

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

01633 656656
planning@newport.gov.uk
www.newport.gov.uk



Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number		Suffix	
Property Name			
Llanfair Farm			
Address Line 1			
Church Lane			
Address Line 2			
Marshfield			
Town/city			
Cardiff			
Postcode			
CF3 2UF			

Description of site location (must be completed if postcode is not known)

Easting (x)	Northing (y)
326346	182502
Description	

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Hinksman

Company Name

Address

Address line 1

31 Inkerman Drive

Address line 2

Dyffryn

Address line 3

Town/City

Newport

Country

Postcode

NP10 2UF

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Ieuan

Surname

Williams

Company Name

Reading Agricultural Consultants Ltd

Address

Address line 1

Beechwood Court

Address line 2

Long Toll

Address line 3

Woodcote

Town/City

Reading

Country

United Kingdom

Postcode

RG8 0RR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LAYOUT, SCALE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 25/0150 FOR A RURAL ENTERPRISE WORKERS DWELLING AND PARTIAL DISCHARGE OF CONDITIONS 3 (PARKING), 4 (ELEVATIONS), 6 (CEMP), 7 (DRAINAGE), 8 (BOUNDARY TREATMENTS), 9 (LEVELS), 10 (ARCHAEOLOGY), 11 (LANDSCAPING) AND 12 (LEMP).

Reference number

25/0256

Date of decision (date must be pre-application submission)

17/07/2025

Please state the condition number(s) to which this application relates

Condition number(s)

2 & 5

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Tree Protection Plan & name of appointed arboriculturalist

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ieuan Williams

Date

21/08/2025