

Delegated Decision Report

Application No:	26/0107	Statutory Period Expires:	13th April 2026
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Site:	<i>Duffryn Shopping Centre, Unit 6 Tredegar House Drive Newport NP10 8TE</i>		
Proposal:	<i>CHANGE OF USE FROM OFFICE SPACE TO COOKERY SCHOOL (USE CLASS D1)</i>		
Applicant:	<i>S Butler</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is unit 6 within Duffryn Shopping Centre. The application site is within Tredegar Park Conservation Area, and the Historic Grade II* Park of Tredegar House is situated to the Northwest of the site. The surrounding application site to the North contains residential properties.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks the change of use of unit 6 from an office space to a cookery school (Class D1). The applicant states the proposed use will operate as a small-scale, session-based cookery school providing structured cooking and food education classes for both children and adults. The activity is educational in nature, focusing on practical life skills, nutrition, confidence-building and family engagement. Sessions will be pre-booked, supervised, and delivered in small groups, ensuring the use remains well managed and controlled at all times.

Opening Hours

Monday- Friday
08.30am-19.00pm

Saturday
08:30am- 14.30pm

Sunday/Bank Holiday
10.00am- 13.30pm

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
<u>25/1096</u>	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED CHANGE OF USE	R	05/02/2026

	FROM USE CLASS A1 TO USE CLASS D1 ALONG WITH ASSOCIATED INTERNAL ALTERATIONS		
03/1279	CHANGE OF USE OF RETAIL UNITS (CLASS A1) TO EXTENSION TO POLICE STATION TOGETHER WITH ALTERATIONS TO SHOP FRONTS	GC	31/10/2003

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.

4.1.51 A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed. The needs of disabled people must be recognised and adequate parking provided for them.

5.3 The Historic Environment Act Wales 2023

5.4 Technical Advice Note

Technical advice note (TAN) 15: development, flooding and coastal erosion

Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)
Policy CE7 (Conservation Areas)
Policy SP12 (Community facilities)
Policy SP3 (Flood risk)

5.6 SUPPLEMENTARY PLANNING GUIDANCE

Waste-storage-and-collection-SPG
Parking standards SPG

6. CONSULTATION RESPONSES

6.1 **Natural Resources Wales:**

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes less vulnerable development (commercial cookery classes). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 Rivers and Sea.

The application proposes a change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of TAN15 which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

6.2 **Local Highways Authority:**

No objection. The proposed use does not appear to be any more onerous in terms of parking and servicing than the existing.

6.3 **Principal Heritage Officer:**

I have no concerns regarding internal alteration to this modern building located within Tredegar Park Conservation Area.

6.4 **Drainage Manager:** No comments received.

6.5 **Environmental Health Officer:** No comments received.

6.6 **Waste Manager:**

We anticipate that you will require trade waste and recycling services, and NCC Trade Waste would be happy to provide a quote ahead of opening.

Please note that from April 2024, the Workplace Recycling Regulations apply to all non-domestic premises.

From 6 April 2024, it became a legal requirement for all businesses, charities, and public sector organisations to sort their waste for recycling.

6.7 **Welsh Water:**

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

7. **PUBLIC REPRESENTATIONS**

Neighbour and Ward member notification letters were sent on 23.02.2026, Site Notice was put up on 27.02.2026.

7.1 2no. neighbours were consulted. No comments received.

7.2 Coedkernew Community Council: No comments received to date.

8. **ASSESSMENT**

8.1 **Principle of Development**

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged. A full assessment is carried out below.

8.2 **Community facilities**

8.2.1 Policy SP12 supports community facilities in sustainable locations, and the proposed conversion to a cookery school is considered to align with this objective. The application site is located within Duffryn Shopping Centre, which is not a designated local centre, meaning there are no policy restrictions on the type of use occupying this unit. The presence of an existing community centre to the east further supports the suitability of the setting and contributes positively to the wider environment.

8.2.2 The unit is currently vacant, and bringing it back into use as a cookery school would provide a valuable community facility and enhance activity within the area. For these reasons, the proposal is considered acceptable in this location.

8.2.3 The applicant states the current use of the property is an office. There is no planning history which confirms this, notwithstanding, the loss of office space in this location is deemed acceptable given it is not within designated employment land.

8.3 **Visual Amenity/ Character and Appearance**

8.3.1 The application site is within Tredegar Park Conservation Area; therefore, any proposed development should preserve or enhance the setting of the Conservation Area. No external changes are proposed to the unit in this application. The Heritage Officer was consulted on the scheme and states there are no concerns to the internal alterations to the buildings. It is therefore considered this aspect of the development preserves the Conservation Area setting in line with the Historic Environment Act Wales (2023) and Policy CE7.

