

# Notice of Decision



P Rowlands  
PR Design /Architectural Matters  
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CF14 1UE

## **TOWN AND COUNTRY PLANNING ACT 1990 [as amended]**

Application No: **25/0240**  
Application Type: **Full**  
Proposal: **CHANGE OF USE OF GROUND FLOOR TO A COMMUNITY AND SOCIAL CLUB**  
Site/Location: **119-121 First Floor , Chepstow Road, Newport, NP19 8BZ**  
Decision Date: **28th May 2025**

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 2nd April 2025. 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. Approved Plans & Documents**  
The development shall be implemented in accordance with the following plans and documents: Drawing No. PDR/606/80/25/b - Proposed Floor Plans.  
**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. General conditions**  
**Hours of Operation**  
The opening hours of the development hereby approved are restricted to 0800 - 2300 Monday to Thursday, 0800 - 0000 on Saturdays and 1000 - 2300 on Sundays and bank/public holidays. Outside of the hours the premises shall be closed and all patrons and members of the public shall be vacated.  
**Reason:** To ensure that the proposed development does not prejudice residential amenities and in accordance with GP2 and R6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
- 3. No Use of External Space**  
Only the internal area as shown on approved document Drawing No. PDR/606/80/25/b - Proposed Floor Plans shall be used as the approved club and no other part of the red lined site.

Reason: To preserve the residential amenity of neighbours to the rear of the site in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

4. Hot Food

If at any time the use of the premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point that is to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with de-greasing and deodorising filters. Details of the above equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities in accordance with Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

#### NOTE TO APPLICANT

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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](mailto:building.control@newport.gov.uk). For advice on obtaining relevant permissions from the Highway Authority, please contact [highway.planning@newport.gov.uk](mailto: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: Site Location Plan; Existing Plans.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, GP2, GP4, GP5, GP7, R6, R7, T4 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.

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Signed on behalf of the Council



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

**Tracey Brooks Bsc Hons Dip TP MRTPI ILM**  
**Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development**  
**Cyngor Dinas Casnewydd / Newport City Council**

**Application Number: 25/0240**

**Decision Date: 28th May 2025**

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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](http://gov.wales)) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email [PEDW.Casework@gov.wales](mailto: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).