

Delegated Decision Report

Application No:	26/0212	Statutory Period Expires:	24th June 2026
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Site:	51-52 High Street Newport NP20 1GA		
Proposal:	CHANGE OF USE FROM OFFICE TO AN APART HOTEL AND ASSOCIATED WORKS		
Applicant:	J Collingbourne		
Type:	Full	Ward:	Stow Hill
Decision:	REFUSED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is situated within Newport City Centre. The site is within the Town Centre Conservation Area, Parking Zone 1, the defined Café Quarter and within an Archaeological Sensitive Area. The surrounding site is characterised by A3 uses with a variety of daytime and nighttime uses. The application site is a 4-storey unit which appears to contain an A3 unit on the ground floor, formerly, slipping Jimmys, and office use on the upper floors. The site is accessed off High Street.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for an apart hotel. The ground floor would contain a reception area, and a bin and bike store. The first, second and third floor contain 4no. bedrooms with en-suites and a shared kitchen and laundry room on each level, totalling 12no. bedrooms. The ground floor access is off High Street.

3.2 The hotel would be operated on a commercial basis whereby guests can book stays through standard channels. The accommodation is targeted at a range of visitors including, business travellers, tourists, and short-term visitors. The primary mode of occupation will be short stays, typically ranging from 1 night up to several weeks. In some cases, slightly longer stays may occur (for example, contractors or business users), but these would remain temporary in nature and would not constitute permanent or primary residential occupation. The units will not be used as permanent dwellings and will be managed to ensure turnover consistent with hotel-style accommodation.

4. RELEVANT SITE HISTORY

Application number	Description	Decision
18/0970	PARTIAL DISCHARGE OF CONDITION 03 (SOUND INSULATION) OF PLANNING PERMISSION 15/1120 (PROPOSED CHANGE	APPROVED

	OF USE FROM USE CLASS A2 TO USE CLASS A3 AND INSTALLATION OF EXTRACT FLUE)	
16/0260	PARTIAL DISCHARGE OF CONDITION 02 (FUME EXTRACTION) OF PLANNING PERMISSION 15/1120 FOR THE PROPOSED CHANGE OF USE FROM USE CLASS A2 TO USE CLASS A3 (PUB/RESTAURANT) AND INSTALLATION OF EXTRACT FLUE	APPROVED
15/1120	PROPOSED CHANGE OF USE FROM USE CLASS A2 TO USE CLASS A3 (PUB/RESTAURANT) AND INSTALLATION OF EXTRACT FLUE	GRANTED WITH CONDITIONS
01/0687	CHANGE OF USE OF PART OF THIRD FLOOR TO HYPNOTHERAPY AND RELAXATION CLINIC	GRANTED
93/1125	RETENTION OF 90CM DIAMETER RECEIVE ONLY SATELLITE ANTENNA	GRANTED
93/0733	ERECTION OF INTERNALLY ILLUMINATED PROJECTING SIGN AND FASCIA SIGN	GRANTED
93/0732	INSTALLATION OF SHOP FRONT	GRANTED
92/0689	CHANGE OF USE FROM EXISTING A1 USE (SHOPS) TO CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES)	GRANTED WITH CONDITIONS
89/0254	CHANGE OF USE OF BASEMENT AREA INTO WINE BAR	GRANTED WITH CONDITIONS

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.

4.3.44 – Where residential development is proposed next to or near existing evening and night time uses, such as those described, it will be necessary to consider the compatibility of uses and to incorporate mitigation measures to minimise any impact on the amenity of any future residents. The agent of change principle will be a guiding principle for supporting the evening economy and the development of uses sensitive to the soundscapes experienced in busy commercial centres.

Paragraph 6.7.5 - The agent of change principle says that a business or person responsible for introducing a change is responsible for managing that change. In practice, for example, this means a developer would have to ensure that solutions to address air quality or noise from nearby preexisting infrastructure, businesses or venues can be found and implemented as part of ensuring development is acceptable.

