

Delegated Decision Report

Application No:	26/0118	Statutory Period Expires:	19th May 2026
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Site:	Halfway Garage Cardiff Road Newport NP10 8UF		
Proposal:	REPLACEMENT OF SECURITY FENCE		
Applicant:	V Koskocan		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Site is located adjacent the A48 strategic route between Cardiff and Newport. The former service station has been vacant for several years. An access lane lies to the rear of site linking adjacent residential properties to the A48. A public right of way is located north of the application site outside of the site boundaries dividing Spring Cottage and The Croft.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal seeks to replace the existing 1.8m mesh fencing with 2.4m mesh fencing of the same design powder coated black or grey. The fencing would follow the existing fence line enclosing the site.

4. RELEVANT SITE HISTORY

None.

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

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP5 – Countryside
- SP7 – Green Wedge
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP6 – Quality of Design
- CE1 – Routeways, Corridors and Gateways

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Security Measures for Shopfront and Commercial Premises

6. CONSULTATION RESPONSES

6.1 Landscape Officer: No objection subject to condition/revision.
Comments: A rebuttal to my queries confirms:

the site is not currently in use but will likely be for car sales
the 2.4m high fence is to upgrade security
the palisade gates could be upgraded to match fencing
there is potential for some planting on the wider land ownership

Recommendations:

01. Proportionate planting is secured on the wider land ownership to meet policy GP5 General Development Principles – Natural Environment : part vi. This could be conditioned.

2. Revised proposals are submitted to show gates upgraded to match fencing.

6.2 Public Rights of Way Officer: No response.

6.3 Tree Officer: No response.

6.4 Highways Officer: No objection
The fence is outside the necessary visibility splays and does not therefore raise any highway related issues.

6.5 Welsh Government (Roads): I refer to your consultation of 03/03/2026 regarding the above planning application and advise that the Welsh Government as highway authority for the A48(M) trunk road does not issue a direction in respect of this application.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour notification letters were sent on the 3rd March 2026 and a Site Notice was put up on the 6th March 2026. No comments received.

7.2 Marshfield Community Council: The Community Council has no observations to make concerning this application.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is located within the countryside as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Although the site and surrounding area is located within the countryside, the site is hard surfaced and meets the definition of brownfield land as defined by PPW12. The proposed development comprises only of replacement of an existing fencing, accordingly there is no in principle objection or policy conflict identified.

8.2 Green Wedge

8.2.1 The site is located within a Green Wedge; the purpose of which is to prevent coalescence between settlements. The replacement fencing is considered to not result in a form of development which prejudices the purpose of the green wedge or reduce the existing open nature of surrounding land. The proposal accords with Policy SP7.

8.3 Impact on Amenity

8.3.1 The proposed development due to its scale and siting would be readily visible within the public realm and therefore will impact upon the amenity and character of the area. Given that the proposal is for replacement fencing it is not considered that any unacceptable impact will arise from the increased height that would warrant the refusal of this application. The proposal is not considered to detract from the special character of the countryside to an unacceptable degree, the existing site context has been given significant weight in the assessment of this application.

8.3.2 The proposed fencing would not result in any adverse impact on nearby residential properties; firstly due to the separation distance between the proposed development and dwellinghouses, and secondly due to the design replicating that of existing albeit with an

increased height. The proposal is acceptable in terms of residential and visual amenity in accordance with Policy GP2.

8.4 Impact on Highway Safety

- 8.4.1 The Local Highways Authority has been consulted on this application and raised no objection to the scheme as there would be no adverse impact upon visibility splays when accessing/egressing the site or when transiting along the A48. As the A48 is under control of Wesh Government their highways authority has been consulted on this application, no direction has been issued in this matter. The proposal accords with Policy GP4.

8.5 Quality of Design

- 8.5.1 The consultation response from the Landscape Architect outlines that opportunities to provide additional soft landscaping within the site have been missed, whilst the LPA does not dispute this assessment given the existing site arrangement and land use, it is considered that additional landscaping is not required to make the scheme acceptable in planning terms, significant weight has been given to the existing situation is the assessment of this application. Furthermore, it is noted that the agent sets out that landscaping could be located on land west of the proposed fencing area; as this area lies outside of the site edged red, this could not be secured by way of condition and as previously stated is not considered to be necessary given the existing site context. Accordingly no conflict with LDP Policy GP6 has been identified.

8.6 Routeways, Corridors and Gateways

- 8.6.1 The proposed replacement fencing would not result in any adverse impact on the appearance or connectivity of existing route corridors due to the proposed light gauge fencing replicating that of existing. The proposal accords with Policy CE1.

8.7 Ecology/Biodiversity

- 8.7.1 Planning Policy Wales (Ed.12) sets out that planning application should be supported by a proportionate Green Infrastructure Statement setting out how the step-wise approach has been considered in order to achieve a net gain in biodiversity.
- 8.7.2 The application is not accompanied by a Green Infrastructure Statement. However, a site inspection confirmed that there are very limited opportunities to achieve a net gain in biodiversity, as the site is entirely hard-surfaced and located adjacent to the A48. In addition, given the presence of mature trees to the north and south of the site, and having regard to the scale and nature of the proposed development within its wider context, it is not considered necessary to secure biodiversity enhancement measures in this instance.

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 minimizing 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 proposal accords with relevant local and national policies and is hereby granted with conditions.

**11. DECISION
GRANTED WITH CONDITIONS**

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

- Site Plan (Drawing ref: 11 Rev B)
- Fencing Details (Drawing ref: 12 Rev D)
- Location Plan (Drawing ref: 10)

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 SP1, SP5, SP7, GP2, GP4, GP6 and CE1 were relevant to the determination of this application.

02 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.