

Delegated Decision Report

Application No:	26/0544	Statutory Period Expires:	27th August 2026
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Site:	46 Caerau Road Newport South Wales NP20 4HH		
Proposal:	WORKS TO 1NO. COPPER BEECH TREE (CROWN REDUCTION) PROTECTED BY THE STOW PARK CONSERVATION AREA		
Applicant:	R Aziz		
Type:	Trees in Conservation Areas	Ward:	Stow Hill
Decision:	NO OBJECTIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a late-19th century detached dwelling comprising of a two-storey house located along the eastern side of Caerau Road, located within Stow Park Conservation Area, near its northern boundary subject to an Article 4 (2) direction. The surrounding area is predominantly residential properties.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks works to 1no. copper beech tree within the Stow Park Conservation Area, involving a crown reduction. The works proposed are to carry out a 2-3m crown reduction to reduce loading on the exposed eastern crown and promote crown development on the western side. It is also proposed to shorten the heavily end loaded branches to the south above the road by 2m. No natural braces or fused branches to be removed during reduction works.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
26/0361	SINGLE STOREY DINING ROOM EXTENSION TO SIDE ELEVATION, NEW DORMER TO FRONT ELEVATION, CHANGES TO PORCH, NEW ROOF LIGHTS AND SOLAR PANELS	GC	08/07/2026
25/1057	CONSERVATION AREA CONSENT FOR THE DEMOLITION AND RE-SITING OF STONE ENTRANCE PILLARS WITH DEMOLITION TO PARTS OF BOUNDARY WALL/FENCE	R	05.02.2026

25/1047	REMOVAL OF EXISTING DRIVEWAY PAVING AND RELAY NEW CONCRETE IN-PRINT PAVING, REPOSITIONING OF EXISTING STONE PIERS ON ENTRANCE TO ALLOW A WIDER OPENING, NEW FRONT GATES, PATIO AREA AND LANDSCAPING (RETROSPECTIVE)	R	05.02.2026
25/0411	CONSERVATION AREA CONSENT FOR THE REMOVAL OF EXISTING DRIVEWAY PAVING AND RELAY NEW CONCRETE IN-PRINT PAVING, REMOVAL OF 2NO. EXISTING STONE PIERS ON ENTRANCE TO ALLOW A WIDER OPENING, NEW GATES, PATIO AREA AND LANDSCAPING (RETROSPECTIVE)	R	06.11.2025
20/1069	PROPOSED ALTERATIONS TO WINDOWS ON FRONT ELEVATION COMPRISING OF RESTORATION OF WINDOW FRAMES AND REPLACING SINGLE GLAZING WITH DOUBLE GLAZING	R	05.08.2022
11/1245	FELLING OF 5NO LAWSON CYPRESS TREES PROTECTED BY STOW PARK CONSERVATION AREA	NO	08.12.2011
10/0790	REMOVAL OF 2NO.CONIFER TREES PROTECTED BY STOW PARK CONSERVATION SOCIETY	NO	25.08.2010

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

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.

6.4.42 - Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.

5.3 Technical Advice Note

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 10: tree preservation orders

Technical advice note (TAN) 24: the historic environment

5.4 The Historic Environment Act Wales 2023

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy CE7- Conservation Area

Policy GP5- Natural Environment

5.6 SUPPLEMENTARY PLANNING GUIDANCE

Trees, woodland, hedgerows and development sites SPG

6. CONSULTATION RESPONSES

6.1 **Tree Team:**

There are no objections to the application as the requested works are in line with the supplied tree survey. All works should be compliant with BS3998 to not harm the health of the tree.

6.2 **Ecology Officer:** I have no objection but we should remind the Applicant to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

6.3 **Wildlife in Newport:** No comments received.

6.4 **Heritage Officer:**

As identified within the Stow Park CAA, February 2020:

“3.4.1 Important views within the Stow Park Conservation Area are largely channelled by its streetscapes, especially at intersections where views are split down diverging streets; including the junction of Caerau Road and Caerau Crescent, and the north end of Stow Park Circle.”

“3.6.10 Caerau Crescent & Caerau Road: Typically semi-detached townhouses in a variety of styles and materials, often with low front boundary walls and domestic front gardens/driveways.”

3.4.1 Important views within the Stow Park Conservation Area are largely channelled by its streetscapes, especially at intersections where views are split down diverging streets; including the junction of Caerau Road and Caerau Crescent, and the north end of Stow Park Circle. The steep slope of Stow Park Avenue also contributes to views up towards Stow Hill and down towards Belle Vue Park, with the elevated position of the terraced houses on the east side of the road emphasising their presence.

3.7.1 The open spaces within the Conservation Area are typically private gardens with lush mature planting around their edges, especially in Stow Park Crescent and Stow Park Circle. This provides important visual amenity to the streetscapes and contributes substantially to their leafy, green character. The tree cover also creates a distinctive contrast of light and shade throughout the Conservation Area, often emphasising the upper storeys of buildings as they catch the sunlight.

