

Delegated Decision Report

Application No:	26/0461	Statutory Period Expires:	4th August 2026
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Site:	<i>Llanwern Works Queensway Llanwern Newport South Wales</i>		
Proposal:	<i>NMA APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0224 RESERVED MATTERS APPLICATION FOR A RESIDENTIAL DEVELOPMENT (PHASE 4H) CONSISTING OF 212NO. DWELLINGS AND ASSOCIATED WORKS AND PARTIAL DISCHARGE OF CONDITIONS 06 (RECREATION AREAS), 07 (SOFT LANDSCAPING), 08 (MATERIALS), 09 (HARD LANDSCAPING), 10 (BOUNDARY TREATMENTS), 11 (OPEN SPACE MANAGEMENT STRATEGY), 12 (PARKING), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 19 (NOISE ASSESSMENT), 24 (FLOOD CONSEQUENCES ASSESSMENT), 33 (SURFACE WATER DRAINAGE), 34 (FOUL AND SURFACE WATER DRAINAGE), 39 (CARBON REDUCTION STRATEGY) AND 43 (FIRE FIGHTING ACCESS) PURSUANT TO OUTLINE PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION. AMENDMENTS INCLUDE REMOVAL OF GARAGES FROM 17NO. PLOTS AND HOUSETYPE CHANGES</i>		
Applicant:	<i>Bellway Homes Limited (Wales)</i>		
Type:	Non-Material Amendment	Ward:	Bishton And Langstone
Decision:	Part Approved with Conditions / Part Refused		

1. BACKGROUND

- 1.1 The applicant is seeking to non-materially vary Reserved Matters Approval 22/0224 which was pursuant to Outline Permission 06/0471. That RM approval agreed details for 212 dwellings on Phase 4H of the Glan Llyn Regeneration site (former Llanwern Steelworks).

2. SITE LOCATION AND CONTEXT

- 2.1 See above.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The applicant is seeking the agreement of the LPA that:
- The removal of 17no. single garages on 17 no. plots and their replacement with garden area, and
 - The replacement of the Mason housetype with the Chandler housetype on 1no. plot (Plot 188).

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision & Date
06/0471	REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION COMPRISING: A RANGE OF NEW HOMES (APARTMENTS, HOUSES AND SOME SHELTERED ACCOMMODATION FOR THE ELDERLY -	GC 01 April 2010

	USE CLASSES C2&C3); NEW OFFICES, WORKSHOPS, FACTORIES AND WAREHOUSES (USE CLASSES B1, B2&B8); COMMUNITY FACILITIES INCLUDING NEW SCHOOLS AND COMMUNITY CENTRES (USE CLASSES D1&D2); A LOCAL CENTRE INCORPORATING SHOPS, OFFICES AND COMMERCIAL LEISURE FACILITIES INCLUDING NEW BARS, CAFES AND LICENSED PREMISES (USE CLASSES A1, A2, A3&D2); A NETWORK OF OPEN SPACES INCLUDING PARKLAND, FOOTPATHS, SPORTS PITCHES AND AREAS FOR INFORMAL RECREATION; NEW ROADS, ACCESSES AND PATHS; HEALTHCARE AND FITNESS FACILITIES (USE CLASSES D1&D2); PROVISION FOR A NEW RAILWAY HALT/STATION; OTHER ANCILLARY USES AND ACTIVITIES; AND REQUIRING: SITE CLEARANCE, TREATMENT AND PREPARATION; THE INSTALLATION OF NEW SERVICES AND INFRASTRUCTURE; THE CREATION OF NEW WATER BODIES AND DRAINAGE CHANNELS; IMPROVEMENTS/WORKS TO THE HIGHWAYS NETWORK AND OTHER ANCILLARY WORKS AND ACTIVITIES	
22/0224	RESERVED MATTERS APPLICATION FOR A RESIDENTIAL DEVELOPMENT (PHASE 4H) CONSISTING OF 212NO. DWELLINGS AND ASSOCIATED WORKS AND PARTIAL DISCHARGE OF CONDITIONS 06 (RECREATION AREAS), 07 (SOFT LANDSCAPING), 08 (MATERIALS), 09 (HARD LANDSCAPING), 10 (BOUNDARY TREATMENTS), 11 (OPEN SPACE MANAGEMENT STRATEGY), 12 (PARKING), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 19 (NOISE ASSESSMENT), 24 (FLOOD CONSEQUENCES ASSESSMENT), 33 (SURFACE WATER DRAINAGE), 34 (FOUL AND SURFACE WATER DRAINAGE), 39 (CARBON REDUCTION STRATEGY) AND 43 (FIRE FIGHTING ACCESS) PURSUANT TO OUTLINE PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION	AC 03 November 2022

