

Notice of Decision



Buchan Rum Architects
Buchan Rum Architects Ltd
9 Savill Road
Lindfield
RH16 2NY

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0999**

Application Type: **Full**

Proposal: **CONVERSION OF FIRST FLOOR ROOF SPACE TO STAFF ACCOMMODATION INCLUDING 4NO. BEDROOMS IN CONJUNCTION WITH USE OF SITE AS MEDITATION CENTRE AND CONSTRUCTION OF 5NO. DORMER WINDOWS IN FRONT ROOF SLOPE AND INSTALLATION OF ROOF LIGHTS IN REAR ROOF SLOPE**

Site/Location: **Blue Cross Rehoming Centre , Willenhall Street, Newport, NP19 0GE**

Decision Date: **26th March 2026**

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 12th December 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:

- Site Location Plan Showing Cycle Store and Parking Places
- 24 189 PL 106 00 - Site Location/Block Plan
- 24 189 PL 110 05 - Proposed Floor Plans
- 24 189 PL 220 03 - Proposed Elevations
- Flood Consequence Assessment
- Sustainability Score and Parking Reduction Calculation REV 02
- Transport Statement REV 06
- Travel Plan REV 02
- Covering Letter - Highways
- 24-008-Letter to Planning Officer_260213

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. The first floor ancillary staff accommodation identified on the approved plans shall be occupied only by staff of the primary use and specialist instructors contracted by and teaching at the ground floor meditation use and shall not be used as a person's sole or main

place of residence, House in Multiple Occupation (HMO), or for any other form of independent residential occupation. The accommodation shall not be let, leased, or occupied by any person other than those persons cited above and no person(s) using the first floor bedrooms shall occupy the accommodation for more than 183 days within a calendar year. The operator shall maintain an up to date and comprehensive written record of all occupancy (including full names, primary residential addresses, room number occupied, staff roles of occupying person(s) and reasons for occupancy and how this relates to the meditation centre and dates of stay) and shall make this record available to the Local Planning Authority within 5 working days of a written request.
Reason: To ensure that the accommodation remains ancillary to the primary use of the site and to prevent the creation of an independent residential unit, and to allow the Local Planning Authority to monitor compliance with the occupancy restrictions in the interests of amenity and sustainability.

3. Prior to the first use of the development hereby approved, details of refuse storage and disposal arrangements, including general waste and recycling shall be submitted to the Local Planning Authority and written approval received. The approved waste storage and disposal arrangements shall be implemented prior to first beneficial use of the premises and shall be complied with at all times that the building/site is in use.
Reason: To ensure waste is adequately stored and disposed of in accordance with Policy W3 of the NLDP 2011-2026 (adopted January 2015)
4. Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.
Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

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.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: Site Location Plan showing Cycle Store and Parking Places, 24 189 PL 106 00 - Site Location/Block Plan, 24 189 PL 110 05 - Proposed Floor Plans, 24 189 PL 210 00 - Existing Elevations, 24 189 PL 220 03 - Proposed Elevations, 24 189 PL 301 00 - Existing Floor Plans, Flood Consequence Assessment, Sustainability Score and Parking Reduction Calculation REV 02, Transport Statement REV 06, Travel Plan REV 02, Covering Letter - Highways, 24-008-Letter to Planning Officer_260213, Correspondence RE: Proposed dormer finish.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, GP2, GP4, GP5, GP6, GP7, W3 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. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

5. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
6. In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.
7. For the avoidance of doubt, the "183 days within a calendar year" limit applies to each individual member of staff, regardless of whether occupation is continuous or in separate periods. The operator is advised to ensure that staff occupancy records are accurate and updated regularly to demonstrate compliance with the condition if requested by the Local Planning Authority.

Signed on behalf of the Council



Newport City Council
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NP20 4UR

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Cyngor Dinas Casnewydd / Newport City Council

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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).