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PLANNING STATEMENT

IN SUPPORT OF A DEVELOPMENT PROPOSAL FOR
TOURISM DEVELOPMENT

AT

THE OLD COWSHED, BOWDENS LANE, PENHOW, NEWPORT, NP26 3AA



SEPTEMBER 2025

AJ PLANNING REFERENCE: AJ/KR/001

Director: A.J.Ayles BA (Hons) BTP MRTPI

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1.0 **INTRODUCTION**

- 1.1 This Statement is prepared by AJ Planning, on behalf of Mr and Mrs Ross (the applicant), in support of an application for the *“Change of use and conversion of dutch barn to tourist accommodation (Use Class C6: short-term holiday let), use of land to the north as outdoor amenity space associated with holiday let, and associated development thereto”* at The Old Cowshed, Bowdens Lane, Penhow, Newport, NP26 3AA.
- 1.2 In preparing this Statement, regard has been had to the development plan, (Newport City Local Development Plan; Planning Policy Wales (PPW) and associated supplementary guidance. The applicant has also taken on board the guidance and advice provided in the Local Planning Authority's pre-application enquiry response (Reference: PRELET/ P/25/0021, letter dated 1st May 2025) as received following a site meeting with the planning case officer.
- 1.3 The Planning Statement is supported by the attached planning drawings and visuals (RA Architects) and supporting information, including the Green Infrastructure Statement (GIS) which promote the planning merits of the small-scale tourism development proposal, as outlined below.

2.0 **APPRAISING THE CONTEXT**

Site Location

- 2.1 As identified in the aerial and site photographs below, the application scheme relates to an existing dutch barn and adjacent land (to the north of the unit) at The Old Cowshed in Penhow, Newport. The subject building lies adjacent to the dwelling house. The site comprises a private home set within pleasant grounds; as observed with the planning case officer at the pre-application site visit the Old Cowshed is not linked to any wider agricultural holding/use.

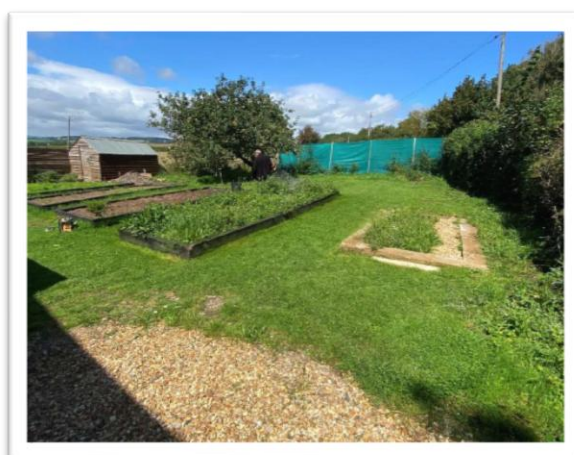
Aerial Photograph



Site Photographs: Dutch Barn



Land north of dutch barn to be used for outdoor amenity space for visitors



- 2.2 The application site accommodates a detached dwelling house of brick construction with the subject outbuilding as shown above located adjacent to the applicant's home (as shown above). The Old Cowshed is served by established access from Bowdens Lane, with forecourt parking for numerous vehicles and an Electric Vehicle (EV) charging point.