5. PLANNING POLICY

5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

GP2 – General Amenity
GP4 – Highways & Accessibility
GP6 – Design
T4 - Parking

5.4 SUPPLEMENTARY PLANNING GUIDANCE Parking Standards (August 2015)

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

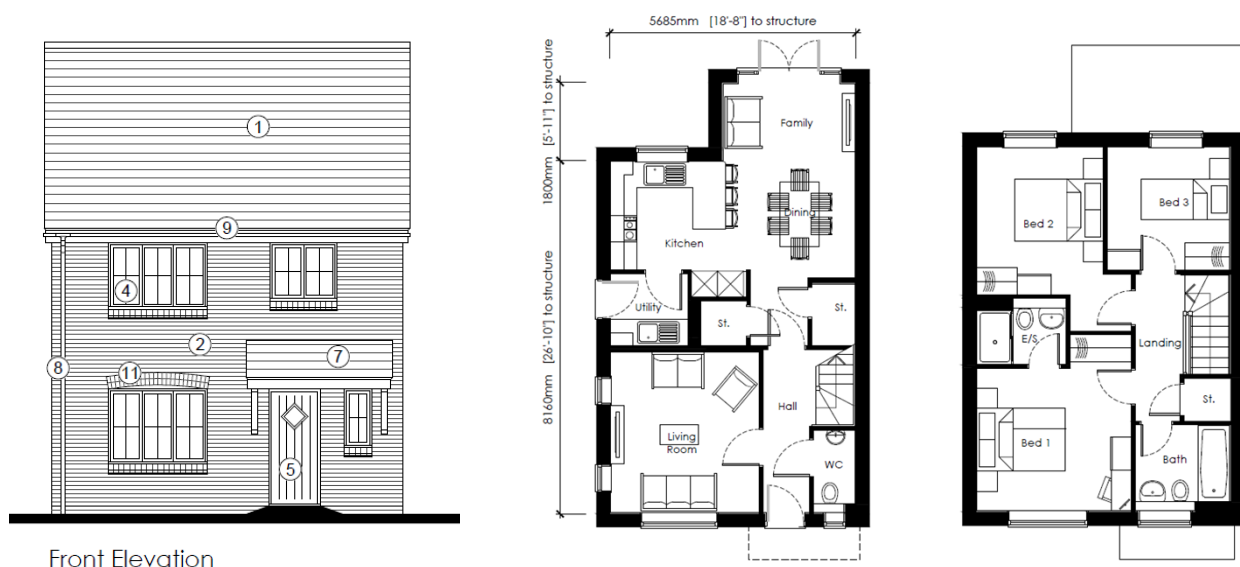
8.1 The applicant is seeking to remove single garages from the following Plots on Phase 4H (Bellway) on the Glan Llyn Regeneration Site:

- | | | |
|-------------|-----------|------------|
| • 47 – 4bed | • 59 – 4b | |
| • 48 – 4b | • 60 – 4b | • 69 – 4b |
| • 49 – 4b | • 61 – 4b | • 87 – 4b |
| • 50 – 4b | • 62 – 4b | • 88 – 4b |
| • 51 – 4b | • 63 – 4b | • 94 – 4b |
| • 52 – 4b | • 64 – 4b | • 126 - 4b |

