

Delegated Decision Report

Application No:	25/1093	Statutory Period Expires:	5th March 2026
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Site:	<i>Bettws Library And Information Centre 41 Bettws Shopping Centre Bettws Newport South Wales</i>		
Proposal:	<i>INSTALLATION OF ROLLER SHUTTER DOORS TO EXISTING DOORS AND WINDOWS</i>		
Applicant:	<i>G Moseley</i>		
Type:	Full	Ward:	Bettws
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises of a single storey flat roof building being used as a library and information centre, located North of the Bettws Local Centre as defined by the Newport Local Development Plan 2011-2026 (adopted January 2015). It is of utilitarian design and suffering the effects of wear and tear and apparent anti social behaviour and criminal damage with numerous boarded up windows and openings. It is situated at a lower level compared to Monnow Way and alongside other community buildings of similar utilitarian design. The site is located within the defined settlement boundary and is surrounded by a mix of commercial and residential dwellings.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking consent for the implementation of solid roller shutters on the previously vandalised glass windows located on the northern, eastern and western elevation of the building. Externally they will be painted in a royal blue to match the existing building panels. Furthermore, 7No. high level glazed units are to be replaced with solid white panels on the north elevation and various existing security lighting features are to be relocated.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
22/1183	REMOVAL OF DECORATIVE CONCRETE CLADDING TO SOUTH ELEVATION AND REPLACEMENT WITH RENDERED EXTERNAL WALL INSULATION	GC	09.02.2023

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 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 - General amenity. There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality

GP4 - General Development Principles. Highways and Accessibility states that development shall only be permitted if it is not detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network

GP6 - Quality of design. Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.

SP12 - Community facilities. Development that affects existing community facilities should be designed to retain or enhance essential facilities.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The SPG 'Security Measures for Shop fronts and Commercial Premises' (August 2015) was relevant to the application.

6. CONSULTATION RESPONSES

6.1 No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 12.01.2026

7.1 No comments received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of an existing Library building within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The SPG 'Security Measures for Shop fronts and Commercial Premises' (August 2015), paragraph 1.10 states, "Shutters, their housing and guiderails should be designed to have the minimum possible adverse impact on the appearance of the premises, the whole building and the street in general." The SPG further states in SM6, "Solid shutters are only acceptable in industrial areas and nowhere else". The shutters proposed appear solid and while it is acknowledged that the application is contrary to the SPG and would not ordinarily be supported, significant consideration has been given to the current condition of the building and to the extensive evidence submitted regarding the persistent antisocial behaviour and vandalism affecting the windows and doors of the site. Since 12.09.2018 the library has been involved in 46 reported incidents, with an estimated total damage cost of £17,016, including 18 incidents in the past two years alone. The majority of these incidents have required windows or doors to be boarded up after being smashed. This pattern of anti-social behaviour is indicative of problems that prejudice the ongoing maintenance and long term operation of the facility.

8.2.2 As a result, the primary issue appears to be criminal damage and smashing of windows which has informed the request for solid shutters rather than the more open grille style. In this context, the installation of solid shutters would help to protect the glazing, enabling it to remain intact and therefore facilitate the longer term operation of the building as a community library. The design of the building is utilitarian and solid shutters, when viewed

alongside the brick and panelled walls under the flat roof, would not appear unduly dominant or incongruous in this context and may achieve a degree of uniformity when closed that does not currently exist due to the ongoing presence of ad hoc plyboard covered windows.

8.2.3 Furthermore, whilst it is acknowledged that a number of units in the surrounding area benefit from solid roller shutters, it is not apparent that these have permission, and therefore the existing roller shutters in the surrounding local area do not set a precedent but do form part of the visual context. The library operates between 09:00 and 17:30, Monday to Friday, meaning the shutters would be open during operational hours and predominantly closed only at night. The proposed shutters will be painted royal blue to match the existing building rather than the more industrial galvanised or metal finish that would jar with other features of the building.

8.2.4 As a result, the proposed solid shutters would provide essential protection to the library, which would improve the overall appearance of the site and be beneficial to the public. Accordingly, the development would be in accordance with policy's GP6 and SP12.

8.3 Residential Amenity:

8.3.1 The proposed development does not involve any extension to the building, and the roller shutters would be installed in front of the existing windows and doors. As a result, it is considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact. Flats existing closeby and the shutters are intended to prevent ongoing criminal damage, the effects of which must be observed and noted by closest neighbours.

8.4 Biodiversity:

8.4.1 Policy 9 of Future Wales states that occupiers. action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. In this case a bird and bat box `has been proposed, this is considered to be appropriate when considering the scale and context of the development.

8.4.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance

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 roller shutters are acceptable.

11. **DECISION**

GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Block Plan NPS-DR-A-(**) 001, Site Location Plan NPS-DR-A-(**) 002, Proposed Elevations NPS-00-00- DR-A-(**) 004, Email With Agent dated: 12/02/2026.
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. The biodiversity enhancement scheme as shown on approved proposed rear elevation biodiversity NPS-00-00- DR-A-(**) 007 shall be undertaken prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.
Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
3. The roller shutters including boxes, guide rails and other associated external parts hereby approved shall be royal blue in colour to match the existing panelling on the building.
Reason: To ensure the development is completed in a manner compatible with its surroundings, in accordance with Policy GP6 of the Newport Local Development Plan (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Bettws Library – ASB, Existing Elevations NPS-00-00-DR-A-(**) 003

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and SP12 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.