

Delegated Decision Report

Application No:	25/0958	Statutory Period Expires:	2nd January 2026
Site:	<i>Coc-Y-North Bungalow, Barn At Coc-Y-North Lane Rhiwderin Newport NP10 8RR</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITIONS 6 (DETAILS OF DOORS AND WINDOWS), 7 (STONWORKS), 8 (BOUNDARY WALL), 13 (METHOD STATEMENT) AND 17 (FIELD EMBANKMENT) OF 24/0274 CONVERSION OF FORMER BARN INTO DWELLING WITH REAR EXTENSION AND ASSOCIATED WORKS</i>		
Applicant:	<i>Williams</i>		
Type:	Discharge Conditions	Ward:	Graig
Decision:	PART APPROVED/PART REFUSED		

1. BACKGROUND

- 1.1 The application seeks to discharge conditions 06, 07, 08, 13 and 17 of the extant consent 24/0274 for the conversion of an existing barn into residential accommodation.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located to the west of Pentre-poeth and is accessed from Coc-Y-North Lane which links to the A467 to the north. The existing barn formed part of the existing property known as Coc-Y-North Bungalow and is now proposed to be subdivided to provide the new dwelling proposed. The site is located within the countryside and benefits from an isolated position with surrounded by open fields.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Discharge of details relating to:
 Condition 06: Details of fenestration, fascia board and rainwater goods.
 Condition 07: Detailed specification of stonework and pointing.
 Condition 08: Details of boundary wall.
 Condition 13: CEMP details.
 Condition 17: Details of retained field embankment.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0274	CONVERSION OF FORMER BARN INTO DWELLING WITH REAR EXTENSION AND ASSOCIATED WORKS	Granted with conditions	20.02.2025

5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

- 5.2 PLANNING POLICY WALES (EDITION 12) 2024

- 5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP5 - Countryside
- SP9 – Conservation of the Natural, Historic and Built Environment
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP6 – Quality of Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- New Dwellings

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer:

Condition 06

The proposed windows are flush-closing casements which is an acceptable arrangement. However, drawing no. SD120 20 does not make explicitly clear (either via drawing hatching or written annotation) that the proposed windows are to be formed in naturally finished timber as per the approved parent application. Nor does it mention species of timber proposed for the window joinery. Note that Oak or European larch, can be left to weather naturally to a silver-grey appearance.

I would also query the proposed visible flat lintel material proposed for windows W1 and W3. The existing appear to be oak and should be maintained as such. Additionally, what lintel material is proposed to the large span of D1, where the existing is open to the wall plate and the door head is now proposed to be dropped?

The bifold doors are aluminium as per approved information. It does not appear to make clear within Drawing no. SD120 20 - or the accompanying technical information - that the proposed are to be finished black (as per the approved).

Proposed fascia boards and rainwater goods are simple and appropriate enough. Presumably, the former continues as bargeboards to the gable-ends as per approved elevations Drawing SD120 02 05 D. Please note that there should be no boxing-in of eaves.

Condition 07

Where new stone is needed, it is proposed to *"be sourced locally to match the original in appearance. All repairs will match the existing in terms of stone size, colour, texture and coursing."* This is an acceptable approach, though I would note that no sample has been provided.

It is also proposed to finish the reveals of existing openings with 'toothed' brickwork where none exists currently (to D1 and W1). Proposed brick should match the existing in terms of material and size. No sample has been provided.

New pointing is proposed to be *"...done using a traditional lime mortar (NHL 3.5) mixed with sharp sand... Joints will be repointed with a brushed flush or slightly recessed finish, matching the original style."* Whilst generally acceptable, any removal of existing pointing should be carried out using hand-tools only, so as not to damage the existing stonework. I would also advise that NHL2 would be much more appropriate in terms of hardness and vapour permeability (though this is arguably beyond our control in this instance). The proposed aggregate type should be locally-sourced, as this can have a distinct impact upon finished appearance.

Condition 08

The short section of boundary wall is proposed to be *"constructed with stone reclaimed from creating new opening between Kitchen/Lounge."* I have no issue with this. However, the "natural stone" coping is proposed to be entirely flat. A 'cock-and-hen' finish to match the boundary wall to the adjacent property would be much more appropriate here. It should be made clear that pointing specification and finish will match that proposed to the parent building.

Condition 13

No comments

Condition 17

Though I am unlikely to have any comments here, I would note that this information does not appear to have been provided.

6.2 Landscape Architect: No objection.

6.3 Highways Officer:

6 (DETAILS OF DOORS AND WINDOWS): No comment.

7 (STONEWORKS): No comment

8 (BOUNDARY WALL): no objection to discharge

13 (METHOD STATEMENT): recommend partial discharge in so far as the plan is approved but remains to be adhered to.

17 (FIELD EMBANKMENT): No comment.

Highway Comments:

The boundary wall is low enough to allow visibility.

The method statement ensures highway can be kept clear of parked or unloading vehicles and wheels and road can be kept clean.

7. PUBLIC REPRESENTATIONS

7.1 The application was not advertised.

8. ASSESSMENT

8.1 The application seeks to discharge details relating to the conditions below; as assessment of each shall be taken in turn below:

8.2 Condition 06 – Details of doors and windows

8.2.1 The condition states:

Notwithstanding the submitted plans, no development shall commence until the size, design, material, appearance, means of opening and joinery of all new windows, doors, rooflights, fascia boards and rainwater goods of the new dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwelling and retained for the lifetime of development.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP5 and GP6 of the Newport City Council Local Development Plan.

