

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 02 June 2026 10:47:30 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: 26/0345

From: Jenkins, Debbie (Elected Member) <Debbie.Jenkins@newport.gov.uk>
Sent: 29 May 2026 18:58
To: Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>
Cc: Adan, Saeed (Elected Member) <Saeed.Adan@newport.gov.uk>
Subject: Re: 25/0725

26/0345

Hi Emma,

I think I had the wrong number yesterday for Alexandra road. I think it is the above application number. Could you confirm please?

Best wishes

Debbie
Cllr Jenkins

Sent from [Outlook for Android](#)

From: Jenkins, Debbie (Elected Member)
Sent: Thursday, May 28, 2026 6:54:24 PM
To: Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>
Cc: Adan, Saeed (Elected Member) <Saeed.Adan@newport.gov.uk>
Subject: 25/0725

Hi Emma,

I would like to object to the above planning application. My reasons are below.

1. Impact on a Predominantly Family Street, Alexandra Road is predominantly made up of family homes. Increasing the number of HMOs in such a concentrated residential area undermines the character and stability of the community.
2. Fly-Tipping Hotspot, The street is already a known fly-tipping hotspot. Additional high occupancy accommodation would likely increase waste management issues, further harming the appearance and environmental quality of the area.
3. Severe Parking Problems, There are significant existing parking pressures on Alexandra Road, existing residents have applied for parking permits.. Increased occupancy levels associated with an HMO would worsen congestion and parking difficulties for existing residents.
4. Over-Concentration of HMOs in Pill, Pill already has an over-concentration of approximately 55 HMOs, a total of 11

HMOs along Commercial road leading onto Alexandra Road. Approving further HMO accommodation would intensify this imbalance and negatively affect community cohesion. For these reasons, I respectfully request that this retrospective application be refused in order to protect the character, safety, and amenity of Alexandra Road. and the wider Pill community. If your wish is to Approve this application I would like it to go to the Planning Committee.

Best wishes

Debbie
Cllr Jenkins

