

Delegated Decision Report

Application No:	25/0621	Statutory Period Expires:	29th September 2025
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Site:	<i>Ridings Farm Bishton Road Bishton Newport NP18 2DZ</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 2 (SOFT LANDSCAPING) OF 25/0124 THE CONSTRUCTION OF AN ANNEXE AND LINK WALKWAY WITH STORAGE AND WORK FROM HOME SPACE</i>		
Applicant:	<i>S. Johnson</i>		
Type:	Discharge Conditions	Ward:	Bishton & Langstone
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is located within a complex of barns that have been converted into 4no. dwellings within Bishton. At the time of conversion the barns were located outside of the settlement boundary and within the 'Countryside' as per the Newport Unitary Development Plan 1996-2011. Under the Newport Local Development Plan 2011-2026 (adopted January 2015), the site was included within the Bishton Village boundary, and is now located within the settlement on the rural-urban fringe. The barn complex is of traditional form and scale with a very pleasant amenity. It is single storey with a ridged roof and has been sympathetically converted thereby retaining its traditional stone barn-like appearance. Its historic simple linear form is retained.

2.2 The site is located East of the highway at Bishton Road, and is accessed via a shared private driveway serving the barn complex. The site is the most eastern unit and has a garden boundary that is shared with the open countryside. Directly north east of the site are two Public Rights of Ways (PROW). The closest PROW is 388/9/1 and runs west to east across the field neighbouring the site, approximately 45m to the north. Laying further north is the second PROW 388/8/1 at a distance of approximately 145m and runs north west to south east along the field boundary. The eastern side elevation and garden of the application site are visible from the PROWs, with unobstructed views across the field available.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application is seeking partial discharge of Condition 02 (Soft Landscaping) of planning permission 25/0124.

4. RELEVANT SITE HISTORY

05/1381	CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS INTO 4NO. DWELLINGS AND DEMOLITION OF MODERN BUILDINGS AFFECTING PUBLIC RIGHT OF WAY 388/9 (BISHTON)	GRANTED WITH CONDITIONS	17th AUGUST 2006
25/0124	THE CONSTRUCTION OF AN ANNEXE AND LINK WALKWAY WITH STORAGE AND WORK FROM HOME SPACE	GRANTED WITH CONDITIONS	2nd JULY 2025

5. PLANNING POLICY

5.1 N/A

5.2 PLANNING POLICY WALES (EDITION 12) 2024

N/A

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

N/A

5.4 SUPPLEMENTARY PLANNING GUIDANCE

N/A

6. CONSULTATION RESPONSES

6.1 Landscape Officer: No objection.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 Condition 02 (Soft Landscaping) states;

Prior to the commencement of development, a proposed scheme of soft landscaping for the development (including location, species, height and spacing) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be carried out in its entirety by a date not later than the end of the full planting season following the first beneficial occupation of the development hereby approved. Thereafter the soft landscaping shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

b) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and

b) A report with photo evidence by the landscape consultant to be submitted to Newport City Council by 31st July for year 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority) summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purpose of this condition, the planting season shall mean the period of October to March.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of visual amenity and biodiversity/ecological enhancement having regard to Chapter 6 of Planning Policy Wales Edition 12 and Policy SP1, GP2 and GP5 of the adopted Newport Local Development Plan 2011-2026 (adopted January 2015).

8.2 A scheme of soft landscaping has been submitted for consideration. This sets out the proposed planting schedule, which includes numbers, species, heights, densities and maintenance of the proposed planting. The scheme includes native hawthorn hedge plants to the eastern boundary of the site adjoining the field and within the site adjacent to the proposed annex, parking and timber enclosure for the propane tank.

8.3 The Council's Landscape Officer has considered the proposal and has confirmed they have no objections to the scheme submitted.

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 The proposed scheme of soft landscaping is acceptable and meets the requirements set out in Condition 02 of planning permission 25/0124 and the application can be partially discharged.

10.2 The application is approved.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Drawing No. R897-09 A1 – Scheme of Soft Landscaping Plan.

02 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.

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.