

From:

Sent: 09 May 2025 08:21

To: NCC - Planning <Planning@newport.gov.uk>

Subject: COU application 25/0217; 221 Mill Heath, Bettws, Newport NP20 7RD

Dear Sirs,

To: Newport City Council Planning Dept.

Re: Proposed COU ref; 25/0217: 221 Mill Heath, Bettws, Newport, NP20 7RD

Objection from neighbour at 219 Mill Heath.

On behalf of the owner of 219 Mill Heath we continue to object to this proposal particularly in the light of the applicant's statement in support which fails to acknowledge the following: -

- In the last two weeks of April there have no less than five visits by police to the applicant's property. The harm and disturbance to neighbouring properties is demonstrable and continuing.
- There is clearly a material change of use taking place requiring local authority planning consent. The applicant proposes running a business from the property via their management company. There is further evidence of this in the care plan they propose including staff and shift patterns and staff rotation.
- Residential Amenity and Character. This has already been adversely affected by police visits and the installation of CCTV and floodlights.
- The Change of Use envisaged is clearly in breach of the restrictive covenants which are legally binding on the property and which prohibit any use of the property other than residential – see below - and also prohibit any activity which may be or become a nuisance or annoyance to the owners and occupiers of adjoining premises.

The covenant as to use provides as follows: - "Not to use the property or any part thereof for any purpose whatsoever other than as private dwelling(s) and outbuildings belonging thereto".

We should be grateful if you would place this further objection on the planning file.

Yours faithfully,

Bailhache Law Limited

2 Church Square, Taunton TA1 1SA