Paragraph 6.7.23 – When considering the formulation of strategies or individual proposals, bearing in mind the agent of change principle, it will be necessary to identify the nature of the soundscape which exists in an area and the characteristics of the place, or specific activities, which have shaped it.

5.3 The Historic Environment Act 2023 Wales

5.4 Technical Advice Note

Technical advice note (TAN) 4: retail and commercial development

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 11: noise

Technical advice note (TAN) 13: tourism

Technical advice note (TAN) 23: economic development

Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy CF8 (Tourism)
Policy GP2 (General Amenity)
Policy GP4 (Highways and Accessibility)
Policy GP5 (Natural Environment)
Policy GP6 (Quality of Design)
Policy GP7 (Environmental Protection and Public Health)
Policy CE7 (Conservation Areas)
Policy SP18 (Urban Regeneration)
Objective 3: Economic Growth

5.6 SUPPLEMENTARY PLANNING GUIDANCE

Archaeology-and-archaeologically-sensitive-areas
Parking standards SPG
Waste-storage-and-collection

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

51-52 High Street is an unlisted building located within the Town Centre Conservation Area and immediately adjacent to Grade II Listed Ye Olde Murenger House Public House.

Supplied drawings indicate that no external alteration is proposed to the building. And therefore, both the character/appearance of the Conservation Area and the setting of the listed building will be preserved.

6.2 Local Highways Authority:

No objection in principle, subject to changes. The site is in a sustainable location, suitable for the proposed use. However, the proposed cycle storage is not appropriate. Firstly, the space cannot be shared with bins, secondly it must be easy to access and inclusive. What is shown would not encourage cycle use or be usable for all riders and bike types. This could be addressed via condition but may impact the ground floor business. It may not therefore be appropriate to condition it. Refuse management is anticipated to be problematic with no area for presentation. This could be addressed by a suitable servicing condition as it is the same issue as the existing businesses would have to deal with.

6.3 Ecology: No comment received.

6.4 Drainage Manager: No comment received.

6.5 Environmental Health:

I refer to the above application passed to the Environmental Protection Team for comment.

Have reviewed in detail the noise assessment report, I confirm I have no objection to the proposed development.

6.6 Senior Scientific Officer: I have no comments in respect of the below application in terms of air quality or contaminated land.

- 6.7 HMO licensing: No comments received.
- 6.8 HMO Police: No comments received.
- 6.9 Waste Manager: No comments received.
- 6.10 Newport Access Group: No comments received.

6.11 HENEB:

We have consulted the regional Historic Environment Record and note that the proposal is located within the Newport Archaeologically Sensitive Area (ASA), and adjacent to the Ye Olde Murenger House Grade II Listed Building (Cadw ref. 3025), although there are no known archaeological sites within the proposed development area. Furthermore the previous development of the site is highly likely to have had an adverse effect on any potential earlier remains that may be present. Additionally, the current application is for a change of use and the proposal is limited in scale with the front elevation maintained. Overall, it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.12 Welsh Water:

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We recommend that the existing private drainage on site should be utilised to avoid any new direct connection to the public sewerage system.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 18/05/2026, Site Notice was put up on 20/05/2026.

- 7.1 158no neighbours were consulted. 22no. objections were made.

The objections have been summarised as follows (full objections are public on the portal):

Principle of Development / Land Use

- Strong objection to introduction of an aparthotel (noise-sensitive use) within a well-established late-night economy area.
- Concerns that the proposal is incompatible with the existing character of High Street, which is predominantly nightlife-led (A3 uses, bars, music venues).
- Perception that the city centre already has an over-concentration of similar accommodation, including temporary and supported housing, with negative impacts on the area.
- Concerns over loss of office floorspace and lack of contribution to employment-generating uses.