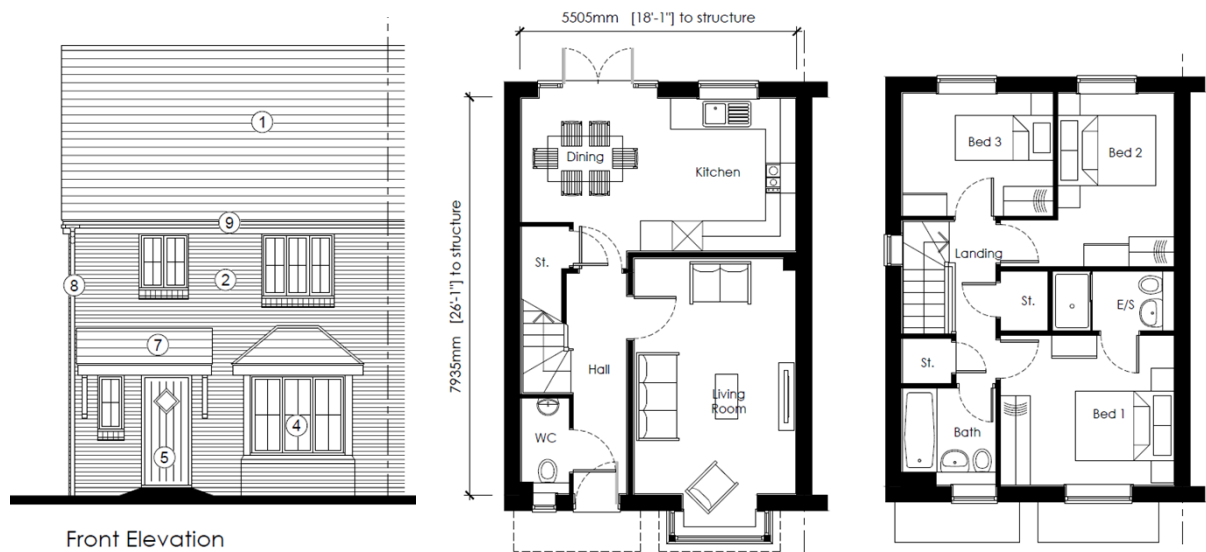
8.2 The proposal is to remove these as garages and replace them with additional garden area.

