

Delegated Decision Report

Application No:	26/0297	Statutory Period Expires:	22nd June 2026
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Site:	<i>Great Oak, Newport Golf Club Access Road To Newport Golf Club Rogerstone Newport NP10 9FX</i>		
Proposal:	<i>WORKS TO 1 NO. BEECH TREE (REMOVAL OF DEAD, DAMAGED AND RUBBING BRANCHES, LIFTING OF FOLIAGE TO 6M AND CROWN REDUCTION BY UP TO 3M) PROTECTED BY TPO 58/MON</i>		
Applicant:	<i>J Pinder</i>		
Type:	Tree Preservation Orders	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The Tree Preservation Order (58/MON) protects Tree Area, which was designated on 16.2.72

2. SITE LOCATION AND CONTEXT

- 2.1 The tree is located between the car park and Prop Shop at Great Oak, Newport Golf Club, Access Road To Newport Gold Club, situated in the Rogerstone North ward.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks consent for works to a single Beech TPO that is part of a TPO Tree area, protected by TPO 58/MON. The works include removal of dead, damaged and rubbing branches, lift low foliage to 6m and a 3m crown reduce at suitable lateral branches to a single Beech Tree.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
17/0648	GOLF PRACTICE FACILITY AND EXTERNAL WORKS INCLUDING TREE WORKS TO EXTEND DRIVING RANGE	GC	16.03.2018
10/1159	WORKS TO TREES PROTECTED BY TPO NO. 58 MONMOUTHSHIRE	GC	23.12.2010
09/0921	FELLING OF 5NO. CONIFERS PROTECTED BY TPO NO. 58/MON	GC	26.10.2009
08/0170	FELLING OF 3NO. CYPRESS TREES PROTECTED BY TREE PRESERVATION ORDER 58/MON	GC	17.03.2008

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 Notes:

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

Technical advice note (TAN) 10: Tree Preservation Orders

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2

Policy GP5

Policy GP7

5.5 SUPPLEMENTARY PLANNING GUIDANCE

TREES, WOODLAND, HEDGEMROWS AND DEVELOPMENT SITES

6. CONSULTATION RESPONSES

6.1 Tree Officer:

No objections for works to be undertaken in line with the consultants report. With the condition that all work must be compliant with BS5837.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 28.04.26 and a Site Notice was put up on 29.04.26

7.1 No comments received.

8. ASSESSMENT

8.1 The application seeks to undertake works to a single protected Beech tree, which is protected under TPO Tree Area 58/MON. The works include removal of dead, damaged and rubbing branches, lift low foliage to 6m and a 3m crown reduce at suitable lateral branches to a single Beech Tree.

8.2 The application is supported by a tree survey outlining the proposed works and contains a rationale for why the works are required. Accordingly, there is no objection to the proposed works which are deemed to be necessary for the ongoing maintenance of the tree and will ensure longevity of the trees health and life span. No adverse visual impact is considered to arise from the proposed works and the outcome is not considered to result in any adverse impact upon the character and appearance of the area. The Council's Tree Officer has been consulted on this application and does not raise objections to the works as long as a condition requiring that all works must be compliant with BS5837 be attached to the decision.

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 It is considered that the works to the tree are acceptable, and it is recommended that permission is granted with conditions.

11. **DECISION GRANTED**

1. The development shall be implemented in accordance with the following plans and documents: Tree Survey Report

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 development hereby approved shall be carried out in strict accordance with the requirements of British Standard: BS 5837:2012 (Trees in relation to design, demolition and construction).

Reason: To ensure the development does not prejudice the health or wellbeing of the Protected Trees on site.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Tree Survey Report

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026

(Adopted January 2015). Policies GP2, GP5 and GP7 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.