Noise and Amenity Impacts

- Significant concerns regarding existing high noise levels, including:
 - Late-night music from venues
 - Customer dispersal (03:00–05:00)
 - General street activity and traffic
- Objectors consider it inevitable that future occupants will experience disturbance, leading to complaints.
- Particular emphasis on low-frequency bass and structure-borne noise, which are difficult to mitigate.
- Repeated concern that insufficient acoustic information has been submitted, including:
 - No up-to-date noise assessment, undertaken over 6 years ago. One venue (opened 2024) not included. PPW12 updates in 2024.
 - Not enough information to address the existing soundscape and venues.
 - Concerns that the environmental health officer has not objected and has not provided reasoning.
 - No detailed mitigation strategy (glazing, insulation, ventilation)

Agent of Change Principle (Planning Policy Wales – Edition 12)

- Widespread concern that the application fails to demonstrate compliance with the Agent of Change principle.
- Objectors highlight that the developer must take responsibility for mitigating impacts from existing uses.
- Reference made to key PPW12 paragraphs:
 - Paragraph 4.3.44 – compatibility of residential uses near night-time economy
 - Paragraph 6.7.5 – responsibility of the “agent of change”
 - Paragraph 6.7.23 – requirement to understand existing soundscape
- Consensus that the proposal:
 - Does not adequately assess the soundscape
 - Lacks evidence of mitigation measures

- Risks placing unfair burden on existing lawful businesses

Impact on Existing Businesses and Night-Time Economy

- Concerns that the development would:
 - Lead to noise complaints from guests
 - Result in increased scrutiny from Environmental Health
 - Place pressure on venues through licensing restrictions or reduced hours
- Objectors argue this would be:
 - Unfair to established businesses operating lawfully
 - Harmful to Newport's night-time economy and hospitality sector
- Fear of precedent leading to further encroachment of residential uses into nightlife areas.

Impact on Cultural Assets and Policy Conflict

- Strong objections from music venues and stakeholders regarding risk to grassroots music venues (GMVs) including:
 - Le Pub
 - McCann's
 - Corn Exchange
- Reference to:
 - Planning Policy Wales (Agent of Change)
 - Newport Local Development Plan (Policies GP2, GP6, GP7, SP12)
 - Newport Cultural Strategy 2025–2035
- Concerns that the proposal:
 - Fails to protect important cultural and community assets
 - Conflicts with policy aims to enhance cultural infrastructure and regeneration
 - Could contribute to venue closures (referencing Music Venue Trust data on national losses).
 - 78 UK grassroots music venues closed or stopped live music in 2025. Once closed, venues rarely reopen

Public Safety and Anti-Social Behaviour

- Concerns about:
 - Guest safety in a busy late-night environment
 - Increased anti-social behaviour and conflict between patrons and hotel guests
- Perception that short-stay accommodation users may be:
 - Unfamiliar with the area
 - More vulnerable during late-night hours

Cumulative Impact / Precedent

- Reference to existing nearby hotel uses and associated issues.
- Concern that approval would:
 - Exacerbate existing problems
 - Encourage further similar developments
- Doubts raised over whether the premises could be used as temporary accommodation, further intensifying impacts.

Insufficient Supporting Information

- Repeated concerns regarding lack of:
 - Noise Impact Assessment
 - Acoustic design strategy
 - Evidence of consultation with neighbouring businesses
- View that without this information, the application:
 - Cannot demonstrate compliance with policy
 - Fails to properly assess impacts

- 7.2 Councillor Kate Thomas and Councillor Miqdad Alnuaimi were consulted. Councillor Kate Thomas has provided the following:
As an Elected Member for Stow Hill I would like to object to this application on High Street being granted and I request it is referred to the Full Planning Committee.

This area of the City Centre is highly sensitive to the types of development sited there however, the positioning of the licensed establishments have contributed to a revival of the live music and entertainment offer in the city. These busy and if loud enterprises are highly valued, offering our visitors the type of enhanced experiences which Newport was formerly famous for. It would be wrong if established venues were forced to change their businesses because short-term renters and the property owners receive complaints.

