

Delegated Decision Report

Application No:	25/0596	Statutory Period Expires:	12th September 2025
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Site:	202 Stow Hill Newport NP20 4HB		
Proposal:	FELLING OF 2 NO. TREES PROTECTED BY STOW PARK CONSERVATION AREA		
Applicant:	Z Ali		
Type:	Trees in Conservation Areas	Ward:	Stow Hill
Decision:	NO OBJECTIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 202 Stow Hill is a two storey, semi detached property located on a prominent corner plot in the Stow Hill ward and the Stow Hill conservation area. It is proposed to fell two conifer trees located within the garden area of the dwelling on the junction between Stow Hill and Caerau Road.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to fell the two conifer trees that are pushing against the boundary ball, adjacent to Caerau Road.

4. RELEVANT SITE HISTORY

None.

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 HISTORIC ENVIRONMENT (WALES) ACT 2023

5.3 TECHNICAL ADVICE NOTES

Technical Advice Note (TAN) 10: Tree Preservation Orders

Technical Advice Note (TAN) 24: The Historic Environment

5.4 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2

Policy GP5

Policy GP6

Policy GP7

5.6 SUPPLEMENTARY PLANNING GUIDANCE TREES, WOODLAND, HEDGEMROWS AND DEVELOPMENT SITES

6. CONSULTATION RESPONSES

6.1 Tree Officer: *No objections.*

6.2 Principal Heritage Officer: *202 Stow Hill is a Positive Contributors towards the character and appearance of the CA, being one of a pair of characterful semi-detached Victorian villas which pre-date Stow Park Circle as one of the earliest buildings within the area. The property is prominently located upon a wide junction, and its mature green curtilage boundary provides glimpsed views of the building, contributes towards distinctive contrasting light and shade, provides important visual amenity to the streetscape, and contributes substantially towards the leafy, green character of the area upon this busy intersection. No.200, to the eastern side of the junction, provides stark evidence for the negative impact of complete vegetation clearance. As we do not control loss of hedgerow planting to property boundaries, such mature trees should be preserved wherever possible, in order to preserve the character and appearance of the conservation area.*

I will of course defer to our tree officer upon the need to fell, but every effort should be made to retain these trees.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 13.08.2025 and a site notice was put up on 20.08.2025.

7.1 NEIGHBOURS: 204 Stow Hill- *No objections.*

7.2 COUNCILLORS: *Miqdad Al-Nuaimi- I am writing to say that in principle I am opposed to the felling of more trees in properties lying in the Stow Park Conservation Area. We have had many trees removed recently in Caerau Road and this site is quite closed to that address.*

I find myself mostly in agreement with comments made by the Heritage Officer, but also accept that the shape of the conifer trees looks a little incongruous relative to its surroundings. What I would like to see is that the trees receive treatment to improve their shape instead of felling them altogether.

7.3 COMMUNITY COUNCIL: No response.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The development seeks to undertake felling to 2no. conifer trees. This is with the aim of protecting the boundary wall which is adjacent to Caerau Road. The Trees are protected by reason of their siting within the Conservation Area and not by individual TPO's. The Tree Officer has been consulted on this application and raises no objection to the proposed felling, accordingly there would be no justification for attaching individual TPO's to the trees and the principle of the development is not resisted subject to the assessment of other material considerations considered below.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The trees subject of this application are large and located on a prominent location, readily visible within the public realm, accordingly, the trees make a significant positive visual contribution to the character and appearance of the area. However, the trees are adding strain to the adjacent boundary treatment resulting in conflict between the features. In this case, it is considered that the loss of the trees will assist in the safeguarding of the boundary treatment. Therefore, on balance it is considered that the loss of the trees is justified in the interest of preserving the boundary treatment on site. It is not considered necessary to condition a replacement planting given the space available and as not to replicate the existing conflict between planting and the built form in the area.
- 8.2.2 Whilst the comments raised by Councillor Miqdad Al- Nuaimi and The Principal Heritage Officer have been considered, it has been concluded that the proposed works would not result in an unacceptably harmful impact on the character or appearance of the area when balanced against the requirements of preserving the boundary treatments. Additionally, the Council's Tree Officer has no objection to the proposed works and would not consider creating individual TPO's for the trees.

8.3 Residential Amenity

- 8.3.1 The neighbouring property 204 Stow Hill does not object to the proposed works and it is not considered that the works would prejudice the living conditions of any neighbouring occupiers to an unacceptable degree.

8.4 Biodiversity

- 8.4.1 No comments were received by the Council's ecologist or landscaping officer in response to this application, however, given that this application relates to conifer trees it is considered that the tree species has limited biodiversity value compared with that of native species tree and therefore the loss in respect of biodiversity interests would not be resisted. Additionally The LPA has no reason to suggest that the development is being occupied by European Protected Species therefore no further information or survey works relating to this matter is considered to be necessary however suitably worded informatives will be added to any consent.

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 Although the trees are considered to make a positive visual impact to the amenity/character of the area, given their scale, species and position and when considering the impact they are having upon the boundary treatment of the site no objection is raised to their loss and the LPA would not consider individual TPO's in this case.

**11. DECISION
NO OBJECTIONS**

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6, GP7 were relevant to the determination of this application.

02 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.