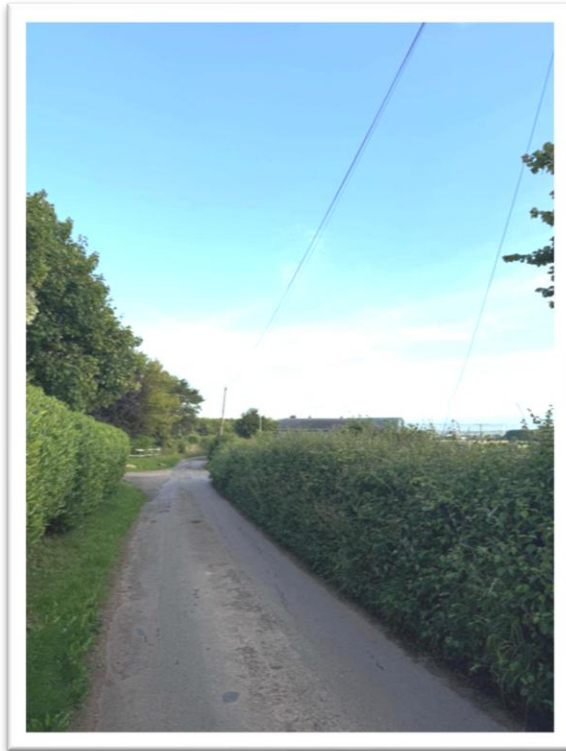
- 2.3 The site is approximately 0.5 miles south off the A48 road in Penhow, Newport. The site is situated within proximity of two dwelling houses (to the south and northeast along Bowdens Lane – see aerial photograph at page 2). The neighbouring properties have no direct view of the outbuilding, due to a combination of boundary treatments, intervening landscape cover and local topography. From the south, the main dwelling obscures any view of the lower section of the taller outbuilding in this orientation.
- 2.4 In support of the application, as suggested by the planning case officer at the pre-submission site meeting, several panoramic photographs are provided at section 2.10 below. The information confirms that the application site and outbuilding are discreet within their landscape setting.
- 2.5 Given the minimal works required to deliver the tourism accommodation option (as refined in light of the Planning Officer design feedback), the development, once implemented in line with the attached plans, will have a negligible visual impact from the established viewpoints.
- 2.6 In planning policy designation terms, as confirmed on the Newport Council's Proposals Map, the site is identified as being within 'Countryside Designation' (green shading) and within a 'Mineral Safeguarding Area'. In consideration of minerals, reference planning history, the application proposal has no impact on the minerals safeguarding to which Local Development Plan Policy SP21 relates.
- 2.7 The surrounding area boasts many tourist attractions, including Wentwood Forest, the Wales Coast Path and Penhow Woods - ideal for walkers, cyclists, and outdoor enthusiasts. Penhow is served by a local shop, a public house/eateries, a coffee shop with Magor village centre offering a supermarket, gift shop, Post Office and a wider range of retail and restaurants. Severn Tunnel Junction station is just 10 minutes away, providing easy access to Newport, Cardiff, and Bristol for day trips. In the wider context, the Celtic Manor and St. Pierre destinations provide leisure opportunities (golf, spa, restaurants), with the historic town of Chepstow with castle and museum, and Roman settlements of Caerleon and Caerwent also popular tourist destinations.
- 2.8 In terms of heritage considerations, the subject detached outbuilding which is situated adjacent to the main dwellinghouse is not listed, and the Old Cowshed is not within a Conservation Area designation. The proposal relates to the conversion of the host building for holiday accommodation use, which is consistent with the rural area. In assessment of the attached plans, the external works to convert the building to tourism accommodation are sensitive taking due account of officer design feedback as received at pre-application stage.

- 2.9 The LPA's pre-application response informed that the Heritage officer considers that the building *"holds some architectural and heritage value, with utilitarian features which emphasise its functionality as an old cowshed"*, and that the glazing and balcony elements needed further review in addressing the potential impact upon the appearance of the subject building. In presenting the application plans, the fenestration detail, balcony construction and material finishes have been updated by the experienced local architect; the design of the proposed tourism development preserving the building aesthetic within the countryside locale. It is further noted that the link and single storey side extension originally presented to the LPA have also been removed, reflecting the advice received.
- 2.10 As above, in consideration of visual impact receptors, a series of panoramic site photographs in all compass directions are provided below, illustrating the limited visibility of the subject outbuilding in relation to neighbouring land uses and countryside setting.

Panoramic Photos in all Compass Directions

<u>View from house, across open countryside</u>	
<u>View from house 2, across open countryside.</u>	

View from road
(North), Bowdens
Lane approach



View from field 1
(South-west,
observing that only
the rear elevation is
visible adjacent to
the dwelling.



View from field 2



<u>View from field before style 3, due to the topography only limited views are achieved.</u>	
<u>View from field before style 4, no clear view achievable of the subject building.</u>	

National Resources Wales Flood Maps

- 2.11 The NRW flood map confirms that the application site is not within an area of flood risk.

Green Infrastructure

- 2.12 A Green Infrastructure Statement (Richard Andrews Architects), to be read in parallel with the Planning Statement, is also submitted in support of the application proposal for small scale tourism development.
- 2.13 Further to the above, regarding the subject land adjacent to the outbuilding (within the red line) it is observed that although this was previously regarded as agricultural land, the parcel is small in scale and unsuitable for productive agricultural activity. It is evident that uses such as livestock grazing, arable cropping, horticulture, silviculture, or ancillary agricultural operations (e.g.

machinery storage, animal housing, manure storage) are not feasible or appropriate in this context. Therefore, in presenting the change of use of this small parcel of land to serve as private amenity space under the tourism development this will therefore ensure the land is managed positively and in line with the Council's objectives for rural character and visitor economy.

