

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Sandy

Surname

Veale

Company Name

Golf Union Of Wales

Address

Address line 1

Welsh Golfing Union Catsash Road

Address line 2

Address line 3

Newport

Town/City

Newport

Country

United Kingdom

Postcode

NP18 1JQ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of the land and buildings is lawful because the site has been in continuous use as a golf administrative premises for a sustained period without interruption. This use falls within its established lawful planning use and has not changed since its original authorisation. There have been no enforcement actions, material changes of use, or breaches of planning control that would alter its lawful status.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Please select...

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

B1 - Business

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed works of installing solar panels constitute a minor external alteration that does not materially affect the external appearance of the building. The panels will be set into the tiles rather than above the roof structure, as an additional measure to ensure the appearance of the building alters as little as possible.

The proposal does not involve any increase in the building’s footprint, height, or volume, nor does it introduce a change of use. The panels will be fixed to the existing building and will not result in any adverse impact on adjoining land, views, or the surrounding environment.

Site Visit

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

20/11/2025

Details of the pre-application advice received

A summary of the advice given is provided below.

Solar panels are allowed under “permitted development,” so we should not need planning permission, and I can happily confirm that our panels meets all the requirements that you have set out.

You have found that the site has previous planning permissions, and those might contain conditions that remove or restrict our permitted development rights. If that’s the case, we might need planning permission? What are the chances this is the case?

If we want official written confirmation then we need to submit a Lawful Development Certificate (LDC) application to confirm:

Our permitted development rights still apply, and
Our solar panel proposal fits all the rules,

In short: Installing solar panels might be fine, but we need confirmation that no previous planning decisions block it. The safe route is applying for a Lawful Development Certificate.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Sandy Veale

Date

21/11/2025