

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/04/2026 8:31 AM

Application Summary

Address:	51-52 High Street Newport NP20 1GA
Proposal:	CHANGE OF USE FROM OFFICE TO AN APART HOTEL (SUI GENERIS) AND ASSOCIATED WORKS
Case Officer:	Marnie Ostler

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	2 Keynsham Avenue Newport

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

I am writing to you in my capacity as a director of The Corn Exchange music venue on High Street, Newport, to formally lodge an objection to this. This proposal presents significant challenges that have not been adequately assessed. Specifically, placing accommodation in a vibrant night-time economy area will inevitably lead to noise complaints. The "Agent of Change" principle has not been considered; according to the application, no noise survey has been conducted, and there is no evidence of soundproofing measures designed to protect existing venues.

The Music Venue Trust Annual Report 2025 notes that the UK lost 78 Grassroots Music Venues (GMVs) last year. Such closures are catastrophic for local communities, musicians, and the broader music ecosystem. Furthermore, the recent fan-led review select committee highlighted the vital role music venues play in providing cultural enrichment and tackling loneliness.

Please consider this a formal objection to the development in its current form.

Where did you hear about this application?	Not specified
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Kind regards