

Delegated Decision Report

Application No:	26/0111	Statutory Period Expires:	8th April 2026
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Site:	12 Devon Place Newport South Wales NP20 4NN		
Proposal:	CONTINUED USE OF OFFICE BUILDING AS A NON-RESIDENTIAL EDUCATION AND TRAINING CENTRE (10 YEAR PERMISSION SOUGHT)		
Applicant:	R Chohan		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The site received planning permission (23/0405) for the temporary use of the site as an education centre for a 4-year period. The temporary use period was proposed by the applicant and not a requirement of the Local Planning Authority.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is located near the Civic Centre and train station on Devon Place. The existing three storey building is formed of red brick and has a dedicated car park accessible from the train station car park.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposal seeks to continue the existing use as an educational institution for a further period of 10 years to run in parallel to the extant consent.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/0405	TEMPORARY CHANGE OF USE FROM VACANT OFFICE BUILDING TO NON-RESIDENTIAL EDUCATION AND TRAINING CENTRE (RE-SUBMISSION FOLLOWING REFUSAL OF 23/0035)	Granted with conditions	06.07.2023

5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

- 5.2 PLANNING POLICY WALES (EDITION 12) 2024

- 5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP12 – Community Facilities
- SP18 – Urban Regeneration
- GP2 – General Amenities
- GP4 – Highways and Accessibility

- EM3 – Alternative Uses of Employment Land
- T4 – Parking

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Waste Storage and Collection
- Parking Standards
- Wildlife and Development

6. CONSULTATION RESPONSES

6.1 Environmental Health Officer: No response.

6.2 Highways Officer: No objection.

The site is accessible and has adequate parking and the application is to continue an existing use.

There are no objections on highway related grounds.

6.3 Network Rail: Network Rail have no objections in principle to the continued use.

The car park could at some point be subject to rearrangement or works and the access route therefore may require revision. The building will be subject to the caveats on its disposal under long lease which are to be met.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on the 18th February 2026 and a Site Notice was put up on the 27th February 2026.

7.1 NEIGHBOURS: No comments received.

8. ASSESSMENT

8.1 Background

8.1.1 The previous consent was granted for a temporary period at the request of the applicant. The issuing of the temporary consent was not a requirement of the Local Planning Authority to make the scheme acceptable regarding any national or local planning policy.

8.1.2 Since the determination of the previous application, there has been no change in any relevant national or local planning policies. As such, the policy background and considerations remain as per the existing consent. For completeness, an assessment is included below of the material planning considerations.

8.2 Noise

8.2.1 The previous consent was supported by an acoustic assessment which shown that internal noise levels would be acceptable and no further acoustic mitigation is required to meet noise standards within educational buildings. No material change has occurred regarding external noise sources from the previous scheme and are therefore considered to remain acceptable in accordance with the aims of GP2 and GP7.

8.3 Alternative Use of Employment Land

8.3.1 Policy EM3 states that development proposals promoting alternative uses on existing employment sites will be resisted unless:

- i) the site has been marketed unsuccessfully for employment purposes for a minimum of 12 months;
- ii) there remains a sufficient range and choice of employment land and premises to meet LDP requirements and local demand;
- iii) the development has no adverse impact on existing or allocated employment sites;
- iv) the development has no adverse impact on amenity or the environment.

8.3.2 The existing building was previously vacant and marketed since 2019 prior to the implementation of the extant consent. The marketing statement previously provided confirmed this.

8.2.3 Further information provided by the applicant on the extant consent outlined the available office space within close proximity to the application site. Those sites are the former Royal Mail site (40,000sqft), Admiral HQ (60,000sqft), and Chartist Tower (15,000sqft). The Employment Land Review (2013) produced to inform the preparation of the Local Development Plan indicated that there is 7.5-9 years' worth of supply of available office accommodation within Newport; and there is an over-supply of second-hand accommodation relative to demand, with a significant proportion located within the city centre. Additionally, since the pandemic, working practices for traditionally office-based roles have adapted resulting in more people working from home or hot desking existing facilities which has reduced the intensity of office use. As such, there is less of a demand for such office use which as noted above, is in over-supply. Therefore, taking into account the market information above, it is considered that criterion (ii) of Policy EM3 is met.

8.2.4 Whilst the application site is situated in close proximity to the Godfrey Road employment site, it is not considered that the proposed change of use would have any adverse impacts on this allocation. Criterion iii) of Policy EM3 is satisfied.

8.3 Other material planning conservations

8.3.1 The remaining policy matters have not altered from the previously consented scheme; however, for completeness those assessments are included below.

8.3.2 The application site 12 Devon Place is a detached building situated within the Stow Hill ward with a total internal floor area of 649.2sqm with a hard surfaced car park within its curtilage. The proposed use as a non-residential education and training centre would be applicable to students of KS1 and KS2 of the Welsh Curriculum. The change of use is proposed to start on 1st of September 2023 and to automatically revert back to offices upon termination of occupancy by Catch 22 Charity Limited. It is proposed to employ 10 full time and 3 part-time employees. It would operate between the hours of 08:30-16:30 Monday to Friday, and at no time on Saturday, Sunday or bank holidays. No external physical alterations are proposed to the building.

