

Webster, Ben (Planning Officer)

From: Jackson, Kevin (Traffic Transport & Development Engineer)
Sent: 29 April 2026 15:20
To: Webster, Ben (Planning Officer)
Subject: RE: Glen View proposed changes to front garden

Hi Ben

That's great assuming you are minded to approve could you add the following condition and informative please.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Ponthir Rd for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmac, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.

Thanks
Kevin

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 29 April 2026 11:44
To: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>
Subject: FW: Glen View proposed changes to front garden

Good morning Kevin,

The applicant for 25/0888 at Glen View (Ponthir Road) has submitted updated plans.

The width of the access has now been reduced to 5m. I note that the proposed finish is not on the plans, but the applicant has confirmed that it would be tarmac.

If you wish to update your comments, please let me know.

Many thanks,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk
🌐: www.newport.gov.uk

This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter/Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio

When submitting documents by email that are large or those that may contain macros, such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems/Wrth gyflwyno dogfennau dros e-bost 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

NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](#)

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

*The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)*

From: louise bailey <louisefbailey@hotmail.co.uk>
Sent: 22 April 2026 19:52
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: Fw: Glen View proposed changes to front garden

Hi Ben

Please find attached some new drawers showing a 5m gap for our driveway. Please confirm if this is ok.

Many Thanks
Louise

Sent from [Outlook for iOS](#)

From: Just Beams Ltd. <info@justbeams.co.uk>
Sent: Wednesday, April 22, 2026 2:46:33 PM

To: louise bailey <louisefbailey@hotmail.co.uk>
Cc: Darren Bailey <blue_bailey@hotmail.co.uk>
Subject: Re: Glen View proposed changes to front garden

Hi Louise, apologies, I sent the wrong revision.
Please see the correct drawing.

Kind Regards,
Zehshan Rahman | Structural Engineer (MEng)
T: [07949 813086](tel:07949813086) | E: info@justbeams.co.uk | W: www.justbeams.co.uk
Just Beams Limited | South Wales - South West - Midlands
Company Registration No. 15036490 | VAT Registration No. 502349911



On Wed, 22 Apr 2026 at 12:12, louise bailey <louisefbailey@hotmail.co.uk> wrote:

Hi

All looks good but you still got the wording dropped kerb on the plans can this be removed as we are no longer extending the dropped kerb.

Thanks
Louise

Sent from [Outlook for iOS](#)

From: Just Beams Ltd. <info@justbeams.co.uk>
Sent: Tuesday, April 21, 2026 9:11:26 PM
To: Darren Bailey <blue_bailey@hotmail.co.uk>
Cc: louise bailey <louisefbailey@hotmail.co.uk>
Subject: Re: Glen View proposed changes to front garden

Hi Darren, please see the updated drawings.

Kind Regards,
Zehshan Rahman | Structural Engineer (MEng)
T: [07949 813086](tel:07949813086) | E: info@justbeams.co.uk | W: www.justbeams.co.uk
Just Beams Limited | South Wales - South West - Midlands
Company Registration No. 15036490 | VAT Registration No. 502349911



On Mon, 20 Apr 2026 at 21:22, Just Beams Ltd. <info@justbeams.co.uk> wrote:

Hi Darren, no issues.
I will make the change and send across.

Kind Regards,
Zehshan Rahman | Structural Engineer (MEng)
T: [07949 813086](tel:07949813086) | E: info@justbeams.co.uk | W: www.justbeams.co.uk
Just Beams Limited | South Wales - South West - Midlands



On Mon, 20 Apr 2026 at 18:52, Darren Bailey <blue_bailey@hotmail.co.uk> wrote:

Hi Zehshan

Thank you for providing the drawings.
Could you please make these minor alterations?
Also, there will no longer be a change to the existing drop kerb.

Regards

Darren

Sent from [Outlook for Android](#)

From: Just Beams Ltd. <info@justbeams.co.uk>
Sent: Thursday, April 16, 2026 11:17:51 PM
To: louise bailey <louisefbailey@hotmail.co.uk>
Cc: Darren Bailey <blue_bailey@hotmail.co.uk>
Subject: Re: Glen View proposed changes to front garden

Hi Louise, please could you review the attached.

