

Notice of Decision



P Meletti
The Friars
Christchurch Road
Christchurch
Newport
NP18 1JJ

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0125**

Application Type: **Renewals and Variation of Conditions**

Proposal: **VARIATION OF CONDITION 01 (APPROVED PLANS) OF PLANNING PERMISSION 24/0379 FOR NEW VEHICULAR ACCESS, HARD STANDING AND CONSTRUCTION OF GARAGE WITH SOLAR PANELS FOR PROPOSED CHANGES TO DRIVEWAY**

Site/Location: **The Friars , Christchurch Road, Newport, NP18 1JJ**

Decision Date: **1st May 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 19th February 2025. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

1. The development shall be implemented in accordance with the following plans and documents: Ecological Report by Pure Ecology Ltd dated 30th April 2024, TCP-TPP, PM-0002, PM-0004 (PROPOSED GARAGE ELEVATIONS ONLY), PM-0003A, PM-####.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. Pre- commencement conditions
Prior to the commencement of works, further details of the new piers shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the details agreed.
Reason: In the interest of safeguarding the special character of the Listed Building in accordance with policy SP9 of the LDP and section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.
3. Prior to the construction of the garage, a sample of roof tile shall be provided on site and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the details agreed.
Reason: In the interest of safeguarding the special character of the Listed Building in accordance with policy SP9 of the LDP and section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.
4. Prior to the construction of the garage, a sample panel of stone cladding shall be provided on site and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the details agreed.
Reason: In the interest of safeguarding the special character of the Listed Building in accordance with policy SP9 of the LDP and

5. Prior to their installation, cross sections of the solar panels shown at a scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the details agreed.
Reason: In the interest of safeguarding the special character of the Listed Building in accordance with policy SP9 of the LDP and section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.
6. Prior to the commencement of works, further details of the paving stones shall be submitted to and approved in writing by the Local Planning Authority. This shall include samples. The work shall be completed in accordance with the details agreed.
Reason: In the interest of safeguarding the special character of the Listed Building in accordance with policy SP9 of the LDP and section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.
7. No development, to include demolition, shall commence until the accurate Tree Protection Plan (in accordance with BS 5837:2012) by Treecare Consulting 1 July 2024 has been implemented and the security fence as shown in the Tree Protection Plan has been installed. This fencing shall be retained for the duration of construction activity.
The development shall be carried out in accordance with the approved Tree Protection Plan.
Reason: To protect important landscape features within the site in accordance with Policy GP5 of the NLDP.
8. No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in accordance with Treecare Consulting 1 July 2024. No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area. All weather notices shall be erected on Heras fencing, 1 per 10 panels, stating 'CONSTRUCTION EXCLUSION ZONE NO ACCESS' or as submitted tree protection sign Treecare Consulting 1 July 2024. The fencing shall be retained for the full duration of the development and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.
Reason: To protect important landscape features within the site in accordance with Policy GP5 of the NLDP.
9. No development, to include demolition, shall commence until an Arboriculturist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for -
 - (a) Once the barrier fencing is erected, the approved Arboricultural Consultant must inspect and "sign off" in writing and submit a copy of this to the Local Planning Authority stating that the protective fencing in the correct location and is fit for purpose.
 - (b) This will form the first report of the Arboricultural Watching Brief.
 - (c) Oversee working within any Root Protection Area including excavating the holes in the root protection area Hand excavation method for fence post holes within tree rooting areas/under tree canopies as Treecare Consulting method statement submitted 1 July 2024
 - (d) Reporting to the Local Planning Authority;
 - (e) The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.
Reason: To protect important landscape features within the site in accordance with Policy GP5 of the NLDP.
10. Pre -first use conditions
No part of the development hereby approved shall be brought into use until the visibility splays defined on Drawing No. PM-#### are cleared of all obstructions to visibility to footway/verge level/all obstructions to visibility exceeding 600mm in height above footway/verge level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.
Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety in accordance with Policy GP4 of the NLDP.
11. The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking and servicing have been surfaced, drained and constructed in accordance with the details and specifications shown in drawing number PM-####. The parking and servicing areas shall be retained as such thereafter.
Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance in accordance with Policy GP4 of the NLDP.
12. The development shall be carried out in accordance with the ecological enhancement measures set out in Annex 2 of the Ecological Report by Pure Ecology Ltd dated 30th April 2024.
Reason: In the interests of ecology and to ensure ecological enhancement measures are provided.

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

1. This decision relates to plan Nos: PM-0001, Ecological Report by Pure Ecology Ltd dated 30th April 2024, TCP-TPP, PM-0002, PM-0004 (PROPOSED GARAGE ELEVATIONS ONLY), PM-0005A, PM-####.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP9, GP2, GP4, GP5 and T4 were relevant to the determination of this application.
3. 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.
4. Section 16(2) of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 was relevant to the determination of this application.
5. It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0125

Decision Date: 1st May 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).