

Delegated Decision Report

Application No:	25/0468	Statutory Period Expires:	5th August 2025
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Site:	<i>Trostrey Cottage Trostry Lane Llanvaches Newport NP16 6LZ</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 3 (PART A ONLY) OF 23/0207 SINGLE STOREY EXTENSION WITH PV ARRAY, NEW ENTRANCE PORCH AND ASSOCIATED LANDSCAPING WORKS TO EXISTING COTTAGE (RESUBMISSION)</i>		
Applicant:	<i>M Woodhead</i>		
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.

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 Permission is sought to partially discharge part a of condition 3 of planning permission 23/0207.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
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
24/0546	NON MATERIAL AMENDMENT APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 23/0207 SINGLE STOREY EXTENSION WITH PV ARRAY, NEW ENTRANCE PORCH AND ASSOCIATED LANDSCAPING WORKS TO EXISTING COTTAGE (RESUBMISSION). AMENDMENTS INCLUDE OMMISSION OF SOLAR PV TO SOUTH FACING ROOF AND CHANGE IN DOOR MATERIALS	APPROVED WITH CONDITIONS	23/07/2024

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

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: A Landscape Scheme Report May 2025 by Bronwen Thomas Landscape Architect confirms planting was carried out in February/March 2025 with all trees and shrubs planted as planned and coming into leaf as evidenced in photos. No further comments.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 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.

- 8.2 The application seeks to discharge part A only. The Council's Landscape Officer confirmed that a landscape scheme report has been submitted showing that planting was carried out in February/March 2025 with all trees and shrubs planted as planned and coming into leaf as evidenced in photos. The details submitted are considered sufficient to partially discharge part A of condition 3.

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 to be sufficient to partially discharge condition 3 (part A only) of planning permission 23/0207

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Site Plan Drawing No.2106/S100 Rev D, Proposed Ground Floor Plan Drawing No.2106 S101 Rev D, Proposed Section AA Drawing No.2106 S201 Rev D, Proposed South Elevation Drawing No.2106 S301 Rev D, Proposed North Elevation Drawing No.2106 S302 Rev D, Proposed West Elevation Drawing No.2106 S303 Rev D, Proposed East Elevation Drawing No.2106 S304 Rev D, Site Plan and Landscape Scheme Report.

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.