

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
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www.newport.gov.uk



Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number		Suffix	
Property Name			
Pen Y Groes, Mobile Home			
Address Line 1			
Penylan Road			
Address Line 2			
Bassaleg			
Town/city			
Newport			
Postcode			
NP10 8RW			

Description of site location (must be completed if postcode is not known)

Easting (x)	Northing (y)
325786	184989
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Carol

Surname

Walford

Company Name

Address

Address line 1

Court Farm

Address line 2

Church Lane

Address line 3

Marshfield

Town/City

Cardiff

Country

GB

Postcode

CF3 2UF

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Matthew

Surname

Walford

Company Name

Address

Address line 1

20 Hawthorn Walk

Address line 2

Address line 3

Town/City

Bicester

Country

United Kingdom

Postcode

OX26 3US

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

PROPOSED NEW AGRICULTURAL ACCESS TO SERVICE EXISTING FARM BUILDINGS AND FARM HOLDING

Reference number

26/0234

Date of decision (date must be pre-application submission)

03/07/2026

Please state the condition number(s) to which this application relates

Condition number(s)

03 Prior to the felling of the Aspen Tree (T1) hereby approved, written approval of the Local Planning Authority is required for a scheme of compensatory tree planting for the site (indicating the number, species, the height and position of the tree). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter the trees, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purpose of this condition, the planting season shall mean the period of October to March inclusive.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of residential and visual amenity and rural character having regard to policies SP5, GP2 and GP6 of the adopted Newport Local Development Plan.

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Prior to the felling of the Aspen Tree (T1) hereby approved, written approval of the Local Planning Authority is required for a scheme of compensatory tree planting for the site (indicating the number, species, the height and position of the tree).

- 2 × pedunculate oak (Quercus robur)
- 2 × common beech (Fagus sylvatica)
- Minimum 6–8 cm girth
- Bare-root or container-grown nursery stock
- Planted during the first available planting season following completion
- Staked and protected as necessary
- Watered and maintained for five years
- Any failures replaced during the next planting season

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matthew Walford

Date

28/08/2026