8.3 The other proposed change is to housetype on Plot 188 from a Mason to a Chandler Housetype:

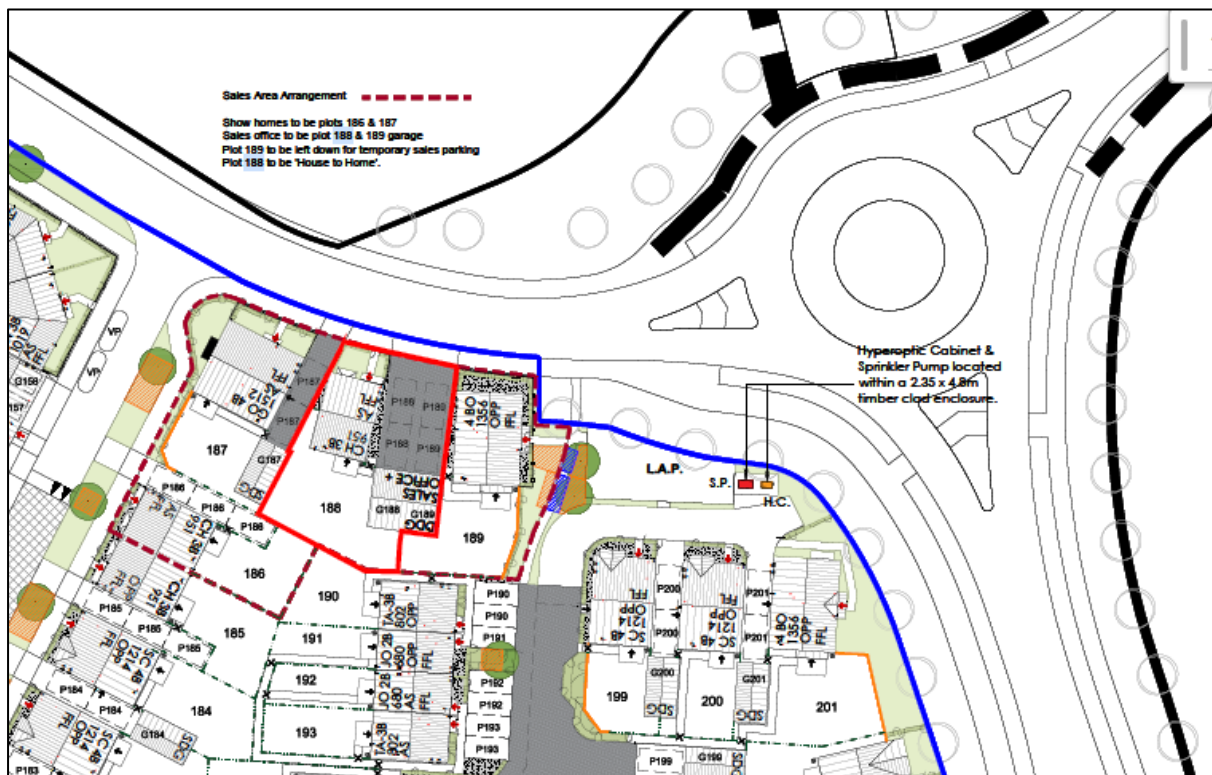
Mason - Approved



Chandler - Sought



Siting

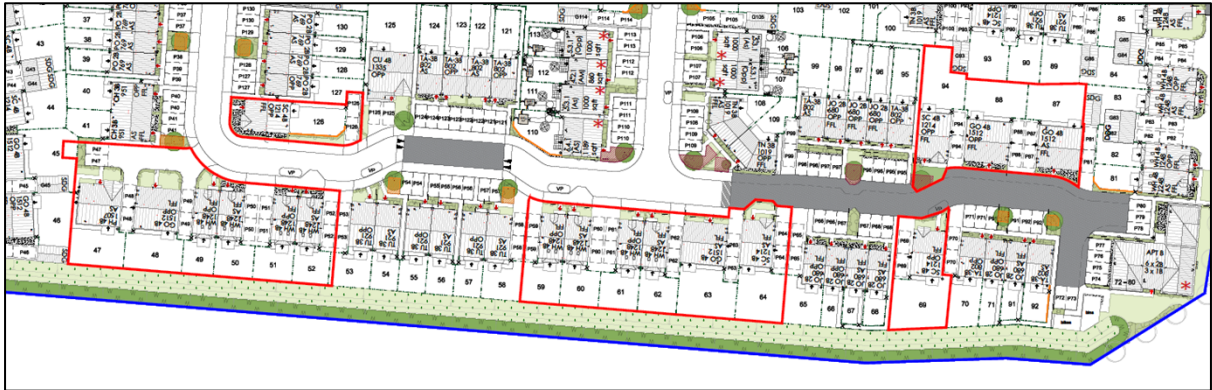


8.4 The tests for non-materiality are

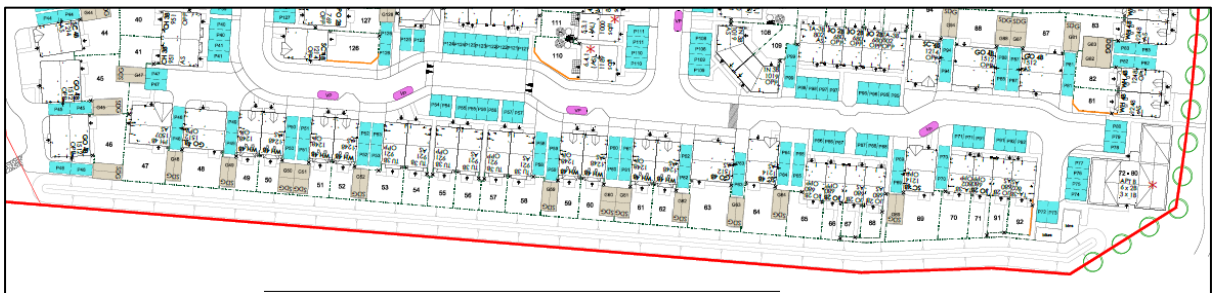
- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or,
- (c) would the proposed change conflict with national or development plan policies?

