

Delegated Decision Report

Application No:	25/0612	Statutory Period Expires:	25th September 2025
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Site:	<i>Brynglas House, Education Inclusion Brynglas Road Newport NP20 5QU</i>		
Proposal:	<i>PRIOR APPROVAL FOR DEMOLITION OF SINGLE STOREY TIMBER FRAMED BUILDING (PURSUANT TO PRIOR NOTIFICATION REFERENCE 25/0500)</i>		
Applicant:	<i>D Cooke</i>		
Type:	Prior Approval - 56 Day	Ward:	Shaftesbury
Decision:	PRIOR APPROVAL GRANTED SUBJECT TO CONDITIONS		

1. BACKGROUND

- 1.1 Demolition of a building is permitted development under Schedule 2 Part 31 of the Town & Country Planning General Permitted Development Order 1995 (GPDO). This means that the demolition works can go ahead without express planning permission from the Local Planning Authority being needed. However, the GPDO does allow the Authority to control the 'method of demolition and any proposed restoration of the site', should it be considered necessary through the prior approval process.

2. SITE LOCATION AND CONTEXT

- 2.1 The building proposed for demolition is a single storey annex building which forms part of the wider complex of the former Brynglas Adult Training Centre. The site is situated along the residential street of Brynglas Road, in the Shaftesbury ward. The building is currently used for storage and has timber posts supporting the roof which have failed, resulting in the roof dropping.
- 2.2 The southernmost section of the building is clad in tiles and has areas of wooden fasciae and metal verge protectors. The northernmost section of the building is of prefabricated construction with areas of wooden fasciae and metal verge protectors.
- 2.3 The annex is located within a Historic Landscape Park/Garden as designated in the Newport Local Development Plan 2011 – 2026. The garden is a late nineteenth century formal and informal garden with ornamental tree and shrub planting.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This submission seeks to confirm whether the Council's prior approval is required for the proposed demolition of the annexe building at Brynglas House and its associated path and restore this area of the site with a tarmac hard play surface. The annexe is a timber frame; single storey 1960s structure finished in brick and cladding with a flat felted roof. The building is severely dilapidated with supports currently holding up the roof.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0500	PRIOR NOTIFICATION OF DEMOLITION OF SINGLE STOREY TIMBER FRAMED BUILDING	PRIOR APPROVAL REQUIRED	17.07.2025
25/0279	PRIOR NOTIFICATION FOR DEMOLITION OF SINGLE STOREY TEMPORARY TIMBER FRAMED BUILDING	PRIOR APPROVAL REQUIRED	01.05.2025

5. PLANNING POLICY

5.1 N/A

6. CONSULTATION RESPONSES

6.1 TREE OFFICER: No objection subject to conditions relating to:

- Pre-commencement Meeting
- Tree Protection Plan
- Root Protection Barrier
- Arboricultural Method Statement
- Appointment of Arboriculturist

6.2 HIGHWAYS OFFICER

No objection, there are limited impacts, and they are restricted to movements in and around the access. The accompanying Method Statement and Traffic Management Plans should be included as approved documents to be adhered to during the demolition and making good.

7. PUBLIC REPRESENTATIONS

N/A

8. ASSESSMENT

8.1 This application seeks prior approval for the demolition of the teaching annex building at Brynglas House, Brynglas Road. The building is in poor condition and currently lies redundant. A structural survey in 2024 was undertaken to provide a comprehensive assessment of the annex building following the discovery of a dropped/decayed beam and post connection in one of the classrooms. Subsequent investigations of the rest of the building revealed an inherent design defect with the structure of the building. This had been compounded by later ill-conceived window replacements and prolonged ponding of water on the roof, which have collectively undermined its structural strength.

8.2 Demolition of a building is permitted development under Schedule 2 Part 31 of the Town & Country Planning General Permitted Development Order 1995 (GPDO) subject to notifying the Local Planning Authority to confirm its prior approval is not required to the method of demolition and any proposed restoration of the site.

8.3 The application is supported by a Traffic Management Plan, an Arboricultural Impact Statement, Tree Protection Plan and Tree Constraints Plan. The application form accompanying the application states that the demolition period would take place during the school summer holidays. Post demolition, any remaining hard standings will be broken up, in addition to all railings and other fixings, both of which will be returned to the yard for correct disposal. Subsequently, the ground will be graded and made good. The applicant has also submitted proof of the erection of a site notice as per the requirements of Part 31 of the Town and Country Planning (General Permitted Development) Order 1995.

8.4 The Council's Tree Officer has reviewed the information provided in the Arboricultural Impact Statement, Tree Protection Plan and Tree Constraints Plan and has not raised an objection to the proposed demolition subject to compliance with the specified details.

8.5 The Council's Highways Officer has not raised any objection regarding the proposed development, subject to compliance with the details set out in the Traffic Management Plan.

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 adequate information has been submitted in order to demolish the structure whilst protecting interests of acknowledged importance, and no further information is required. As such, prior approval is granted.

11. DECISION

PRIOR APPROVAL GRANTED

NOTE TO APPLICANT

01 The demolition works shall be carried out strictly in accordance with the following plans and documents:

- Traffic Management Plan B
- Arboricultural Impact Statement
- Tree Constraints Plan
- Tree Protection Plan

02 This decision relates to plan Nos: Combined Arboricultural Impact Assessment/ Method Statement, Tree Protection Plan, Tree Constraints Plan, Method Statement, Site Notice, Site Supervision Form, Traffic Management Plan B.

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

(Adopted January 2015). No policies were relevant to the determination of this application.

04 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.