

From:**Sent:** 09 September 2026 14:00**To:** NCC - Planning <planning@newport.gov.uk>**Subject:** Application 26/0664 – Proposed Change of Use to Premises at 8 Beechwood Road

Dear Vicky Quinn,

I am the resident of 12 Beechwood Road, Newport, NP19 8AA, and am writing regarding application 26/0664 for the proposed change of use from C3 to C2 at 8 Beechwood Road.

I am emailing on behalf of myself and my neighbour at No. 10, who received a consultation letter dated 2 September 2026 and brought the application to my attention. I do not believe I have received a letter myself. Could you please confirm whether my property was included in the consultation and record this email as a formal representation?

Having now reviewed the application documents, we understand that the proposal is for a residential home for up to two children, supported by staff providing round-the-clock care.

Our principal concerns relate to parking and the safety and amenity of neighbouring residents. There are already significant parking difficulties on Beechwood Road, associated with the doctor's surgery on the corner, the shops along Chepstow Road and the park opposite. Additional demand from staff vehicles, changeovers, visitors and associated services could worsen the existing situation.

We note that the Statement of Purpose describes good street parking as available for visitors. This does not reflect our experience as residents. The street is used as a run-through for local traffic, and with parking both sides, the street regularly gets blocked to a standstill, with traffic unable to move up or down the street. I have, in the past, had to coordinate traffic to allow traffic to flow. Additionally, cars parked on the street, regularly get struck by passing vehicles, due to the amount of traffic that goes up and down the street and cars being parked on both sides, with little room to pass. We also note the Highway Officer's conclusion that parking and servicing needs would be similar to the existing residential use. Could you please explain what information supports that conclusion and whether existing parking conditions were assessed?

The documents appear to contain differing descriptions of staffing. The application form refers to two daytime workers and one overnight sleep-in worker, whereas the separate staffing model states that two care staff will be on duty at all times. The Statement of Purpose also describes a manager present Monday to Friday, 9am–5pm, and the possibility of increased staffing.

Would you therefore be able to clarify:

- The confirmed number of staff present during the day and overnight, including whether the manager is additional to the care workers.
- The shift arrangements, including all changeover times and the duration of any overlap. The staffing model refers to two shifts daily but identifies only a 9.30am handover.
- The anticipated number of vehicles requiring parking during normal operation and staff handovers, including any vehicle used to transport the children.

- The frequency and likely attendance at professional visits, staff meetings, training sessions and other activities at the property.
- Whether a parking survey or quantified assessment has been submitted, and how reliance on public transport and cycling has been established.

We ask that the council assess parking demand against the property's existing residential use using a consistent staffing model, taking account of the manager's attendance, handover periods and any increased staffing. Moving changeovers outside the commuter rush does not necessarily address the availability of parking during normal working hours.

Regarding safety and disturbance, the Statement of Purpose acknowledges that the home may support children whose needs include challenging or antisocial behaviour. We would appreciate clarification of the practical arrangements for preventing and responding to noise, disturbance or incidents affecting neighbours, including overnight staffing, backup support, visitor management and a named contact for urgent concerns. We are seeking reassurance about how these matters would be managed at this particular property. Residents on both sides of the property are elderly and extremely concerned about young persons up to 18 years old demonstrating antisocial behaviour, excessive noise and disturbance. Is this dwelling and area suited to this type of property use?

Please also confirm whether any permission would limit the home to two resident children and how the operating arrangements relied upon in assessing the application would be secured.

Finally, please confirm the deadline for comments. The neighbour consultation letter specifies 21 days from 2nd September, while the uploaded site notice is dated 11th September and refers to 2nd October. We would appreciate the opportunity to make further comments once the above points have been clarified.

Kind regards,

.....
12 Beechwood Road

Newport
NP19 8AA