

Notice of Decision



S Robinson
14 Llanddwyn Island Close
Caerphilly
CF83 2AS

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0359**

Application Type: **Full**

Proposal: **REPLACEMENT OF AN EXISTING OUTBUILDING WITH A SINGLE UNIT FOR TOURIST ACCOMMODATION AND ASSOCIATED WORKS INCLUDING IMPROVEMENTS TO ACCESS ALONG BOWDENS LANE BY RELOCATING THE EXISTING GATEWAY AND GARAGE (PART RETROSPECTIVE)**

Site/Location: **The Grove , Bowdens Lane, Penhow, Newport, NP26 3AA**

Decision Date: **2nd July 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 28th May 2026. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
GR0-001 Rev 01 Access Plan and GR0-001 Revision 01 Landscape Plan,
GR0_010 Revision 01,
GR0_004 Rev 01,
Planning Statement Including Green Infrastructure Statement,
Details of Existing Private Foul Treatment Plant March 2026.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Pre- commencement conditions
Prior to the first occupation of the tourism unit hereby approved, the works to the access must be carried out in full and visibility splays must be maintained in accordance with the approved plans. All these areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres.
Reason: In the interests of road safety and traffic movement, in accordance with policy GP6.
3. Prior to the first occupation of the tourism unit hereby approved, the landscaping scheme shall be completed in accordance with the

approved details. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.
Reason: To secure the satisfactory implementation of the proposal, in accordance with policy GP5.

4. Prior to the first beneficial use of the site hereby approved, biodiversity enhancement shall be provided in accordance with the approved details and thereafter be retained for lifetime of development.
Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.
5. General conditions
Notwithstanding the provisions of Part 3 of Schedule 2 Class I of The Town and Country Planning (General Permitted Development Order) (Amendment) (Wales) Order 2022 (or any Order revoking and re-enacting that Order with or without modification) the development hereby approved shall be used for use Class C6 short term holiday let only and for no other use whatsoever. No change of use to either C3, C5, a mixed use of either C3/C5, C5/C6 or C3/C6 is permitted. At no time shall the unit be used as a person's sole or main residence. The site operators and owners shall maintain a comprehensive up to date register of the names of the occupiers of the holiday accommodation hereby permitted, including names of their guests. The register shall also include details of occupiers and guests' main home addresses and dates of occupation of the holiday accommodation. The register shall be available at all reasonable times to the local planning authority.
Reason: The provision of residential accommodation (Use Classes C3, C5, C3/5 or C5/C6) would not be acceptable in the open countryside and contrary to Policy SP5, SP1, H10 and H4 of the Newport Local Development Plan.
6. Except where otherwise agreed in writing by the Local Planning Authority, no existing trees shall be felled, topped or lopped, and no existing hedges shall be removed, within the development site area as identified on the approved site plan.
Reason: To protect existing landscape features on the site in accordance with Policies SP5 and GP5 of NLDP.
7. The foul drainage serving the site shall be permanently retained and maintained in accordance with details approved under application 22/0100.
Reason: To ensure there is adequate foul drainage in accordance with Policy W3 of the NLDP.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 1 and insofar as this consent relates to the tourism lodge, no development within Classes A, B, C, D, E or F shall be carried out without the prior written permission of the Local Planning Authority.
Reason: To ensure that a satisfactory form of development takes place in accordance with Policies SP5 and GP6 of NLDP.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), and insofar as this consent relates to the tourism lodge, no windows/dormer windows other than those expressly authorised by this permission shall be constructed on the elevations of the building hereby permitted.
Reason: To ensure that a satisfactory form of development takes place in accordance with Policy GP6 of NLDP.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, Class A, and insofar as this consent relates to the tourism lodge, no wall, fence, gate, hedge or other means of enclosure shall be erected or planted without the prior written permission of the Local Planning Authority.
Reason: In the interests of the visual amenities of the area and to prevent a separate curtilage being established in accordance with Policies SP1, SP5 and GP6 of NLDP.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: GR0_002 Revision 01, GR0-001 Rev 01 Access Plan and GR0-001 Revision 01 Landscape Plan, GR0_010 Revision 01, GR0_004 Rev 01, Planning Statement Including Green Infrastructure Statement, site location plan, Details of Existing Private Foul Treatment Plant March 2026.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP5, SP9, SP21, GP1, GP2, GP3, GP4, GP5, GP6, GP7, T4, T5, T7 and W3 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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NP20 4UR

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Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).