

REFERENCE: 26/0197

PROPOSAL: CHANGE OF USE TO COMMERCIAL DOG WALKING FIELD AND ASSOCIATED WORKS

SITE: Penhow Film Studios Old Turnpike Road Llanvaches
Newport NP26 3AD

APPLICATION TYPE: Full

CASE OFFICER: Emma Brinkworth

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

Comments:

The site lies within the Wentwood Special Landscape Area.

There are no nearby public rights of way. Views in from public highway are screened by topography and vegetation.

Google Earth 12/25 below shows the car parking already in place. A path is also shown through the field which is not included in the planning permission. Retrospective elements are not fully clear.



‘Detailed Soft Landscape Proposals’ TDA.3140.02 and ‘Landscape Specification & Management Plan’ January 2026 both by TDA are submitted. The new tree and hedge planting proposed is native and would meet LDP GP5 requirement for a landscape scheme. A native hedge is proposed along the open south boundary to be managed at 1.8m height.

A 1.8m high fence is proposed to the entire site boundary, although this is an imposing height in a rural location and so is not ideal, the height is becoming a standard for dog field use. Where seen by site users (as other views are generally screened) the fence would be seen against either a wooded backdrop or a new hedge which will grow on to 1.8m ie any impacts have been minimised. The need for crown raising to accommodate the fence is not covered in the applications, this may not be required but either-way needs to be confirmed.

Recommendations:

1. Submission of photos to show: the car park; its surface; and gates are required.
2. Clarification on whether the path through the field should be included in the application. If yes, this should be added to the site plan and photos of the surface would be required.
3. Confirmation that the 1.8m fence will not require extensive crown raising – photos would be needed to confirm this. Note that the Tree Survey states ‘All 4 no. woodlands are covered by Tree Preservation Order. Woodlands 1, 2 and 4 are located outside of the site. W3 is located within the site.’