

Webster, Ben (Planning Officer)

From: McWilliam, Garth (Landscape Architect)
Sent: 18 March 2026 10:31
To: Webster, Ben (Planning Officer)
Cc: Young, Leah (Team Manager, Countryside & Conservation); Gill Mackley
Subject: RE: 25/0568 - Orchard House.
Attachments: Orchard House - Detailed Landscape Proposals (Rev A).pdf

Hi Ben,

I can confirm that the information (attached), is acceptable. Would you need this in a formal response, or will this email suffice?

Goreu / Best,

Garth McWilliam BSc(Hons) PGDip CMLI BwN

Landscape Architect / Officer

Cefn gwlad a Chadwraeth/ Countryside & Conservation
Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 07483 488 154

Please note that I work only Wednesday - Friday

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

The Council welcomes correspondence in English or Welsh or both, and will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

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Mae'r e-bost hwn yn cynnwys gwybodaeth y bwriedir ar gyfer y derbynnydd yn unig a gall fod yn gyfrinachol, yn destun ragorffaint gyfreithiol neu broffesiynol, neu fel arall wedi'i diogelu rhag cael ei rhyddhau. Os nad chi yw derbynnydd bwriadedig y neges hon, a fyddochystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i <http://www.newport.gov.uk/ymwadiad>

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 04 March 2026 16:20
To: McWilliam, Garth (Landscape Architect) <Garth.McWilliam@newport.gov.uk>
Subject: FW: 25/0568 - Orchard House.

Good afternoon Garth,

I hope you're keeping well.

The agent for Orchard House (25/0568) has submitted a revised landscape proposal.

Please could you take a look over the details and let me know whether you would like to update your comments once you have had chance to review.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk
🌐: www.newport.gov.uk

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NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](#)

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From: Lindsey Rees <lindsey.rees@pentan.co.uk>
Sent: 04 March 2026 10:16
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: 25/0568 - Orchard House.

Hi Ben,
Please see attached detailed landscape proposals from the Landscape Architect.
I hope this enables discharge of the condition.
Apologies for the delay.
Kind Regards,

Lindsey Rees
Associate Director | Architect

Pentan Architects
22 Cathedral Road Cardiff CF11 9LJ
t: 029 2030 9010 www.pentan.co.uk

Please note that I do not work on Thursday.



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[RIBA Journal - Severn View Park](#)

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 04 February 2026 14:18
To: Lindsey Rees <lindsey.rees@pentan.co.uk>
Subject: RE: 25/0568 - Orchard House.

Hi Lindsey,

Thank you for letting me know. Please could we agree a 28-day extension of time?

This should hopefully be enough time for me to receive the information, consult that Landscape Officer and write the report.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk

🌐: www.newport.gov.uk

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From: Lindsey Rees <lindsey.rees@pentan.co.uk>

Sent: 04 February 2026 10:30

To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Subject: RE: 25/0568 - Orchard House.

Hi Ben,

We expect to receive updated information from the Landscape Architect this week, and will forward on as soon as its received.

Many Thanks

Lindsey Rees

Associate Director | Architect

Pentan Architects

22 Cathedral Road Cardiff CF11 9LJ

t: 029 2030 9010 www.pentan.co.uk

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RIBA Journal - Severn View Park

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Sent: 03 February 2026 13:49

To: Lindsey Rees <lindsey.rees@pentan.co.uk>

Cc: Info <info@pentan.co.uk>

Subject: RE: 25/0568 - Orchard House.

Hi Lindsey,

Is there any update on this application?

Kind regards,

Ben.

Ben Webster

Planning Officer / Swyddog Cynllunio

Regeneration and Economic Development / Adfywio a Datblygu Economaidd

Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk

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From: Webster, Ben (Planning Officer)
Sent: 04 December 2025 10:45
To: Lindsey Rees <lindsey.rees@pentan.co.uk>
Subject: RE: 25/0568 - Orchard House.

Good morning Lindsey,

I hope you are well.

Is there any update on the below?

If possible, please could we agree a 28-day extension of time to prevent the application being flagged by management in the meantime?

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk
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From: Webster, Ben (Planning Officer)
Sent: 11 November 2025 15:57
To: Lindsey Rees <lindsey.rees@pentan.co.uk>
Subject: RE: 25/0568 - Orchard House.

Good afternoon Lindsey,

I hope you are well.

Is there any available update regarding the Landscape Officer's comments as below?

If I can be of any help, please let me know.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk
🌐: www.newport.gov.uk

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From: Webster, Ben (Planning Officer)
Sent: 06 October 2025 16:11
To: 'Lindsey Rees' <lindsey.rees@pentan.co.uk>
Subject: RE: 25/0568 - Orchard House.

Good afternoon Lindsey,

I apologise for the delay in issuing a response on this application.

Thank you for instructing the Landscape Designers to address the Landscape Officers requests.

Once the updated information is received, I will forward it directly to Garth McWilliam via email rather than going through the formal consultation request as this should speed the process up. In this case, I anticipate a response within a few days upon receipt of the updated information.

I will endeavour to get the response issued as soon as possible following the updated comments. I apologise again for the delay.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk

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From: Lindsey Rees <lindsey.rees@pentan.co.uk>
Sent: 06 October 2025 15:51
To: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>
Cc: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: 25/0568 - Orchard House.

Hi Ben,
I have just been on the portal and notice that Landsape comments have recently been uploaded. I will forward these on to our Landscape Designers to get these addressed.

I note it says to re-consult when received, please can you advise how long the re-consultation process will take, as I am conscious this application was validated on 16th July with consultation until 8th August, but only now are receiving consultee responses?