Relevant Planning History

2.14 Relevant planning history from the Council's planning website for applications for the subject site includes:-

- Application Reference: 24/0180 for '*Alterations to existing windows and introduction of bifold doors to the rear. Soften landscaping of existing courtyard and introduce outdoor seating area*' was refused by the Council on 18th April, 2024, which was appealed successfully, and the application was permitted.
- Application Reference 20/0160 for '*Non-material amendment to planning permission 19/0436 for variation of Condition 01 (Plans) and 06 (Contamination) of planning permission 18/0688 for conversion of agricultural building to residential dwelling with associated alterations (resubmission of 17/0834). Non – material amendment sought in relation to adjustment for roof pitch of lower barn, rear gable window height reduced, Relocation of Velux window to rear elevation, alterations to window heights*'. Permission was granted with conditions on 12th March, 2020.
- Application Reference: 19/0436 for the '*Variation of Condition 1 (Plans) and 06 (Contamination) of planning permission 18/0688 for conversion of agricultural building to residential dwelling with associated building alterations (Resubmission of 17/0834) comprising changes to layout, installation of log-building flue, room designations, construction of solar gain corridor, installation of windows and replacement of garage door with window*'. Permission was granted with conditions on 24th April, 2019.
- Application Reference: 18/0688 for the "*Conversion of agricultural building to residential dwelling and associated alterations*" (resubmission of 17/0834) was granted with conditions on 17th January, 2019.
- Application Reference: 17/0834 for the '*Conversion of agricultural building to residential dwelling and other associated alterations*' was refused on 10th January, 2018.

2.15 Outlined below are confirmations and statements regarding some of the above applications, which are pertinent to this tourism accommodation proposal.

2.16 Regarding a recent householder application at The Old Cowshed, as approved at appeal (Newport City Council Application Reference: 24/0180), the officer's report confirms that:

- (a) As the proposal for small scale house alterations involved development at an already developed site, the objectives of Policy M1 'Safeguarding of Mineral Resources' are met.

- (b) It was affirmed that the development proposal has no impact upon Special Landscape Areas and/or minerals safeguarding zone designations.
- (c) The host property and outbuilding are not afforded listed building status.
- (d) Historically, the dwelling house was a livestock barn.

- 2.17 Planning permission 18/0688 related to the conversion of the cowshed building to residential dwelling with associated development. The proposal for holiday accommodation relates to an existing outbuilding which lies within the established yard, the unit sited immediately next to the home.
- 2.18 The development proposal, as presented on the plans, would also have no recognisable adverse impact upon the landscape setting, observing that the proposed external alterations to the dutch barn retain the appearance of the host unit and the rural vernacular.
- 2.19 The subject site is in private residential use and is not linked to a wider farming uses associated with the area beyond the site boundary. The planning officer's report for application 18/0688 identified that the consultation with the Conservation it was noted the following:-
- The outbuilding has not been used for agricultural purposes for a number of years and would not be fit for modern agricultural purposes (due to ventilation issues and an inability to adapt).
 - The road network would be unsuitable for larger vehicles and could not sustain increases in traffic which might be associated with a commercial use.
 - The applicant does not seem to have considered tourism related business use as well.
- 2.20 The use of the subject building offering the opportunity to develop small scale tourist accommodation will adhere to transport aims, with few smaller vehicles using the road to access the holiday accommodation.
- 2.21 The officer also concluded with reference to Policy H10 – 'Conversions in the Countryside' the conversion adhered to point (ix) – "*The proposed use is not considered to conflict with the agricultural interests in the area*". In the case of the application proposal the scheme is for not related to a residential conversion of the outbuilding it is for tourism use, however, equally there would be no conflict with agricultural interests which is a pertinent matter in review of the countryside setting.
- 2.22 Presenting the conversion of the subject building offers an excellent opportunity for the provision of a high standard holiday accommodation. The plans deliver an attractive aesthetic, in keeping with the rural setting, making best use of the subject building for small scale tourism accommodation.

