

Delegated Decision Report

Application No:	25/0582	Statutory Period Expires:	1st September 2025
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Site:	<i>Kingshill Court, Flat 14 Stow Hill Newport NP20 4DT</i>		
Proposal:	<i>FELLING AND WORKS TO TREES PROTECTED BY ST WOOLOS CONSERVATION AREA</i>		
Applicant:	<i>L Conlon</i>		
Type:	Trees in Conservation Areas	Ward:	Stow Hill
Decision:	NO OBJECTIONS		

1. BACKGROUND

- 1.1 The site location plan has been provided to the front of a building at Kingshill Court. The address line on the application form states flat 14, Kingshill Court which is a different area at the Kingshill Court complex. This was queried with the applicant which suggests Flat 14 Kingshill Court is the registered company address for the management company. Given that the site location plan has been provided of the area in question, this is adequate.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is situated within St Woolos Conservation Area and is a Grade II listed building (3038). The property is a three storey block of flats which fronts onto Stow Hill.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 To the front of the property, the works comprise of felling 2no. conifers to ground level. The felling of the line of Pyracantha and 1no. Privet, and subsequent treatment of the stumps.
- 3.2 On the Rowan tree, it is proposed to remove the Ivy from the main stem down to ground. Additionally, trim the Ivy at the rear of carpark back to the fence and vertically up in line with the fence.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
16/0484	PRUNING, LOPPING AND REMOVAL OF SOME TREES WITHIN CONSERVATION AREA	NO	13/05/2016
12/0874	FELLING OF AN ASH TREE AND REDUCTION IN HEIGHT OF 3NO. LAWSON CYPRESS TREES AND LEYLAND CYPRESS PROTECTED BY ST WOOLOS CONSERVATION AREA	NO	11/09/2012

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 TECHNICAL ADVICE NOTE

Technical advice note (TAN) 24: the historic environment

5.4 The Historic Environment Act (2023)

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP5 (Natural Environment)

Policy CE7 (Conservation Areas)

5.6 SUPPLEMENTARY PLANNING GUIDANCE

TREES, WOODLAND, HEDGEROWS AND DEVELOPMENT SITES (JANUARY 2017)

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

The trees in question are located within the prominent front gardens of the terrace on Stow Hill, located within St. Woolos Conservation Area.

I see that our tree officer has no issue with the proposed felling, presumably because the trees have a trunk diameter of less than 75mm measured at 1.5m above natural ground level.

We therefore have no control over the loss of such vegetation from a Conservation Area perspective and, though the generous front gardens are considered to contribute positively towards the character and appearance of the area (as identified within the relevant CAA), I have no objection to the proposed.

6.2 Tree Officer: No objections.

6.3 Wildlife in Newport: No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 30/07/2025, Site Notice was put up on 01/08/2025.

7.1 NEIGHBOURS: 33no. neighbours were consulted. No formal comments were submitted.

7.2 COUNCILLORS:

Councillor Kate Thomas and Councillor Miqdad Alnuaimi submitted no comments on the application.

8. ASSESSMENT

8.1 This application seeks consent for works to a mixed tree group (felling and pruning) protected by the St Woolos Conservation Area, at Kingshill Court, Flat 14, Stow Hill. These trees are not protected by a Tree Preservation Order.

8.2 The works comprise of felling 2no. conifers to ground level. The felling of the line of Pyracantha and 1no. Privet, and subsequent treatment of the stumps.

8.3 On the Rowan tree, it is proposed to remove the Ivy from the main stem down to ground. Additionally, trim the Ivy at the rear of carpark back to the fence and vertically up in line with the fence.

8.5 The Council's Tree Officer has offered no objection to the proposed works. The Heritage Officer suggests that the front gardens are considered to contribute positively towards the character and appearance of the area, however, the officer has no objection to the proposed works.

8.6 Overall it is considered that the works proposed would not demonstrably impact upon the character or appearance of the Conservation Area, neither is it considered that the trees in question merit a Tree Preservation Order.

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 tree works are considered to be acceptable.

11. **DECISION**

NO OBJECTIONS

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site location plan; Tree works; Site Photograph 2; Site Photograph 1; Ivy to the rear car park

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP5 and CE7 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.