

Highway Response

Ref: 26/0331

Date: 18/05/26

PROPOSAL: CHANGE OF USE FROM RETAIL (USE CLASS A1) TO A SMALL COFFEE SHOP (USE CLASS A3)

SITE: 36 Church Road Newport NP19 7EL

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

The proposed use would be no more onerous in terms of parking and servicing than the existing use. Staff cycle stores should be available for the café.

There are therefore no highway related objections offered, subject to conditions.

Suggested Conditions:

Except for site clearance and remediation, no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.