- 2.23 It was additionally stated in the report, in relation to the dwelling application that *"a conversion scheme could potentially offer an appropriate means of conserving the building"*. The conversion of the dutch barn in this application also offers the conservation of the outbuilding as the conversion does not require wholesale changes or extensions to the unit, the new development complimenting and reinforcing existing character and respectful of landscape character and the history of the application site. In assessment of the planning drawings, the design contributes to the character of the Old Cowshed site in duly considering character, identity and local rural distinctiveness.
- 2.24 Furthermore, the planning officer's report for application 20/0160, which was granted, stated that this proposal included several external amendments to the residential conversion of an agricultural building with associated alterations, commenting that: *"Overall, it is considered that proposed external alterations are of a scale that cause no impact different to that caused by the original development, would cause no detrimental impact on visual or local amenity, would not disadvantage any third party or body and would not conflict with any national or development plan policies. As such the non-material amendment can be approved"*. In assessment of the planning drawings for the tourism development, the application proposal also meets these established tests, with the use of the land to the north of the subject building for amenity area providing a pleasant outdoor area for visitors.

3.0 DESIGN AIMS AND OBJECTIVES

- 3.1 Guidance within Planning Policy Wales (PPW), as reflected in the LPA's design policy GP6 'Quality of Design', confirms that any development proposal should be sympathetic in nature and scale to the local environment. PPW, Paragraph 3.3 informs that *"Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places"*.

- 3.2 Key factors that have informed the design process include:-

- a) The conversion of the subject outbuilding to small scale tourist accommodation use, as proposed, is respectful of the character of the area, including local distinctiveness. The project architect's plans deliver a sympathetic, high quality design option for the re-use of the discreetly located outbuilding. The design respects the existing features that pertain to the historic context of the building as an agricultural unit.

A letter providing the professional opinion of Michelle Wilmott, New Business Manager at 'Travel Chapter' (as presented with the application submission) following her recent site visit, states that *"In my professional opinion, the property is exceptionally well-suited to the*

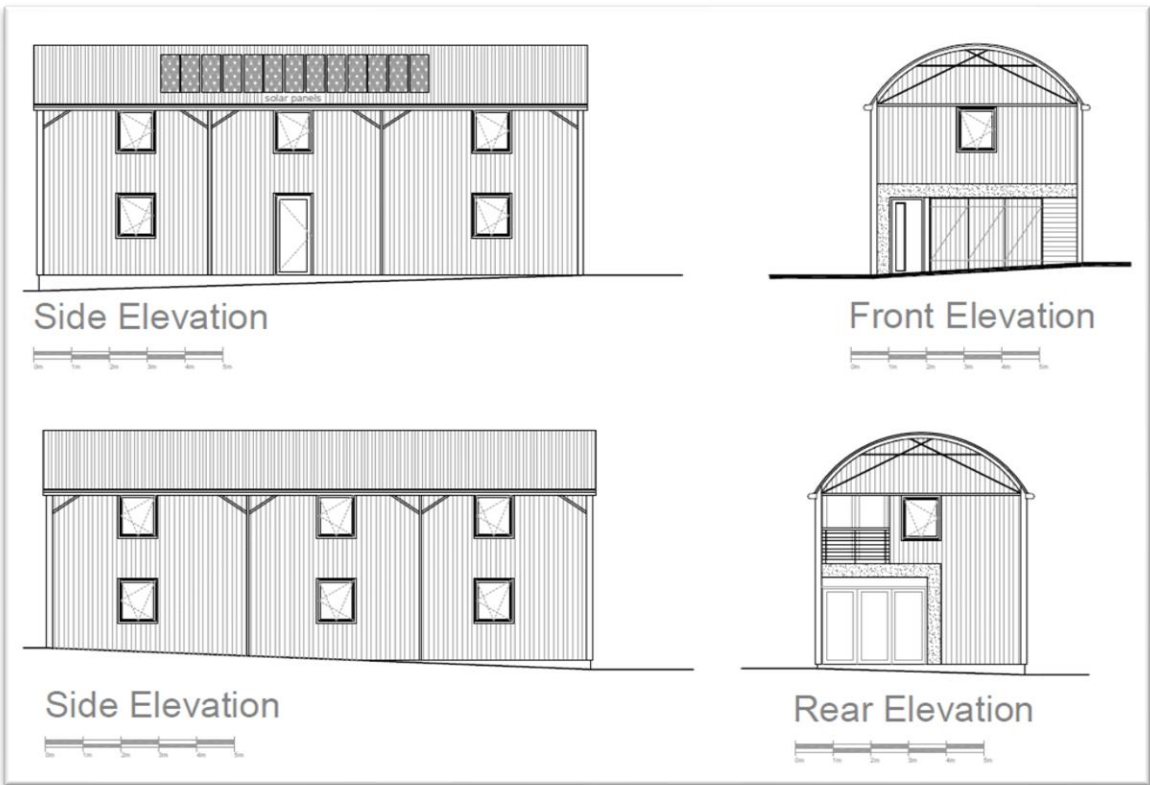
holiday let market. There is strong and growing demand for short-term stays in the Newport area - particularly for well-presented rural accommodation that combines natural beauty with convenient access to urban centres. The barn's setting is especially appealing, offering guests a tranquil countryside experience within close reach of local amenities and transport links.....the nearby Celtic Manor Golf Resort further enhances the area's profile; their ongoing expansion of the Celtic Collection's self-catering portfolio suggests a growing demand for boutique-style holiday accommodation in the region".