Kind Regards,
Zehshan Rahman | Structural Engineer (MEng)
T: [07949 813086](tel:07949813086) | E: info@justbeams.co.uk | W: www.justbeams.co.uk
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On Thu, 16 Apr 2026 at 06:20, louise bailey <louisefbailey@hotmail.co.uk> wrote:

Hi. Zehshan

Thanks for your quick reply. Yes, that is no problem. Looking forward to hearing from you.

Thankyou
Louise

Sent from [Outlook for iOS](#)

From: Just Beams Ltd. <info@justbeams.co.uk>
Sent: Wednesday, April 15, 2026 9:52:50 PM
To: louise bailey <louisefbailey@hotmail.co.uk>
Cc: Darren Bailey <blue_bailey@hotmail.co.uk>
Subject: Re: Glen View proposed changes to front garden

Hi Louise, hope all is well.

For amendments, the cost would be £50+VAT, we would have to work on this later this week - please let me know if that's ok.

Kind Regards,

Zehshan Rahman | Structural Engineer (MEng)

T: [07949 813086](tel:07949813086) | E: info@justbeams.co.uk | W: www.justbeams.co.uk

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On Wed, 15 Apr 2026 at 18:31, louise bailey <louisefbailey@hotmail.co.uk> wrote:

Hi

We have had our driveway plans knocked back and only allowed a 5m wide driveway. Please can you confirm if you can amend the plans as attached and confirm what the cost would be. I have copied in the planning officer as he is happy to advise. Please can you send them to ourselves to confirm beforehand.

Thankyou

Louise and Darren

Sent from [Outlook for iOS](#)

From: Darren Bailey <blue_bailey@hotmail.co.uk>

Sent: Wednesday, April 15, 2026 6:05:19 PM

To: louise bailey <louisefbailey@hotmail.co.uk>

Subject: Fw: Glen View proposed changes to front garden

Sent from [Outlook for Android](#)

From: Just Beams Ltd. <info@justbeams.co.uk>

Sent: Sunday, November 30, 2025 10:41:50 PM

To: Darren Bailey <blue_bailey@hotmail.co.uk>

Cc: louise bailey <louisefbailey@hotmail.co.uk>

Subject: Re: Glen View proposed changes to front garden

Hi Darren, please could you review the attached and let me know your comments.

Kind Regards,

Zehshan Rahman | Structural Engineer (MEng)

T: [07949 813086](tel:07949813086) | E: info@justbeams.co.uk | W: www.justbeams.co.uk

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On Sat, 29 Nov 2025 at 10:41, Darren Bailey <blue_bailey@hotmail.co.uk> wrote:

Hi Zehshan

Following on from my email this morning.

The new wall will follow the line of the white wooden line.

Basically, replacing our existing wall but making our driveway a little wider.

Hope this makes sense.

Cheers

Darren

Sent from [Outlook for Android](#)

From: Just Beams Ltd. <info@justbeams.co.uk>
Sent: Thursday, November 27, 2025 6:57:05 PM
To: Darren Bailey <blue_bailey@hotmail.co.uk>
Cc: louise bailey <louisefbailey@hotmail.co.uk>
Subject: Re: Glen View proposed changes to front garden

Hi Darren, would you be able to call me tomorrow evening to discuss this?
I'm away from my laptop until later tomorrow.

Kind Regards,

Zehshan Rahman | Structural Engineer (MEng)

T: [07949 813086](tel:07949813086) | E: info@justbeams.co.uk | W: www.justbeams.co.uk

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On Thu, 27 Nov 2025 at 6:51 pm, Darren Bailey <blue_bailey@hotmail.co.uk> wrote:

Good evening, Zehshan

I've just been contacted by our non-adjointing neighbour who has some concern regarding our proposed changes.

She has received a letter informing her of our proposal and has followed the link provided to her by the planning officer.

Unfortunately, there is no detail on the drawings regarding a retaining wall on her side and she feels that further detail is required before she can agree to our proposal.

Can you please provide a drawing showing the retaining wall on her side of our property. I have suggested to her that our retaining wall will join her existing dry-stone wall, running parallel with the pavement for one metre before a ninety-degree bend will take the wall towards the rear of our property adjacent with the hedge.

I have added some very clumsy detail to your original drawing, I hope this explains what is required.

I hope this is okay.



Regards

Darren

Sent from [Outlook for Android](#)