

Delegated Decision Report

Application No:	25/0789	Statutory Period Expires:	19th November 2025
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Site:	2-4 Tredegar Arms Hotel Caerphilly Road Newport NP10 8LE		
Proposal:	INSTALLATION OF 1 NO. PICTORIAL PROJECTING SIGN, 1 NO. SET OF SIGN WRITTEN HOUSE NAME AND LOGO, 1 NO. NAME BOARD, 1 NO. SIGN WRITTEN LOGO, 1 NO. DOUBLE SIDED COREX HOLDER TO EXISTING POSTS, 2 NO. AMENITY SIGNS, 1 NO. MENU CASE AND 2 NO. TRANSOM SIGNS		
Applicant:	S Pettifer		
Type:	Advert Consent	Ward:	Graig
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a stone-built public house situated at the northern end of Caerphilly Road, located within the Graig ward. The property sits on the junction with Forge Road and Bassaleg Road. The area generally comprises of residential properties, with a small number of commercial uses as well as Basselg High School, situated to the south of the building. The Grade II* listed St Basils Church is sited to the north of the site. A Grade II listed tower is connected to the property.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks Advertisement Consent for the installation of 1 no. Pictorial projecting sign, 1 no. Set of sign written house name and logo, 1 no. Name board, 1 no. Sign written logo, 1 no. Double sided corex holder to existing posts, 2 no. Amenity signs, 1 no. Menu case and 2 no. Transom signs. The signage will mostly be in place of the previous signage on the property. The nameboard sign and the signage on the west side of the building will be illuminated by a slimline LED trough light.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
12/0228	RETENTION OF MARQUEE AT THE REAR OF THE TREDEGAR ARMS	Granted with Conditions	29.05.2012
07/0076	PROPOSED COVERED TERRACE WITH NEW PORCH	Granted	04.04.2007

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)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Access), GP6 (Quality of Design) and SP9 (Conservation of the Natural, Historic and Built Environment) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 TECHNICAL ADVICE NOTES

5.4.1 Technical Advice Note (TAN) 5: Nature Conservation And Planning and Technical Advice Note (TAN) 7: Outdoor Advertisement Control are relevant to the determination of this application.

5.5 THE TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) REGULATIONS 1992

6. CONSULTATION RESPONSES

6.1 **Environmental Health:** No response received.

6.2 **Highways:** No objection.

6.3 **Conservation Officer:** I would say that the proposal, which is limited principally to redecoration and like-for-like replacement of existing signage, has no impact upon the setting or the significance of the tower asset.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within a settlement boundary as defined by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.1.2 The Welsh Government Technical Advice Note 7 provides guidance on Outdoor advertisement control and states that applications for advertisement consent can only consider amenity and public safety. As such, the impact on visual/residential amenity and the effect on public safety are assessed as part of this application.

8.2 Amenity

8.2.1 The proposed signage is not significantly different from the previous signage, and the changes are limited in scale and design. Given the modest nature of the alterations, it is not considered that the proposal would have any adverse impact on the nearby Grade II* listed St Basil's Church or the Grade II listed tower attached to the property. Whilst the signage is illuminated, this is low level. As such, it is considered that there would be no detrimental impact on the residential amenity of neighbouring occupiers.

8.3 Public Safety

8.3.1 As the proposed signage is not substantially different from the previous signage, and the illumination levels are low level, it is considered that the proposal would not create a distraction to drivers or adversely impact road safety. The Highways Officer raises no objection to the application. The proposals accord with policy GP4.

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 It is considered that the advertisement screen is acceptable in terms of visual amenity and public safety. The adverts are in accordance with Policies GP2, GP4, GP6 and SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

11. RECOMMENDATION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and Documents: Existing and proposed Signage, Site Location Plan
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6 and CE7 were relevant to the determination of this application.