

Delegated Decision Report

Application No:	25/0270	Statutory Period Expires:	10th June 2025
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Site:	<i>Newport High School, Active Living Centre Bettws Lane Newport NP20 7YB</i>		
Proposal:	<i>INSTALLATION OF 2.4M HIGH SECURITY FENCE AND GATES</i>		
Applicant:	<i>M Legge</i>		
Type:	Full	Ward:	Bettws
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is Newport High School, Bettws Lane in the Bettws ward and the application specifically relates to a small section of hard paving, directly to the front of the main reception access.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to enclose an area of approximately 4.40sqm with 2.40m weldmesh fencing, in order to improve security at the school. The fencing is to be powder coated in RAL 6005 Green and will contain double access gates.

4. RELEVANT SITE HISTORY

4.1 There is no site history that is specifically relevant to this application.

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 – Sustainability

GP2 – General Amenity

GP5 – Natural Environment

GP6 – Quality of Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

NONE.

6. CONSULTATION RESPONSES

6.1 Landscape:

6.2 Ecology: No response.

7. PUBLIC REPRESENTATIONS

Neighbour letters were sent on 15th April 2025 to all properties sharing a boundary with the site and located opposite and a Site Notice was put up on 18th April 2025.

7.1 NEIGHBOURS: 35no. properties consulted and no responses have been received.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance:

8.1.1 The proposed fencing will be visible from the highway across the bus and drop off layby and open front yard of the school. However it would be set against the backdrop of the large three storey building. Some limited natural screening is offered by trees adjacent to the highway, but the site is predominantly open and unpunctuated.

8.1.2 In their response, the Landscape Officer has suggested the fencing would have a negative visual impact on the building architecture as well as landscape setting. It is noted that the front elevation is currently free from alteration or amendment since the building was constructed, and the proposed fencing would be the first addition. Weldmesh fencing can be viewed as a little utilitarian in its appearance in some settings, and if it was proposed to enclose a larger section of the site across the front elevation of the building then this would likely result in an objection, or concerns in terms of visual amenity. However, in this case the proposed fencing would enclose a relatively small area of yard space to the front of the reception doors and would not extend further forward than the projecting building line of the entrance. This would offer some partial screening when viewed from the east.

8.1.3 Given the hard external appearance of the front of the site and limited scale of the proposal on balance, the fencing would not be considered to result in a visual harm or have an impact that would be significant enough to warrant refusal of planning permission.

8.1.4 It is not considered that the proposal would result in a significant adverse impact on the character and appearance of the existing building or the surrounding streetscape. The proposal complies with Policy GP2(ii) and GP6 of the NDLP 2011-2026 (adopted January 2015).

8.2 Residential Amenity:

8.2.1 There are no residential properties within the proximity of the site to which the fencing relates. As such, there would be no adverse impact on residential amenity.

8.2.2 The proposal complies with Policy GP2 of the NDLP 2011-2026 (adopted January 2015).

8.3 Ecology and Green Infrastructure:

8.3.1 The site is an area of hard paved courtyard to the front of the reception entrance. The proposal involves enclosing a small area of space with fencing, to improve security at the school.

8.3.2 There is no ecological interest of Green Infrastructure impacted by the proposal. However, in line with the requirements of Chapter 6 of PPW12 biodiversity enhancement that is proportionate to the proposed development is required. The nature of the proposed fencing and location of the site would not support direct enhancement, however proportionate enhancement such as a bird box could be included elsewhere within the wider school site. This can be controlled by the use of a planning condition.

8.3.3 The proposal complies with Policy GP5 of the NDLP 2011-2026 (adopted January 2015).

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 proposal complies with the relevant policies of the NLDP 2011-2026 (adopted January 2015).

10.2 Planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

Approved Plans and Documents

01 The development shall be implemented in accordance with the following plans and documents: NPS-DR-A-(**)-000 – P1 – Safeguarding Fencing to Main Entrance; NPS-DR-A-(**)-000 – Safeguarding Fencing to Main Entrance P1 (Elevations)

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

Pre- commencement conditions

Ecological Enhancement

02 Prior to the commencement of development a scheme of ecological enhancement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of providing ecological enhancement at the site in accordance with Policy GP5 and Chapter 6 of PPW12.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP5, GP6 were relevant to the determination of this application.

03 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.