4.1.1 The Stow Park Conservation Area is highly significant as a demonstration of Newport’s commercial successes in the late 19th and early 20th centuries, and the impact this had on the City’s growth. The quality and variety of its architecture, combined with its distinctive greenness results in a highly significant and unusual suburb. Unlike much of the wider suburban development in Newport, Stow Park has a distinctive configuration, especially the looped arrangements in the south-west portion of the Conservation Area.

4.1.4 Overall, the special interest of the Stow Park Conservation Area is drawn from its historical links with Newport’s 19th-century commercial prosperity and the architectural richness this afforded in the growing suburbs. The ratio of greenery to buildings is also a highly significant characteristic of the Conservation Area and sets it apart from other suburbs.

AIM and OBJECTIVE 5 states that:

The rich green-ness of the Conservation Area should be protected through the considered management of existing trees and careful design of new planting. Reason: To protect a defining characteristic of the Conservation Area and to manage trees in line with other local policy.

Due to its fine character and prominent location within an identified ‘important’ view, this mature tree makes a very positive contribution towards both the amenity and the character and appearance of Stow Park Conservation Area. As such, it should be preserved in its present state however possible. I will leave it to our tree team to conclude whether the proposed works are necessary for the health of existing trees - and whether a TPO should be served.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 23/07/2026, Site Notice was put up on 31/07/2026.

7.1 21 neighbours were consulted. One neighbour provided comment.

This tree is protected by a TPO. NCC have allowed over 20 large trees and shrubs to be destroyed across three gardens, changing the look and feel of this area. There are three large trees left in this small area, you have confirmed that one is due to be pollarded, that leaves two trees left, this amazing copper beech and a Cedar, both in this garden. The owners of this garden have continued to remove the majority of the shrubs and trees that were in this award winning significant garden. The owner continues to hack large branches from these protected trees. There is a significant drop in wildlife in particular there are very few birds left. NCC continue to decimate our small but vitally important conservation area by allowing bad players to rip historic and beautiful areas apart. Disgusting.

- 7.2 Councillor Kathe Thomas and Councillor Miqdad Alnuaimi were consulted on the scheme. No comments are received to date.

8. **ASSESSMENT**

- 8.1 This application seeks consent for works to 1no. copper beech tree protected by the Stow Park Conservation Area. The applicant has stated that these works need to be undertaken to reduce loading on the exposed eastern crown and promote crown development on the western side. It is also proposed to shorten the heavily end loaded branches to the south above the road by 2 m. No natural braces or fused branches to be removed during reduction works.
- 8.2 The tree team were consulted and do not have objections to the application, as long as the requested works are in line with the supplied tree survey. All works should be compliant with BS3998 to not harm the health of the tree.
- 8.3 When assessing the impact on the Conservation Area, development should preserve or enhance the setting of the Conservation Area. The tree is highly visible from the streetscene given its location. The Heritage Officer was consulted and suggests the Stow Park Conservation Area Appraisal states that *the mature trees in the Stow Park Conservation Area are an integral part of its character*. This mature tree provides both public and visual amenity and they are considered to form an integral part of the character and appearance of Stow Park Conservation Area. As such, it should be preserved in its present state however possible. I will leave it to our tree team to conclude whether the proposed works are necessary for the health of existing trees - and whether a TPO should be served. On assessment of these comments, the works are necessary to ensure the ongoing health/vitality by reducing load on the tree. The tree works proposed are considered to be acceptable and proportionate which is supported by a tree survey and will not lead to a detrimental visual impact that would prejudice the amenity or character of the area. It is therefore considered the development would still preserve the setting of the area as set out within TAN24 and the HEWA 2023.
- 8.4 The Ecology Officer was also consulted on the application and states there are no objections but we should remind the Applicant to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. This shall be added as an informative.
- 8.5 One neighbour has provided comment. The neighbour states that the tree is TPO'd, however, this is not demonstrated on the mapping system nor by the tree team. Concerns have also been raised that NCC have allowed excessive tree felling and shrub removal

having a detrimental impact on the area. Concerns over pollarding works to this tree would further remove the mature trees in the area. On assessment, it is noted that the tree is not proposed to be removed, but works are necessary for the longevity of the tree. The Tree team have no objected, and the retention of the tree would be a positive contributor within the streetscene. A full assessment is carried out above. Moreover, concerns over the applicant removing branches from the tree and the reduction in wildlife were raised. On assessment, the ecology officer has not raised concern but has requested an informative to protect nesting birds. This has been discussed in the report above.

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 Overall, the works are proposed are acceptable. The tree is being retained, and the works are needed for the long-term health of the tree. The tree will still provide a visual benefit and preserve the setting of the conservation area. The tree team have no objections.

11. DECISION

NO OBJECTIONS

NOTE TO APPLICANT

01 This decision relates to plan Nos: Tree Condition Survey

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE7 and GP5 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.

04 Bats often roost in houses and other buildings and trees, and work on these buildings/trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/trees in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

- a. If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.
- b. Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.
- c. Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.
- d. NRW can be contacted at: Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY, 0300 065 3000

- e. Bat Conservation Trust can be contacted at: Bat Conservation Trust, Studio 15 Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228

05 Nesting birds are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. We generally think of birds beginning to nest from Early March onwards so it is likely that active nests will be encountered during these works if they are carried out between March and August.