8.4 **Residential Amenity**

8.4.1 When assessing impacts to neighbouring properties and the surrounding area, it is noted that the opening hours are restricted to daytime use, and therefore, would not have an adverse impact to the area during unsociable hours. This will be controlled via condition, however given the limited hours of operation proposed, a wider timescale will be conditioned that will allow for flexibility in respect of use but also protect the living conditions of neighbouring occupiers. This therefore complies with Policy GP2.

8.4.2 Given the nature of the proposed use, potential odour generation has been considered. The cookery school would operate using domestic appliances only ovens, induction hobs, a fridge-freezer, kettle, microwaves and a toaster. No deep-fat fryers are proposed, and accordingly no extraction system is required at this stage. It is acknowledged that some background cooking odour is already present in the area due to the neighbouring fish and chip shop. As the proposed activities are expected to produce minimal cooking smells, no significant impact is anticipated. However, should deep-fat frying be introduced in the future, full details of appropriate extraction equipment will be required by the LPA, and a condition will be imposed to secure this. The environmental health officer was consulted on the application, however, no comments have been received. The LPA therefore take the view that there are no objections.

8.5 **Waste**

8.5.1 The proposed use would require appropriate trade waste and recycling services. It is noted that the existing unit, operating previously as an office/commercial space, would also have required trade waste provision. The applicant has confirmed that they will register for a trade waste service and has identified an internal storage area for waste within the unit. Although the site lies within a Conservation Area, where careful consideration must be given to preserving the character of the area, trade waste bins are already present serving neighbouring commercial units and the current unit. In this context, the continuation of trade waste provision for this unit is considered acceptable.

8.6 **Movement**

8.6.1 The application site is defined within Parking Zone 3. The highways officer was consulted on the scheme and has stated that the proposed use does not appear to be any more

onerous in terms of parking and servicing than the existing use. It should also be considered that the unit is within an existing shopping centre and has a bus stop 200m to the West of the host site, and an active travel path to the South. It is therefore considered the site is accessible by sustainable modes of transport in accordance with Policy GP4 and PPW12.

8.7 Drainage/ Flooding

8.7.1 The application site is also defined within Flood Zone 3 (Rivers and Sea). The application proposes a change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such NRW consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. NRW go onto advise that the developer should take the opportunity to incorporate flood resilient design where feasible. Overall, it is considered the development is in accordance with TAN15 and Policy SP3.

8.7.2 Welsh water were also consulted on this application and confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Welsh water recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

8.8 Biodiversity

8.8.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* In this instance, no GI would be lost as part of the development, and the lack of a GI statement in this instance would not be refusable given the scale of development.

8.8.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), however, the proposed development would not impact upon biodiversity interests and it is not considered that there is opportunity for a meaningful biodiversity enhancement to be achieved on site and given the nature/scale of the proposal an off site enhancement is considered to be disproportionate. Therefore, the proposal will continue with a positive recommendation without satisfying this criteria.

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 proposed cookery school represents an appropriate community use in a sustainable location and would bring a vacant unit back into beneficial use. As no external alterations are proposed, the character of the Tredegar Park Conservation Area would be preserved. The use is limited to daytime hours, odour impacts are expected to be minimal, and any future need for extraction can be controlled by condition. Trade waste, access, and parking

arrangements are acceptable, and the site is well served by sustainable transport options. Although located in Flood Zone 3, the use is classed as less vulnerable and is acceptable subject to NRW's advisory guidance. Overall, the proposal accords with relevant planning policy and is considered acceptable.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Existing/Proposed Floor Plans and Specifications; Site Location Plan; Kitchen appliances and waste.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Only kitchen appliances detailed on email: *Kitchen appliances and waste* dated 12/03/2026 shall be used for the purposes of the cookery school hereby approved. If at any time deep-fat frying equipment is to be installed within the premises, full details of a suitable mechanical extraction system, including scaled schematics, location plans, odour-control and attenuation measures, and a maintenance schedule, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved extraction system shall be installed before any deep-fat frying takes place and shall thereafter be regularly maintained to ensure its continued satisfactory operation. The deep-fat frying process shall cease if the extraction equipment fails to operate to the satisfaction of the Local Planning Authority.

Reason: To protect the amenity of nearby occupiers from odour and noise and in the interests of visual amenity.

03 The hours of operation shall be restricted to 08:30am to 19:00pm Monday to Saturday, and 10:00am to 13:30pm on Sundays, Bank and Public Holidays. Outside of these hours the premises shall be vacated and closed to the public.

Reason: In the interests of the amenities of occupiers of adjoining properties.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, SP12, SP3 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.

03 The approved use should investigate an adequate grease trap to be fitted, in accordance with environmental health regulations, and maintained thereafter so as to prevent grease entering the public sewerage system.

04 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting

property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

05 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

06 In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.