Additionally, a Structural Report (as submitted) prepared by Vale Consultancy, dated 8th July, 2025, was acquired by the client, to undertake a visual inspection of the property to determine if the main shell is suitable for conversion into a habitable building. The report confirms that the frame is considered suitable for conversion, without excessive structural reconstruction.

- b) Neighbouring land uses would maintain a positive relationship, with the attractive tourist accommodation scheme retaining the appearance of an agricultural outbuilding. Furthermore, several design amendments have been incorporated in the revised plans, including removal of link structure, in direct response to the Council officer's advice and guidance.
- c) The proposed holiday let accommodation will be served by appropriate parking arrangements in association with The Old Cowshed dwelling. There is ample space within the established forecourt to cater for residents and visitors. Positively acknowledged by the Council in their response, *"...Whilst some additional traffic may be expected from the holiday let accommodation, this increase will likely be small"*.

- 3.3 Within the LPA pre-application response, it was established that, *"There is no objection in principle to a recessed first floor balcony to take advantage of the views to the rear of the site."* In presenting the final plans, the architect has taken on board feedback regarding window openings and material finish. In consideration of renewable energy solar panels are to be incorporated to the south side elevation roof, as above the site is also served by EV charging point which will be available to visitors.
- 3.4 The plan extracts below include confirming that the external alterations are sympathetic to the agricultural setting of the Old Cowshed and local area; thus, meeting the objectives for good design as advocated in PPW and LDP design policy.

Proposed Elevations



Proposed Visuals



Floor Plans



- 3.5 As shown in the floor plans extracts above, the holiday let accommodation building's ground floor will include a living room, terrace, kitchen, utility toom, WC, dining room and E-bike storage. The first floor accommodates 3 bedrooms with en-suite bathrooms and landing. The application site also benefits from an existing EV charger point which is conveniently located for use by visitors and by a private amenity area for the enjoyment of visitors.
- 3.6 Interior and exterior finishes have been carefully considered to blend in well with the environment. Externally, design feedback received from officers at pre-application stage has been fully considered with the development proposal not increasing the footprint of the unit and the balcony element to the rear of recessed appearance.
- 3.7 The following key factors have been considered in presenting the application proposal, in compliance with policy aims:-
- Consideration for the character of the area including local distinctiveness, such as the pattern and layout of buildings and land uses, noting that the subject buildings provide a valuable addition to the tourism industry within the scenic locale.

- Neighbourliness in design, which includes visual impact and design quality, noting that the application proposal seeks the conversion of the subject outbuilding, conveniently located adjacent to the dwelling.
- The subject building is within a discreet and accessible location, adjacent to the main residence. Site access, parking and turning areas are established.
- A key benefit of the tourism proposal is the ability of the applicant to accommodate visitors, in support of the local tourism industry. There are evidently a range of tourism accommodation options of a larger scale within the locale including the Celtic Manor, Rock and Fountain Inn, Premier Inn, The Old Barn Inn and the New Inn Hotel. The proposal presents an alternative small-scale provision opportunity, within a tranquil countryside setting. As per the supporting information attached, the applicant has a registered interest from established tourist operators who have confirmed a demand for this type of accommodation.
- The Old Cowshed site can accommodate appropriate bin store provision, which would accord with council waste management standards. As shown on the plans, the area adjacent to the subject building can also accommodate a pleasant amenity space.
- There are no recognisable adverse impacts identified in consideration of neighbouring land uses, including the 2 closest dwellings, located to the northeast and south, on Bowdens Lane.