8.3.3 Policies SP1 (Sustainability), SP12 (Community Facilities), SP18 (Urban Regeneration), GP2 (General Amenity), GP4 (Highways and Accessibility), GP7 (Environmental Protection and Public Health), EM3 (Alternative Uses of Employment Land) and T4 (Parking) of the Newport Local Development Plan are relevant to the determination of this application. The Parking Standards (Adopted August 2015) and Sustainable Travel (Adopted July 2020) Supplementary Planning Guidance (SPG) are also relevant.

8.3.4 Policy SP1 states that proposals will be required to make a positive contribution to sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary.

8.3.5 Policy SP12 states that the development of new community facilities in sustainable locations will be encouraged including: museums, public halls, libraries, art galleries, exhibition halls, education and training centres.

8.3.6 Policy SP18 (ii), (iii) and (iv) state that proposals will be favoured which assist the regeneration of the urban area, particularly where they contribute to:
ii) the provision of residential and business opportunities within the urban area;
iii) reuse of vacant, underused or derelict land;
iv) encourage the development of community uses where appropriate.

8.3.7 These policies give overall support for the change of use as it would make re-use of an existing vacant building situated in a location easily accessible by means of sustainable and public transport within the settlement boundary. It would introduce a beneficial community use and create employment opportunities (although the loss of employment land is discussed in paragraphs 5.8 to 5.10).

8.3.8 Policy GP2 (i) states that development will be permitted where, there will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy,

overbearing, light, odours and air quality. Policy GP7 states that development will not be permitted which would cause or result in unacceptable harm to health including noise or light pollution or any other identified risk to environment, local amenity or public health and safety.

- 8.3.9 The proposed hours of operation are 0800hrs – 1630hrs Monday to Friday, and at no times on Saturdays, Sundays or Bank Holidays. This represents as a minor alteration the previously approved opening hours of 0830 – 1630 hrs. The earlier opening is considered to not result in an adverse impact upon residential amenity. Surrounding premises include Newport's train station and those occupied by commercial uses, business offices and residential properties. However, given the mixed-use location and the spacious nature of the site, it is not considered that the proposed use and its associated hours of operation would give rise to any harmful impacts in terms of noise or disturbance on occupiers of surrounding properties. An appropriately worded condition can secure these hours of operation. No external alterations are proposed and as such, there are no concerns over visual amenity, overbearing, loss of light, privacy or an adverse impact on the character of the street scene.
- 8.3.10 Policy GP4 and T4 require development proposals to provide suitable provision for car parking as well as cycle storage.
- 8.3.11 The Highways Officer remains to have no objection to the scheme as suitable parking and bicycle storage provision is provided on site

8.4 Other Matters

- 8.4.1 Given the proximity of the site to the railway station, Network Rail were consulted on the application. They confirmed they have no objection in principle to the proposal but inform the applicant to contact assetprotectionwales@networkrail.co.uk prior to any works commencing should planning permission be granted, for asset protection purposes. Please see Network Rail's consultation response in section 1.1 for further information.
- 8.4.2 As this consent would run parallel to the extant consent, the applicant and their agents are advised that to benefit from the 10 year extended use period, this consent would need to be implemented within 5 years from the date of this decision. Also, please note that the 10 year period would begin from the point of the decision notice being issued, and not the point in which the consent is implemented.

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 proposed use for a period of 10 years is considered acceptable and accords with the relevant national and local planning policies.

**11. DECISION
GRANTED WITH CONDITIONS:**

01 The development shall be implemented in accordance with the following plans and documents:

- Planning Statement (Received: 12.02.2026)
- Site Plan (Drawing ref: TQRQM23011141333264)
- Proposed Lower Ground Floor Plan (Received: 12.02.2026)
- Site Location Plan (Drawing ref: TQRQM23011141558486)
- Proposed Ground Floor Plan (Received: 12.02.2026)
- Proposed First Floor Plan (Received: 12.02.2026)

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

02 Indoor ambient noise level requirements as defined within Acoustic design of schools: performance standards, Building Bulletin 93 (February, 2015) shall be adhered to, and thereafter maintained in accordance with those standards.

REASON: To ensure the amenity of users of the building and their ability to be educated is not impacted by external noise sources in accordance with Policies GP2 and GP7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 The cycle storage area as shown on drawing Proposed Cycle Parking Location (Received: 18.05.2023) under application 23/0405, shall be retained and maintained for the duration of this consent.

REASON: To provide cycle storage in accordance with Policy T4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

04 The hours of operation shall be limited to Monday to Friday 0800hrs – 1630hrs and at no time on Saturdays and Sundays or Bank Holidays.

REASON: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP12, SP18, GP2, GP4, EM3 and T4 were relevant to the determination of this application.

02 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.