And any other test that presents itself as appropriate.

- 8.5 In terms of parking the proposal is to remove 17 off road parking spaces from the layout with all of these being located on the southern road on the phase:



- 8.6 In terms of the NMA tests the reduction of off-road parking within a small part of the site is considered to have an impact different to the approved scheme. This is reinforced by the parking plan provided by the applicant at the time of initial consideration:



- 8.7 With this showing very limited on-road parking opportunities in this part of the site, with only 5no. spaces being identified at that time. As such the 17 lost spaces significantly exceeds the available on road provision that the applicant identified.
- 8.8 This change would cause a greater impact than the original scheme and would be detrimental to the interests of residents and users of the highway including refuse and delivery vehicles which would likely find navigating this part of the site more difficult due to the increased likelihood of nuisance parking. Third parties would be disadvantaged, users of the highway, and the reduction of 3 off-road spaces to 2 off-road spaces in 4 bedroom houses would be contrary to local policy.
- 8.9 In terms of the house type substitution that is clearly non-material with the houses being of similar size and appearance.

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 minimising 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 removal of off-road parking is a material change and cannot be approved. The substitution of the housetype is non-material and can be approved.

11. **DECISION**

PART APPROVED WITH CONDITIONS / PART REFUSED

Approved with conditions: in relation to the housetype substitution from a Mason type to a Chandler type on Plot 188.

01 The development shall be carried out in accordance with the following plans and documents only in so far as they relate to the substitution of housetype on Plot 188:

- Drawing 21059 (05) 100 X1 - Site Development Layout
- Drawing 21059 (05) 101.1 – Site Location Plan
- Drawing 21059 (05) 102 C1 – External Materials Layout
- Drawing 21059 (05) 103 C1 – Enclosures Layout
- Drawing 21059 (05) 104 C1 – Refuse Management Layout
- Drawing 21059 (05) 105 B1 – Proposed Street Elevations
- Drawing 21059 (05) 106 C1 – Affordable Tenure Layout
- Drawing 21059 (05) 107 C1 – Parking Plan
- Drawing 21059 (05) 212 – Chandler, Plans
- Drawing 21059 (05) 213 B – Chandler, Elevations (Brick)
- Drawing 21360.1003 - Site Landscape Proposals, 3/3
- Drawing 3904-S38-2 B* - Section 38 Layout, 2/2
- Drawing 3904 110 2 M* - Engineering Layout, 2/2

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Refused: in relation to the removal of the garages and their replacement with additional garden area on Plots 47, 48, 49, 50, 51, 52, 59, 60, 61, 62, 63, 64, 69, 87, 88, 94 & 126.

01 The change would lead to more on-street parking in a part of the site with limited on-street parking capacity to the detriment of the amenity of occupiers and to the free flow of traffic and general highway safety contrary to Policies GP3, GP4 and T4 of the adopted Newport Local Development Plan 2011-2026.

NOTE TO APPLICANT

01 This decision relates to the following unconditioned plans and documents.

- Covering Letter dated 08.06.2026
- Drawing 3904-110-1 – Engineering Layout, 1/2
- Drawing 21360.1001 – Site Landscape Proposals, 1/3
- Drawing 21360.1002 - Site Landscape Proposals, 2/3

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The following Policies were relevant to the determination of this application:

- GP2 – General Amenity
- GP4 – Highways & Accessibility
- GP6 – Design
- T4 - Parking

03 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.

04 This non-material amendment remains subject to conditions and a legal agreement attached to Planning Permission 06/0471 and Reserved Matters approval 22/0224 and it should be read in conjunction with those decisions.