

Highway Response

Ref: 25/0111

Date: 07/04/25

PROPOSAL: CHANGE OF USE OF THE BUILDING TO INCLUDE A KITCHEN AND CAFE OPERATING FROM THE PREMISES (A3 USE)

SITE: 6 Market Street Newport NP20 1FU

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The location is central and within parking zone 1. The parking standard therefore only requires a space for service vehicles. No servicing area has been identified, but the area is controlled and enforced, so there are no concerns.

There are no details of cycle parking for staff or customers. Parking for staff should be secured by way of condition as a minimum.

There are therefore no highway related objections, subject to the following condition.

Suggested Conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.