Kind Regards,

Lindsey Rees
Associate Director | Architect

Pentan Architects
22 Cathedral Road Cardiff CF11 9LJ
t: 029 2030 9010 www.pentan.co.uk

Please note that I do not work on Thursday.



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RIBA Journal - Severn View Park

From: Lindsey Rees
Sent: 06 October 2025 15:41
To: 'Hawkins, Grant (Senior Planning Officer)' <Grant.Hawkins@newport.gov.uk>
Cc: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: 25/0568 - Orchard House.

Thank you, Grant.

Lindsey Rees
Associate Director | Architect

Pentan Architects
22 Cathedral Road Cardiff CF11 9LJ
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RIBA Journal - Severn View Park

From: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>
Sent: 06 October 2025 11:21
To: Lindsey Rees <lindsey.rees@pentan.co.uk>
Cc: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: 25/0568 - Orchard House.

Hi Lindsey,

No problem. My colleague Ben Webster is dealing with this application, and I have copied him above. Last time I spoke with Ben he was awaiting comments from the Landscape Officer.

Ben, please could you provide Lindsey with an update when you get a chance?

Many Thanks,

Grant Hawkins

Senior Planning Officer / Uwch Swyddog Cynllunio

Regeneration & Economic Development/ Adfywio a Datblygu Economaidd

Newport City Council / Cyngor Casnewydd

Tel: 01633 235461

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From: Lindsey Rees <lindsey.rees@pentan.co.uk>

Sent: 06 October 2025 11:17

To: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>

Subject: 25/0568 - Orchard House.

Hi Grant,

Sorry to chase – but just wondering if there's any update on this application?

Thanks,

Lindsey Rees

Associate Director | Architect

Pentan Architects

22 Cathedral Road Cardiff CF11 9LJ

t: 029 2030 9010 www.pentan.co.uk

Please note that I do not work on Thursday.



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RIBA Journal - Severn View Park

From: Lindsey Rees
Sent: 23 September 2025 09:49
To: 'Hawkins, Grant (Senior Planning Officer)' <Grant.Hawkins@newport.gov.uk>
Subject: RE: 25/0372 - Orchard House.

Thanks Grant – much appreciated.

Lindsey Rees
Associate Director | Architect

Pentan Architects
22 Cathedral Road Cardiff CF11 9LJ
t: 029 2030 9010 www.pentan.co.uk

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From: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>
Sent: 23 September 2025 09:45
To: Lindsey Rees <lindsey.rees@pentan.co.uk>
Subject: RE: 25/0372 - Orchard House.

Hi Lindsey,

I think my email prompted it to be sent out to you.

My colleague Ben Webster is dealing with 25/0568. I will ask him to provide you with an update.

Thanks,

Grant Hawkins
Senior Planning Officer / Uwch Swyddog Cynllunio
Regeneration & Economic Development/ Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Casnewydd
Tel: 01633 235461

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Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.

From: Lindsey Rees <lindsey.rees@pentan.co.uk>
Sent: 23 September 2025 09:29
To: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>
Subject: RE: 25/0372 - Orchard House.

Thanks Grant – just received it.
There was nothing in my junk box.

Is there any update on 25/0568 Condition 7 discharge?

Thanks

Lindsey Rees
Associate Director | Architect

Pentan Architects
22 Cathedral Road Cardiff CF11 9LJ
t: 029 2030 9010 www.pentan.co.uk

Please note that I do not work on Thursday.



Proud winner of the RIBA MacEwen Award 2025 recognising architecture for the common good
[RIBA Journal - Severn View Park](#)

From: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>
Sent: 23 September 2025 09:06
To: Lindsey Rees <lindsey.rees@pentan.co.uk>
Subject: RE: 25/0372 - Orchard House.

Hi Lindsey,

Thank you to agreeing that.

I'll get the Decision Notice chased up now as I can see it has been published on the website for public viewing. Could you check your junk inbox also, as it will be sent from the generic planning email address and sometimes I have known this go into junk.

Many Thanks,

Grant Hawkins
Senior Planning Officer / Uwch Swyddog Cynllunio
Regeneration & Economic Development/ Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Casnewydd
Tel: 01633 235461

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From: Lindsey Rees <lindsey.rees@pentan.co.uk>
Sent: 23 September 2025 09:01
To: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>
Subject: RE: 25/0372 - Orchard House.

Hi Grant,
No, I've not received the decision notice yet for 25/0755.

And yes of course, happy to agree to the extension of time to 29th August for 25/0372.

Kind Regardsm

Lindsey Rees
Associate Director | Architect

Pentan Architects
22 Cathedral Road Cardiff CF11 9LJ
t: 029 2030 9010 www.pentan.co.uk

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Proud winner of the RIBA MacEwen Award 2025 recognising architecture for the common good
RIBA Journal - Severn View Park

From: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>
Sent: 23 September 2025 08:46
To: Lindsey Rees <lindsey.rees@pentan.co.uk>
Subject: 25/0372 - Orchard House.

Good Morning Lindsey,

Firstly, are you now in receipt of the Decision Notice for NMA 25/0755?

Secondly, a bit of a favour if I may. In relation to 25/0372, which was the application for the removal of dormers, installations of rooflights, pv panels and replacement roof tiles the application is recorded as being determined outside of the agreed timescales. For my own statistical reasons, would you please be able to agree an extension of time until Friday 29th August 2025, so I can update my file?

Many Thanks,

Grant Hawkins
Senior Planning Officer / Uwch Swyddog Cynllunio
Regeneration & Economic Development/ Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Casnewydd
Tel: 01633 235461

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