4.0 Planning Policy

Planning Policy Wales (PPW) – Edition 12 (February 2024)

- 4.1 PPW sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural wellbeing of Wales, as required by the Planning (Wales) Act 2015, the Well-Being of Future Generations (Wales) Act 2015 and other key legislation. PPW informs that there is a presumption in favour of sustainable development, which for decision-taking means approving development proposals that accord with the development plan.
- 4.2 PPW advises that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and, in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.
- 4.3 In terms of tourism, PPW informs at paragraph 5.5.1 that *“Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales. Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection.”*

- 4.4 Paragraph 5.5.2 continues, *"The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. The planning system can also assist in enhancing the sense of place of an area which has intrinsic value and interest for tourism."*
- 4.5 In relation to supporting tourism in rural areas, Paragraph 5.5.3 specifies the following: *"In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy"* and *"Development should be sympathetic in nature and scale to the local environment."* [**Our Emphasis**].
- 4.6 Paragraph 5.6.2 states that *"Planning authorities should plan positively to meet rural employment needs by identifying policies in their development plans. By supporting the development of a broad range of employment opportunities in rural areas planning authorities can increase economic prosperity and help address the effects of rural decline or depopulation where it occurs. Greater opportunity can support and strengthen the future wellbeing and sustainability of rural communities."* Paragraph 5.6.3 further acknowledges that *"some employment can be created in rural locations by the reuse of existing buildings."* This matter would be pertinent during the build, with local tradespersons utilised accordingly. Following completion, the visitors would be supportive of the local services including tourism attractions, leisure facilities and local businesses.
- 4.7 Paragraph 5.6.10 informs that *"Planning authorities should adopt a positive approach to diversification projects in rural areas. Additional small business activities can often be sustainably located on farms and provide additional income streams. Diversification can strengthen the rural economy and bring additional employment and prosperity to communities."* We observe that, the site is not part of a wider farm holding it is residential; however, tourism use is an acceptable use within the countryside context in planning policy terms as confirmed by local planning precedent (see paragraph 4.27).
- 4.8 The pre-application response letter identifies that the following policies are relevant to the development application, and this sub-section provides a summary of our considerations regarding an evaluation of policy information:

Newport City Council Local Development Plan

- 4.9 The Development Plan for Newport City Council sets out local planning policies to guide future development, determining what will be built where, with guidelines on how buildings should be designed. The guidance broadly reflects the strategic aims of the PPW guidance. The following local policies have been considered in presenting the development proposal for tourism accommodation:-
- SP1 – Sustainability
 - SP5 – Countryside

- SP9 – Conservation of the Natural, Historic and Built Environment
- SP13 – Planning Obligations
- SP21 – Minerals
- GP1 – Climate Change
- GP2 – General Amenity
- GP3 – Service Infrastructure
- GP4 – Highways & Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- H4 – Affordable Housing
- H10 – Conversions in the Countryside: noting that, as above, the scheme is not for residential conversion it is for change of use of the dutch barn to tourism development.
- H11 – Outbuildings and Extension to Conversions
- T4 – Parking
- T5 – Walking and Cycling
- T7 – Public Rights of Way and New Development
- W3 – Provision of Waste Management Facilities in Development

- 4.10 Policy SP1: Sustainability advises that proposals will be required to make a positive contribution to sustainable development by concentrating development in sustainable locations and making best use of previously developed land and properties. The application proposal which seeks to change the use of the outbuilding and associated land for small scale tourism development is supportive of the local economy and tourist accommodation offer; makes appropriate reuse of the subject building through an attractive conversion scheme and there will be no recognisable adverse impacts on the local environment as a result of the scheme.
- 4.11 Policy SP5: Countryside informs that development in the countryside will only be permitted where the use is appropriate, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. Tourism use is an appropriate countryside use and the proposals as presented on the plans are of a small and considerate nature, making best use of the subject building and associated land to the north (including biodiversity enhancements, as identified in the Green Infrastructure Statement).
- 4.12 Policy SP9: Conservation of the Natural, Historic and Built Environment informs that the conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals. There are no conflicts with policy in this regard, as above the building is not listed and the site is not within a conservation area. Additionally, in consideration of fauna and flora the building conversion has no recognisable impact upon the local environment.
- 4.13 The application is supported by a Green Infrastructure Statement which identifies that the small-scale change of use of the outbuilding and land to the

north would have a limited impact on the green infrastructure of the area; the barn identified as having limited potential for sustaining wildlife.

