

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/04/2026 11:07 AM

Application Summary

Address:	51-52 High Street Newport NP20 1GA
Proposal:	CHANGE OF USE FROM OFFICE TO AN APART HOTEL (SUI GENERIS) AND ASSOCIATED WORKS
Case Officer:	Marnie Ostler

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	14/15 High Street Newport

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Sir / Madam, April 2026 REF: 26/0212, Change of use from office (Use Class E) to an apart hotel (Sui Generis / C1 equivalent) at 51-52 High Street, Newport I am writing on behalf of Le Public Space, a community-owned grassroots music venue on Newport High Street, to formally object to the above application. Newport High Street is a thriving area featuring three respected music venues and several valued pubs and clubs. We believe the future of these establishments, and their contribution to the community, would be significantly endangered by this development. Grassroots Music Venues (GMVs) are the foundation of the UK music industry. The Music Venue Trust Annual Report 2025 highlights a catastrophic trend, with 78 GMVs closing or ceasing live music last year alone. Such closures reduce community access to affordable live music and limit opportunities for emerging artists and event professionals. Our objection is based on the following policy grounds:

1. Planning Policy Wales: The policy requires the identification of the existing soundscape and the activities that shape it. We do not believe this application sufficiently considers the established musical character of the area.
2. Newport Cultural Strategy 2025: This strategy aims to invest in cultural assets and utilize them for regeneration. By putting three vital venues at risk, this development directly contradicts the goal of growing Newport’s cultural profile.
3. Agent of Change Principle: Under this principle, developers introducing new uses near pre-existing businesses are responsible for mitigating noise impact. We note that a noise report has not been commissioned. It is essential that the responsibility for any future noise complaints rests with the developers rather than the established venues.

We urge you to consider the compatibility of this proposal with the existing night-time economy and protect these vital cultural assets.

Regards,

REDACTED
Operations Manager, Le Pub
Board Chair, Corn Exchange

Where did you hear about this application?	Not specified
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Kind regards