajplanninggroup.co.uk>
Sent: 07 August 2025 09:28
To: Brinkworth, Emma (Planning Officer)
Subject: RE: 25/0393 for 6 Clytha Park Road, Newport, South Wales, NP20 4NZ

Good morning, Emma,

My client has come back promptly on the queries and advises as follows:

The shop is open same hours as number 7 (the clients adjoining bridal boutique).

Hours of opening are:

- Monday - Saturday 9.30am to 5.30pm
- Until 8pm Thursday
- Sunday 11am-5pm

We have a contract for number 7 with NCC; The cardboard bin, glass bin and general waste bins are located in the car park behind the shops, number 6 to utilise the same arrangement.

Please can you confirm based on the submitted details that you are able to approve? It would be much appreciated if you can confirm a positive recommendation and timeframe for determination as I am on leave between 14/7 and 22/7.

Kind regards
Andrew

AJ Planning and Development

Tel: 07875 523772
Email: andrew@ajplanninggroup.co.uk
Website: www.ajplanning.co.uk

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From: Andrew Ayles
Sent: 06 August 2025 09:01
To: Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>
Subject: RE: 25/0393 for 6 Clytha Park Road, Newport, South Wales, NP20 4NZ

Dear Emma,

Thank you for your email, I will report back shortly as I've requested these details from my client this morning.

Best regards
Andrew

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From: Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>
Sent: 05 August 2025 11:57
To: Andrew Ayles <andrew@ajplanninggroup.co.uk>
Subject: RE: 25/0393 for 6 Clytha Park Road, Newport, South Wales, NP20 4NZ

Hi Andrew,

Please can you confirm the waste arrangement and hours of operation?

Kind regards,

Emma Brinkworth
Swyddog Cynllunio / Planning Officer
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Emma.brinkworth@newport.gov.uk
01633 831702

Please Note: I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio.

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Wrth gyflwyno dogfennau dros ebost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor.

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From: Andrew Ayles <andrew@ajplanninggroup.co.uk>
Sent: 28 July 2025 14:46
To: Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>
Subject: RE: 25/0393 for 6 Clytha Park Road, Newport, South Wales, NP20 4NZ

Hi Emma,

Thank you for your prompt update.

I am happy with the description below, noting when I submitted the application the works were not undertaken. Nonetheless, I will drive past on way home out of interest and if you do wish to alter description I am comfortable with this based on your update.

I welcome your update, prior to determination.

Kind regards
Andrew

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Email: andrew@ajplanninggroup.co.uk
Website: www.ajplanning.co.uk

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From: Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>
Sent: 28 July 2025 14:35
To: Andrew Ayles <andrew@ajplanninggroup.co.uk>
Subject: RE: 25/0393 for 6 Clytha Park Road, Newport, South Wales, NP20 4NZ

Hi Andrew,

I hope you're well. I am dealing with the application at 6 Clytha Park Road. I noticed that the change of use has already taken place. Please can the description change be agreed as follows:

RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF GROUND FLOOR UNIT TO A1.

The consultation period ended today. I'll be assessing the application and preparing my report over the next week or so. I'll update you with my recommendation prior to submitting.

Please let me know if there's anything you'd like to discuss further.

Kind regards,

Emma Brinkworth
Swyddog Cynllunio / Planning Officer
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Emma.brinkworth@newport.gov.uk
01633 831702

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From: Andrew Ayles <andrew@ajplanninggroup.co.uk>
Sent: 24 July 2025 10:08
To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>
Subject: FW: 25/0393 for 6 Clytha Park Road, Newport, South Wales, NP20 4NZ

Hi Lydia

Further to my email below, I've just received an out of office from Fran, regarding my clients application. I was wondering whether, as per out of office, you may have taken on the case? If so please can I request an update appreciating your workload may have grown.

Best regards
Andrew Ayles
Director

AJ Planning and Development

Tel: 07875 523772
Email: andrew@ajplanninggroup.co.uk
Website: www.ajplanning.co.uk

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From: Andrew Ayles
Sent: 24 July 2025 10:05
To: Sanders, Francesca (Senior Planning Officer) <francesca.sanders@newport.gov.uk>
Subject: 25/0393 for 6 Clytha Park Road, Newport, South Wales, NP20 4NZ

Good Morning Francesca,

I was just wondering whether you have any initial application feedback regarding my client change of use application.

I appreciate that you may be in the neighbour consultation period and if you have any queries prior to determination please do let me know.

I am hopeful that the application is not contentious given the position of the unit within the local centre, and also the complimentary use in relation to my clients bridal business next door.

Best Regards
Andrew

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