8.2.2 The submitted details do not provide a complete package of finish details regarding the colour of bi-fold doors, proposed windows or proposed lintels. The Principal Heritage Officer has raised concern regarding the insufficient details and therefore, it is considered that the details do not ensure the special features of the building are taken into account contrary to Policy SP9 and GP6.

8.3 Condition 07 – Stonework

8.3.1 The condition states:

Notwithstanding the submitted plans, no development shall commence until a detailed specification for stonework and pointing of stonework to be used in the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6 of the Newport City Council Local Development Plan.

8.3.2 The Principal Heritage Officer notes that no physical samples have been provided of stonework and brickwork, however the submitted plans have indicated these are to match the existing. Furthermore, no details have been provided of the lintels to be used above

window and door openings. It is considered that the supplied details are insufficient and vague contrary to the requirements of the condition.

8.4 Condition 08 – Boundary Wall

8.4.1 The condition states:

Notwithstanding the submitted plans, no development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the position, height, design and materials of boundary wall to be erected adjacent to the parking area and Coc Y North Lane. The boundary treatment shall be completed in accordance with the approved details prior to occupation of the dwelling and shall then be retained in that manner for the lifetime of development.

Reason: In the interests of visual and residential amenities in accordance with policy GP2 of the Newport City Council Local Development Plan.

8.4.2 The supporting information states that material reclaimed from the resultant opening between the kitchen and lounge shall be used to form the boundary wall. This is principle is acceptable, however it is queried as to whether the amount of reclaimed material is sufficient enough in quantity in order to complete the proposed boundary wall. Given its length and height, it is considered unlikely that there would be sufficient reclaimed material to complete the wall and would therefore require additional stone.

8.4.3 Furthermore, the wall is proposed to be finished with a flat coping stone which negatively contrasts with the cock-and-hen finish of the adjacent boundary wall.

8.4.4 Therefore, it is considered that the details submitted are insufficient as they do not contain details of the stone which is likely to be required and the design would not integrate with the existing character and appearance of the area contrary to Policy GP6.

8.5 Condition 13 – Method Statement

8.5.1 The condition states:

No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to: Construction traffic routes, including provision for access to the site Entrance/exit from the site for visitors/contractors/deliveries Location of directional signage within the site Siting of temporary containers Parking for contractors, site operatives and visitors Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction Temporary roads/areas of hard standing Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements Storage of materials and large/heavy vehicles/machinery on site Measures to control noise and dust Details of street sweeping/street cleansing/wheel wash facilities Details for the recycling/disposing of waste resulting from demolition and construction works Hours of working Phasing of works including start/finish dates For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers in accordance with Policy GP4 of the Newport City Council Local Development Plan.

8.5.2 The Highways Officer raises no objection, and the details are considered acceptable.

8.6 Condition 17 – Field Embankment

8.6.1 The condition states:

Prior to the commencement of development details of the retained field embankment shall be submitted to and approved in writing by the Council as Local Planning Authority. Such details shall include plans, sections and structural calculations to prove that the

embankment is capable of supporting the likely future loading. The development hereby approved shall not be occupied until earthworks have been provided/modified in accordance with the approved details.

Reason: To ensure a satisfactory development of the site and a satisfactory standard of highway design and construction in the interests of highway safety and the amenity and convenience of highway users in accordance with Policy GP4 of the Newport City Council Local Development Plan.

- 8.6.2 The submission contains no information on the field embankment – the area between the edge of the highway and the start of the 5 metre driveway apron. The agent has provided comments in their planning statement that they believe the condition to be *ultra vires* and should be removed/discharged.
- 8.6.3 Firstly, the discharge of condition application does not have the required legislative control in order to remove a condition; and secondly the field embankment area forms the area of crossover land between the highway and the application site forming the principal access and is therefore considered not to be *ultra vires*.
- 8.6.4 The embankment area also has a pipe crossing the ground which has become exposed; therefore, sufficient information will be required as set out in Condition 17 to ensure that the land can cope with the additional load resulting from the consented residential use.
- 8.6.5 Insufficient information has been provided to meet the requirements of conditions contrary to Policy GP4.

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 submitted details are sufficient in relation to condition 13 only, with the remaining conditions 06, 07, 08 and 17 not being supported by a sufficient level of detail and are hereby refused.

**11. DECISION
PART APPROVED/PART REFUSED**

01 In so far as the application relates to CONDITION 06, the application is refused for the following reason:

The submitted details are insufficient and would result in harm on the wider character of the conservation area contrary to Policies SP9 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

02 In so far as the application relates to CONDITION 07, the application is refused for the following reason:

The submitted details are insufficient and would result in harm on the wider character of the conservation area contrary to Policies SP9 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 In so far as the application relates to CONDITION 08, the application is refused for the following reason:

The submitted details are insufficient and would result in harm on the wider character of the conservation area contrary to Policies SP9 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

04 In so far as the application relates to CONDITION 13, the application is approved.

05 In so far as the application relates to CONDITION 17, the application is refused for the following reason:

No information has been submitted and as such cannot be demonstrated that the embankment is capable of the increased loading contrary to Policy GP4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Cortizo-bi-fold-door (Received: 10.11.2025)
- Planning Statement (Received: 10.11.2025)
- Block and Location Plan (Drawing ref: SD120 00)
- Construction Method Statement (Received: 10.11.2025)
- Proposed Elevations (Drawing ref: SD120 02 05E)
- Discharge of conditions No.6 (Drawing ref: SD120 20)
- Discharge of conditions No.7 (Drawing ref: SD120 21)
- Discharge of conditions No. 8 (Drawing ref: SD120 22)
- Discharge of conditions No.13 (Drawing ref: SD120 23)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, SP9, GP2, GP4 and GP6 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.