



Serving the Communities of Castleton & Marshfield

Chairperson: Ms Cath Davis

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Head of Planning
Newport City Council
Civic Centre
Newport
NP20 4UR

16th March 2025

MCC 1025
Conex 25/0094

Dear Sir

PROPOSAL: GARAGE CONVERSION

SITE: Beech House 21 St Mellons Road, Marshfield, Cardiff, CF3 2TX

APPLICATION TYPE: Full

The Community Council wishes to object to the above planning application on the grounds that it does not comply with Newport City Council's parking standards as set out in the Parking Standards 2015 document.

The proposed development relates to a four-bedroom dwelling, which under the council's guidelines should provide a minimum of three off-street parking spaces. However, the proposal would reduce the available spaces from three to two, thereby failing to meet the required provision. This shortfall is of significant concern for the following reasons:

1. **Non-Compliance with Parking Standards** – The reduction of parking provision does not align with Newport City Council's established requirements, which aim to ensure sufficient off-street parking for residential properties. Approving the application in its current form would set a concerning precedent for future developments in the area.
2. **Increased On-Street Parking** – A lack of adequate off-street parking will likely lead to an increase in on-street parking, exacerbating congestion in the

<http://www.marshfieldcommunitycouncil.org>

immediate vicinity. This is particularly problematic in residential areas where roads are already under strain due to existing traffic levels and reduced budget for road repairs. There are no footpaths directly outside of the property and the roadway is narrowed which already leads to congestion at times. This coupled with increased on road parking will lead to safety concerns.

3. **Traffic and Safety Concerns** – The reduction of off-street parking spaces will contribute to unsafe parking practices, including vehicles obstructing footpaths, driveways, and junctions. This poses a risk to both pedestrians and road users, particularly in an area with family homes and school routes.

In light of these concerns, we respectfully urge Newport City Council to refuse this application or require amendments that ensure compliance with the council's parking standards. We appreciate your consideration of our objection and look forward to your response.

Yours sincerely

G Thomas

Clerk