It is likely any additional accommodation business positioned in the area, without extensive noise mitigation, will create complaints which could impact existing businesses. Such a development could be positioned at numerous other sites, where there is less residential accommodation and where live music isn't produced. Also, where there is less late night footfall, as customer behaviour sees considerable movement between the different pubs and clubs into the early hours.

The proposed provision of a substantial number of small units in one building may also lend itself to use as longer lets however, brief stay visitors, or its potential use for rental units will not provide the enhanced experience of living in a residential community. We are aware that more than one other development has experienced substantial un-neighbourly and indeed antisocial behaviour. Residents or visitors there have no investment in contributing to the creation on a city centre community.

I note that there is very limited proposed safe storage for bikes, limited space for recycling but no proposal for main waste storage. Also, given the potential for unruly behaviour in an area with a high concentration of licensed premises, it should provide on-site supervisor's accommodation. I note that the developer proposes minimal investment in the conversion of each unit and it is unrealistic and unsatisfactory that kitchen and dining proposed space is so limited.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged.
- 8.1.2 Objective 3- Economic Growth of the Newport Local Development Plan (2011-2026) states that the plan should enable a diverse economy that meets the needs of the people of Newport and those of the wider South East Wales economic region. The proposed development would provide economic growth within the city centre providing accommodation. Moreover, Policy CF8 supports tourism within the NLDP especially where regeneration objectives will be completed. It is considered that the unit is currently vacant and would put the unit back into use which is supported within the City Centre.
- 8.1.3 The upper floors seemed to be used as office space previously. From previous planning history it is believed this was within use Class A2. Therefore, there is no direct policy preserving A2 use classes within this location.

8.2 Visual Amenity/ Character and Appearance/Heritage

- 8.2.1 When assessing the appearance of the development, it is noted that the unit is currently vacant. No external changes are proposed under this application, and the ground floor A3 unit is to be retained. Therefore, the scheme would not have an adverse impact on the Town Centre Conservation Area or the adjacent listed building at Ye Old Murenger House, as the development would preserve the setting in line with the Historic Environment Act 2023. The Heritage officer has reviewed the application and has no objections in line with Policy CE7.
- 8.2.3 When assessing the impact on the character of the area, Policy GP6 states that development should respond positively to the character of the area. It is noted that the application site is within the Café Quarter as defined on the City Centre map, therefore, A3 uses with outdoor seating is encouraged in this area. The surrounding area is predominantly A3 uses, with late night activity. There are limited residential accommodation around this area on High Street, with some single flats above some of the public houses which is typical of landlord accommodation. The addition of a hotel in this location would not be typical of the immediate vicinity, however, the ground floor use would be retained as A3 and therefore, would satisfy this policy.

8.3 Residential Amenity

- 8.3.1 When assessing other amenity considerations to occupiers, the hotel would be operated on a commercial basis whereby guests can book stays through standard channels. The

accommodation is targeted at a range of visitors including business travellers, tourists, and short-term visitors. The primary mode of occupation will be short stays, typically ranging from 1 night up to several weeks. In some cases, slightly longer stays may occur (for example, contractors or business users), but these would remain temporary in nature and would not constitute permanent or primary residential occupation. The units will not be used as permanent dwellings and will be managed to ensure turnover consistent with hotel-style accommodation. This would be secured via condition to ensure the development remains an apart-hotel and limits occupancy to 6 months per guest.

- 8.3.2 Each room is served by a window and an ensuite. There is a shared kitchen on each floor. The units to the rear overlook a flat roof, with surrounding buildings around this. The main concern is from the second-floor window which serves bedroom 3 closest to the adjacent property. Some views could be afforded into these neighbouring windows, however, given the use of the site and short-term nature, the bottom panel of this window can be obscured glazed to limit views and can be secured via condition. The rooms to the front of the unit overlook the high street and this is a typical arrangement within the City Centre.

View from bedroom 3 toward neighbouring premises:



- 8.3.3 There is no outdoor space, however, given the use and location in the City Centre, there is no requirement in this instance.