- 4.14 The surrounding garden, grass areas and boundary planting will also be minimally affected. Reference the amenity area identified within the application site red line boundary (as per the site photo at bottom of page 3) this land currently accommodates vegetable patch with associated shed and planter beds. This area will be allocated for use as outdoor amenity space associated with the change of use to a holiday/short term let under the application proposal. In terms of physical appearance, as set out in the Green Infrastructure Statement, a modest seating area will be formed to replace an area of existing hardstand with no changes to the driveway, rear garden and/or boundary treatments presented.
- 4.15 Regarding the change of use of the land to the north of the outbuilding, as reviewed in Section 5 of the Green Infrastructure Statement; to reinforce the site's rural character and provide biodiversity and amenity benefits, the following measures are proposed within The Orchard:
- Hedgerow enhancement: reinforcement of the existing, patchy boundary with the planting of native trees, improving screening from Bowdens Lane and occasional walkers.
 - Retention of existing tree stock: the mature apple tree will remain in situ.
 - Visitor amenity provision: creation of a modest, sensitively designed seating area adjacent to the rear doorway of the Dutch Barn, providing outdoor space ancillary to the visitor accommodation.
 - Soft landscaping: introduction of additional planting within the orchard boundary, using species appropriate to the countryside setting, to enhance biodiversity and ensure a sympathetic visual relationship with the wider landscape.
- 4.16 These proposals align with Local Development Plan policy aims and objectives on biodiversity enhancement, landscape character including policies SP9, GP2, GP5, GP6 and GP7 (as summarised below), and the diversification of the rural economy through appropriate tourism uses.
- 4.17 Policy GP2: General Development Principles – General Amenity states that the amenity enjoyed by people in their local environment should not be significantly harmed as a result of development. As observed at the pre-application site meeting with the Planning Case Officer, the scale, nature and siting of the tourism proposals to convert the existing outbuilding would not result in any recognisable adverse impact upon the general amenity enjoyed by the host dwelling house and/or any neighbouring land use. The accommodation to be provided for short stays by visitors. As shown on the plans and site photographs, the site is well screened from the lane and neighbouring homes by established hedgerow cover.

- 4.18 Policy GP5: General Development Principles – Natural Environment seeks to ensure the rich diversity of habitats and species of nature importance. The Council's Ecology officer commented positively that, “.. *the metal barn appears to have low potential for bats or nesting birds; therefore, a survey would not be requested*”.
- 4.19 Policy GP6: General Development Principles - Quality of Design is a detailed policy which advocates high quality design in all forms of development. The plans, as presented, indicate that an appropriate design assessment has been undertaken in presenting a high-quality design option for the conversion of the subject building with minor external alterations proposed, and with no increase in building footprint.
- 4.20 LDP Policies GP4: Highways and Accessibility, T4: Parking, T7 Walking and Cycling require development to provide suitable and safe access arrangements, to make adequate provision for car parking and cycle storage and to ensure development is not detrimental to highway and pedestrian safety.
- 4.21 As above, there is an appropriate level of forecourt parking which would cover on-site car parking requirements with the applicant also catering for secure E-bike storage and EV vehicle charging. In terms of traffic movements, given the small-scale nature of the scheme, the traffic flow of private vehicles associated with the tourism short stays would be low key.
- 4.22 In reference to recent planning history of a tourism proposal at The Grove, Bowdens Lane the Council's highways department raised no objection on highways safety ground (Consultee response from Anna Smith, Highways Officer, 11/11/21 to application no. 21/0865 relates). As such, the suggestion at pre-application stage that a speed survey may need to be conducted in support of the application at The Old Cowshed would appear excessive in light of this precedent; this matter to be discussed further with officers during the currency of the application.
- 4.23 Furthermore, in assessment of highways safety, the following considerations are of note when considering historic and proposed uses associated with The Old Cowshed site:-
- a) The historic nature of site was agricultural, prior to planning permission for the conversion of the main agricultural barn to a dwelling house. The current site has no link to any wider agricultural use.
 - b) The historic agricultural operations from the Old Cowshed site would have involved movements by large machinery, such as tractors, manoeuvring within the site boundary and at the lane. In comparison,

the small-scale tourism accommodation proposal would have a lesser impact on the local highway considering that:

- i) The proposed level and nature of traffic movements associated with the proposed tourism use would be low i.e. visitors by car would generate 1 trip on arrival, 1 trip on departure. Additional daily trips, during the short stay, may result in a small amount of additional trips, including any cycle or pedestrian movements as an alternative to the private car.
- ii) Vehicle movements would be associated with private cars and bicycles and not farm vehicles (as per historic activity).
- iii) In terms of pedestrian movements, it is observed that Bowdens Lane is well connected to the footpath network and is utilised safely daily by pedestrians, cyclists and drivers. There are several passing bays sited along the highway in both orientations and it is observed that the lane is of a width that does not encourage fast traffic flow.

