

Delegated Decision Report

Application No:	26/0075	Statutory Period Expires:	28th March 2026
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Site:	Trostrey Cottage Trostry Lane Llanvaches Newport NP16 6LZ		
Proposal:	PARTIAL DISCHARGE OF CONDITION 3 (LANDSCAPING) (PART B ONLY – FIRST ANNUAL REPORT) OF 23/0207 SINGLE STOREY EXTENSION WITH PV ARRAY, NEW ENTRANCE PORCH AND ASSOCIATED LANDSCAPING WORKS TO EXISTING COTTAGE (RESUBMISSION)		
Applicant:	M Woodhead		
Type:	Discharge Conditions	Ward:	Bishton And Langstone
Decision:	APPROVED		

1. BACKGROUND

1.1 Planning permission was approved in 2023 for the erection of a single storey extension with PV array, a new entrance porch and associated landscaping works to the existing cottage. A subsequent non-material amendment application was received and approved in 2024. The amendments included the omission of the solar PV array to the south facing roof and a change to the door materials.

1.2 Part A of condition 3 was partially discharged 17/7/2025 (ref no.25/0468).

2. SITE LOCATION AND CONTEXT

2.1 This application relates to Trostrey Cottage which is a detached property located off Trostrey Lane.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks to partially discharge part B only of condition 3 (landscaping) of planning permission 23/0207 for a single storey extension with pv array, new entrance porch and associated landscaping works to the existing cottage.

3.2 Condition 3 states;

The scheme of landscaping, tree planting hereby approved as outlined on plan refs: TC-003 03062023 - Landscape Preparation and TC-004/A 03062023 - Planting Plan shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development. Thereafter the trees and shrubs shall be retained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and retained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

a) A short report with photo evidence by the landscape consultant to be submitted to Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents eg. plant species, plant size, planting operations etc; and

b) A short annual report with photo evidence by the landscape consultant to Newport City Council submitted by 31st December for each year of the five year establishment period summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purpose of this condition, the planting season shall mean the period of October to April.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of residential and visual amenity and rural character having regard to policies SP5, GP2 and GP6 of the adopted Newport Local Development Plan.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
90/0568	FIRST FLOOR REAR EXTENSION TO PROVIDE ADDITIONAL LIVING ACCOMMODATION	GRANTED WITH CONDITIONS	30/11/1990
22/0240	SINGLE STOREY EXTENSION WITH PV ARRAY, NEW ENTRANCE PORCH AND ASSOCIATED LANDSCAPING WORKS TO EXISTING COTTAGE	REFUSED	11/05/2022
23/0207	SINGLE STOREY EXTENSION WITH PV ARRAY, NEW ENTRANCE PORCH AND ASSOCIATED LANDSCAPING WORKS TO EXISTING COTTAGE (RESUBMISSION)	GRANTED WITH CONDITIONS	02/05/2023

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

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6. CONSULTATION RESPONSES

6.1 Landscape: No objection. 'Trostrey Cottage Annual Landscape Monitoring report no.1: January 2026' by Bronwen Thomas Landscape Architect is submitted. Photos evidence the success of the approved planting scheme. No further comments.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 This application seeks to partially discharge part B only which states;

b) A short annual report with photo evidence by the landscape consultant to Newport City Council submitted by 31st December for each year of the five year establishment period summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

8.2 An annual monitoring report has been submitted with the application. The Council's Landscape Officer advises that the photos evidence the success of the approved planting scheme and therefore offers no objection to the partial discharge of part B of the condition. The details submitted are considered sufficient to partially discharge part B of condition 3 insofar as the first annual report is acceptable. The condition requires further annual reports over the establishment period in accordance with the condition.

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 details submitted are considered sufficient to partially discharge condition 3 (part B only) of planning permission 23/0207 insofar as the first annual report is acceptable.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Location Plan, Site Plan and Annual Landscape Monitoring Report No.1 January 2026.

02 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original

application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

03 The condition requires annual reports for the full 5 year establishment period.