8.3.4 *Soundscape*

The site is located within the Café Quarter, an area dominated by A3 uses that generate significant late-night noise from pedestrian activity. These uses are not restricted in opening hours; for example, nearby 'Le Pub' operates into the early hours and uses outdoor seating, adding to noise levels. The submitted Noise Impact Assessment (January 2020) is outdated. It identifies music noise as the main issue, transmitted both through the building façade and structure. Mitigation would require airtight windows (with mechanical ventilation) and substantial measures to control airborne and structure-borne noise. Even with mitigation, predicted noise levels are at or above acceptable limits. Adjacent venues, including Slippin Jimmys and The Courtyard, increase the risk of structural noise transmission. Significant upgrades to walls, roof, windows, and ventilation would be needed, but compliance cannot be guaranteed,

particularly for low-frequency bass noise. The assessment concludes that residential use is unlikely to be acceptable without substantial upgrades and further, up-to-date testing.

8.3.5 In February 2025, correspondence between the noise consultant and the applicant confirmed that monitoring at 51–52 High Street recorded very high noise levels, particularly from live music at Slipping Jimmy's, with significant transmission through the building structure. While external street noise could be mitigated, internally transmitted noise through floors and walls presents a more serious issue that is difficult to address without major upgrades at source. Such works, including high-performance acoustic treatments, may not be feasible, and even then acceptable noise levels may not be achievable. As a result, the advice concludes that the upper floors are unsuitable for residential use and should remain as office or other non-noise sensitive uses.

8.3.6 In June 2025, further correspondence between the applicant and Ion Acoustics noted that Slippin Jimmys had closed. The consultant advised that, as the applicant controls the building, a quieter ground floor use (such as a daytime café) could be introduced to reduce internal noise risks. However, it was also acknowledged that noise from pedestrians accessing nearby bars and clubs would remain, and that previous survey data may no longer reflect current conditions. While mitigation measures would still be required, Ion Acoustics concluded that, with these changes, the upper floors could potentially be suitable for residential conversion. The Environmental Health Officer has raised no objection to the proposal.

8.3.7 On review, this advice is based only on correspondence rather than a new, up-to-date noise survey. There has been closures of venues and new units opened around the site, including the closure of the ground floor use since the noise survey was undertaken. Whilst some noise exposure is expected within the City Centre, the Local Planning Authority are not in a position to fully determine the full soundscape given the lack of up to date information. As concerns have been raised over structure bound noise, since the ground floor is currently vacant and could accommodate a quieter use, no firm details have been provided or confirmed by the applicant, and the applicant is seeking to retain the A3 use. As such, the unit could lawfully reopen as a late-night venue with music until 02:00–02:30, meaning potential noise impacts remain a significant concern. Notwithstanding, if the ground floor unit opening hours are reduced, the survey and information submitted does not address the up to date external and internal noise contributors on site, nor does the applicant commit to implementing noise mitigation measures.

8.3.8 Moreover, comments have been received by the public to suggest the street is not suitable for residential properties and that the scheme would go against Agent of Change principle through Planning Policy Wales, Edition 12, 4.3.44 *Where new uses incorporating evening and night time activities are established in retail and commercial centres, and are located near to existing residential accommodation, planning applicants should include appropriate mitigation measures to counter potential impacts to amenity. Similarly where residential development is proposed next to or near existing evening and night time uses, such as those described, it will be necessary to consider the compatibility of uses and to incorporate mitigation measures to minimise any impact on the amenity of any future residents. The agent of change principle (see Chapter 6 for more detail) will be a guiding principle for supporting the evening economy and the development of uses sensitive to the soundscapes experienced in busy commercial centres.* And in Paragraph 6.7.5 – 'The

agent of change principle says that a business or person responsible for introducing a change is responsible for managing that change. In practice, for example, this means a developer would have to ensure that solutions to address air quality or noise from nearby preexisting infrastructure, businesses or venues can be found and implemented as part of ensuring development is acceptable.' As the applicant has not provided information in the form of an up to date noise assessment or addressed implementing sound mitigation measures for the unit, the scheme does not satisfy this section of PPW12, and the full impact cannot be fully assessed.