4.24 Policy CF8: Tourism states that new and improved tourism related developments, rural tourism will be permitted. The holiday accommodation proposed will deliver a tranquil stay for visitors within this attractive rural location, within a reasonable distance to a full range of everyday services and visitor attractions as highlighted above.

4.25 Against the development plan policy context, the 'Travel Chapter' response, following a site visit, confirms that the application is site is "*exceptionally well-suited to the holiday let market*", confirming that there is strong and growing demand for short-term stays in the Newport area, particularly for well-presented rural accommodation that combines natural beauty with convenient access to urban centres. The applicant's engagement with the tourism professional also confirming that the barn's setting is especially appealing, offering guests a tranquil countryside experience within close reach of local amenities and transport links. Therefore, the demand for the tourism accommodation within the pleasant countryside locale is established.

Planning Case Law: The Grove, Bowdens Lane

4.26 Planning permission 21/0865 proposing tourism accommodation at The Grove, Bowdens Lane was granted by Newport Council on the 21st April 2022. The Officer Report, recommending approval for the replacement of an outbuilding for tourism use, advising that:

- Tourist accommodation in the countryside is acceptable in principle.
- The proposed holiday let would function independently from the host dwelling. The scale of the holiday accommodation is considered to be proportionate and complimentary of the existing built form on site.

- Whilst some additional traffic may be expected from the holiday let accommodation being used alongside the residence, this increase will likely be small and the benefits of the scheme do, in this case, outweigh any concerns associated with its rural location.
- Owing to its scale and design it is considered that subject to the implementation of the landscaping scheme, the proposed unit would not result in a harmful impact on visual amenity and would not detract from the character and appearance of the surrounding rural character
- The Highways Officer assessed that as the site allows for onsite turning, whilst the lane will be intensified it is considered to have limited impact and would not warrant refusal in this instance. The Highways Officer concluded that they offer no objection to the application on highway safety grounds.
- In conclusion the Planning Case Officer confirmed that *“By reason of its location, scale and design it is considered that the proposed development is acceptable”*, thus the small-scale tourism proposal at Bowdens Lane was in accordance with development plan policy.

4.27 The Grove is within the locality of The Old Cowshed, and it is asserted that given the small scale, careful design and nature of the tourism development as presented there would equally be no adverse impact upon the natural and built environment.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 The application relates to a development proposal for the change of use and conversion of an outbuilding and associated land for tourism use (Use Class C6: short-term let) at The Old Cowshed, Bowdens Lane, Penhow, Newport, NP26 3AA.
- 5.2 Preparation of this application has been informed by the aims and objectives of the site and locality and those contained within national guidance and the Local Development Plan; and the advice and guidance received in the Council's pre-application enquiry response which followed a site meeting with the planning case officer.
- 5.3 Regard has also been given to the policy provisions and, where appropriate, the balance has been struck between these policies and competing considerations. The overall conclusion is that, in light of these considerations, the application plans for the tourism development scheme comply with relevant policies in national guidance and local development plan.
- 5.4 The supporting information, including plans, visuals and Green Infrastructure Statement, further demonstrates that the outbuilding is capable of conversion without adversely affecting the structure or requiring its substantial reconstruction. Furthermore, it is evident that there is an established demand for this type of holiday accommodation which offers an alternative to hotel, guest house style tourism experiences.

- 5.5 Presenting the conversion of the subject building offers an excellent opportunity for the provision of a high standard holiday accommodation. The plans deliver an attractive aesthetic, in keeping with the rural setting, making best use of the subject building for small scale tourism accommodation, which also does not conflict with the agricultural interests in the area.
- 5.6 Taking all these factors into account, it is considered that permission should be granted for this change of use and conversion of the host building and subject land for tourism use on its merits and having regard to all relevant material considerations, including conditions as necessary.