

Delegated Decision Report

Application No:	26/0072	Statutory Period Expires:	10th April 2026
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Site:	Welsh Golfing Union Catsash Road Newport NP18 1JQ		
Proposal:	CERTIFICATE OF LAWFULNESS FOR PROPOSED INSTALLATION OF SOLAR PANELS ON ROOF		
Applicant:	S. Veale		
Type:	Lawful Development Proposed	Ward:	Caerleon
Decision:	GRANTED		

1. BACKGROUND

- 1.1 25/1005 was an application at the host site for CERTIFICATE OF LAWFULNESS FOR PROPOSED INSTALLATION OF SOLAR PANELS ON ROOF. It was refused for the following reason:

01 Insufficient details are provided to confirm that the development complies with Part 43, Class A of the Town and Country Planning (General Permitted Development Order 1995 (as amended)).

2. SITE LOCATION AND CONTEXT

- 2.1 The site sits within a semi-rural landscape. The host site is a single storey hipped roof building for the use as a golf administrative premises within the wider complex of the Celtic Manor Resort. The main golfing clubhouse building is situated to the Northeast.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Confirmation is sought through a lawful development certificate that the proposed solar panels comply with Part 43, Class A of the Town and Country Planning (General Permitted Development Order 1995 (as amended)).

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/1005	CERTIFICATE OF LAWFULNESS FOR PROPOSED INSTALLATION OF SOLAR PANELS ON ROOF	R	15.01.2026
93/0781	ERECTION OF SINGLE STOREY GOLF CLUBHOUSE AND TOURNAMENT ADMINISTRATION BUILDING INCLUDING CAR PARKING AND LANDSCAPING	AC	08/10/1993

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 None.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 In order to be permitted development the proposal would need to accord with Schedule 2, Part 43, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Class A provides permitted development rights for the installation, alteration or replacement of solar PV or solar thermal equipment on a building other than a dwellinghouse or a block of flats. Under Class A, development is not permitted if:

8.2 *a)the solar PV or solar thermal equipment would be installed on a wall or pitched roof and would protrude more than 20 centimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;*

(b)the solar PV or solar thermal equipment would be installed on a flat roof and would protrude more than 1 metre above the plane of the roof;

(c)the solar PV or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of the roof;

(d)the solar PV or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building;

(e)in the case of a building on article 1(5) land or on land within a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall or roof slope which fronts a highway;

(f) the solar PV or solar thermal equipment would be installed on a building within the curtilage of a listed building;

(g) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

(h) the solar PV or solar thermal equipment would be installed on a building within three kilometres of the perimeter of an airport or aerodrome.”

The proposal would also need to comply with the conditions set out in section A.2 in relation to Class A development, which states;

A.2 Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;

(b) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the amenity of the area;

(ba) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise any impacts from glint or glare; and

(c) solar PV or solar thermal equipment no longer needed for or capable of generation must be removed as soon as reasonably practicable.

- 8.3 No scaled plans have been submitted with this resubmission. However, it is still satisfied that the application form and the Marley Solar brochure confirm that the proposed panels would be recessed into the roof tiles rather than mounted above the roof plane, ensuring they would not project more than 20cm from the roof surface. Although only a low-quality screenshot of the roof plan has been resubmitted, which was raised as an issue under application 25/1005, the applicant has now annotated dimensions to indicate that the panels would be set at least 1.1m from the external edge of the roof slope. Moreover, the site is not located on Article 1(5) land, is not within a World Heritage Site, and the building is neither listed nor within the curtilage of a listed building or scheduled monument. Based on the information provided, particularly that the panels would be integrated into the roof finish, it is considered that the installation has been designed, so far as practicable, to minimise its effect on the external appearance of the building. No evidence has been submitted to suggest otherwise, and the proposal is therefore considered to comply with Schedule 2, Part 43, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

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 application demonstrates that the proposed solar panels would comply with Part 43, Class A of the Town and Country Planning (General Permitted Development Order 1995 (as amended)).

11. DECISION

GRANTED

01 The development is in accordance with Schedule 2, Part 43, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and is permitted development.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Solar Energy System Proposal; Risk Assessment and Method Statement; Marley Solar Brochure; In Roof Solar – Photograph;

Compliance and Technical Specification Statement; Annotated Solar Panel and Roof Dimension; Site Location Plan

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies were relevant to the determination of this application.

03 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.