- 8.3.9 Overall, some noise in the unit would be reduced if a restricted hour use was implemented on the ground floor, the applicant has not provided any detail on this, nor provided any information on noise mitigation measures they are seeking to implement. An up-to-date full noise assessment should be submitted to understand the full impact to residents staying at the hotel and whether this is feasible as the original noise assessment noted that mitigation measures should be fitted but cannot guarantee adequate noise levels without further testing. The lack of information on mitigation measures, ventilation measures, the use/hour of use on the ground floor is not sufficient to make a full assessment and would not comply with the Agent of Change. On this basis, this is unacceptable, contrary to Policy GP2, PPW12 and TAN11.

8.4 **Movement**

- 8.4.1 The application site is within the City Centre and within Parking Zone 1. The site is in a sustainable location, and car parking is not required in this instance.
- 8.4.2 The applicant has provided cycle parking on the ground floor. The highways officer has provided comment and states the proposed cycle storage is not appropriate. Firstly, the space cannot be shared with bins, secondly it must be easy to access and inclusive. What is shown would not encourage cycle use or be usable for all riders and bike types. This could be addressed via condition but may impact the ground floor business. It may not therefore be appropriate to condition it. It was also raised that there is no area for refuse presentation, this could be addressed by a suitable servicing condition as it is the same issue as the existing businesses would have to deal with. However, it is concluded that sharing a space of bin/cycle would be appropriate in this instance as the applicant has provided a space for this, however, the bins appear too large for the doorways and would not provide easy access onto the high street. No waste management plan has been provided to address this. Moreover, as stated by the highways officer, the cycle store is not inclusive, and currently limited, this also may encroach on the ground floor A3 unit. No information has been provided on this. Therefore, in the current state, the lack of adequate information is unacceptable.

8.5 **Biodiversity**

- 8.5.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* No GI statement has been provided;

however, it is noted that the development is not being avoided, however, the second step is minimised, and no GI is being lost as part of the development. Accordingly, the scheme is in accordance with the stepwise approach.

- 8.5.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No ecological enhancements are proposed as part of the development. However, given the sole change of use and no other built development, or loss of GI, the lack of biodiversity enhancement scheme is acceptable in this instance. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.6 **Archaeology**

- 8.6.1 The application site is within an archaeological sensitive area, and HENEB have been consulted on the application. The previous development of the site is highly likely to have had an adverse effect on any potential earlier remains that may be present. Additionally, the current application is for a change of use and the proposal is limited in scale with the front elevation maintained. Overall, it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust. Therefore, the scheme is in accordance with Policy CE6.

8.7 **Section 106 Planning Obligation matters**

- 8.7.1 In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In accordance with the Affordable Housing SPG, contributions will be required on all residential developments that result in a net gain of dwellings (i.e. C3 of the Use Classes Order (including studio flats and bedsits) and Houses in Multiple Occupation, whether classified C4 or Sui Generis within the Use Classes Order). Consequently, the proposed C1 use is exempt from affordable housing obligations. No contributions are required.

8.8 **Other comments**

- 8.8.1 Objections have been raised by neighbouring occupiers and Councillor Kate Thomas regarding the suitability of the proposed use within this predominantly A3, night-time economy area. Concerns focus on the incompatibility of introducing a noise-sensitive use, with the potential for unacceptable noise impacts on future occupants and an increased

likelihood of complaints, which could place pressure on established music venues and businesses through licensing restrictions or reduced operating hours, thereby affecting Newport City Centre's cultural offer. In assessing these concerns, it is noted that insufficient information has been provided in respect of noise impacts and mitigation measures. The absence of an up-to-date, robust noise assessment and clear mitigation strategy fails to demonstrate compliance with the Agent of Change principle. Concerns were raised that the assessment has not fully taken into consideration the existing music venues around the application site, and that the noise assessment was undertaken prior to the PPW12 update. A comprehensive assessment is therefore required to confirm that acceptable internal noise levels can be achieved and to ensure that both future occupants and existing neighbouring uses are adequately protected. Concerns were also noted that the environmental health officer has not objected to the scheme but has not provided comprehensive reasoning. The officer would have reviewed all information submitted, however, from the case officers assessment of all the details, there is insufficient information to make a detailed determination.

- 8.8.2 Concerns have been raised by neighbouring occupiers and Councillor Thomas regarding the type of development, including its potential to set a precedent and whether such a use would be better located elsewhere. While it is acknowledged that there are currently limited hotel uses within the immediate vicinity and the area is predominantly characterised by A3 uses, the Local Planning Authority can only assess the application as submitted. The proposal would bring a vacant unit back into use, providing some regenerative benefit to the city centre. Although objectors have referred to an overconcentration of similar accommodation and associated negative impacts, each application must be determined on its own merits. In this case, while the character of the area has been carefully considered, the proposal would not, in itself, demonstrably alter that character, subject to a new noise assessment. Concerns regarding the loss of office floorspace have been addressed earlier in this report.
- 8.8.3 Neighbour comments also raised concerns over guest safety in a busy night life environment and increased anti-social behaviour. Councillor Thomas raised similar concerns and has stated that Anti-social behaviour has come from a similar use in the area. Councillor Thomas has stated that an on-site supervisor should be present given the potential for unruly behaviour. There is no evidence to demonstrate that the proposal would lead to increased Anti-social behaviour in the area, and we can only assess what has been submitted. The proposal is within the City Centre on the high street, which is well lit and overlooked. The scheme does not provide an overriding concern for guest safety or antisocial behaviour at this stage.
- 8.8.4 Concerns were also raised on the use as either a HMO or other temporary accommodation in the future. Councillor Thomas raised concerns of the potential to be used as longer lets or rental opportunities. The applicant has provided a statement of how the bookings would take place as in a standard hotel. Whilst this is catered to short term occupancy, the applicant has also said this could also be for contractors who may stay slightly longer. If the application were to be approved, a condition would be added to limit the length of stay

per guest to a maximum of 6 months and for the use conditioned to remain as an apart-hotel.

- 8.8.5 Some concerns were raised over the consultation process of the development. A site notice was erected at the site for advertisement and neighbouring properties were sent a letter.
- 8.8.6 Finally, Councillor Thomas raised concerns over the limited proposed safe storage for bikes, limited space for recycling but no proposal for main waste storage. Concerns have been addressed in the report. Concerns were also raised on the limited investment in the conversion of the unit and its unrealistic and unsatisfactory limited kitchen/dining space. On assessment, this proposal is for short term accommodation, and there are no minimum standards for hotel shared kitchen areas. There is one kitchen per floor, and this is deemed acceptable in this location and for this proposal type.

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 In conclusion, while the proposed development is located within the defined settlement boundary and aligns with policies supporting economic growth, regeneration, and the reuse of vacant premises within Newport City Centre, significant concerns remain. Although the scheme would preserve the character and appearance of the Conservation Area and has no heritage objections, the application fails to adequately address key amenity and operational issues. In particular, insufficient and outdated information has been provided in relation to noise impacts and mitigation, contrary to the agent of change principle set out in Planning Policy Wales. Furthermore, the lack of clarity regarding ground floor use, ventilation, servicing arrangements, and inclusive cycle and waste provision results in an incomplete assessment of the proposal. As such, the development does not fully comply with Policies GP2 and GP6 of the Newport Local Development Plan, PPW12, and TAN11. On balance, these deficiencies render the proposal unacceptable in its current form.

11. DECISION

REFUSED

01 The development would have an adverse impact upon interests of acknowledged importance, namely residential amenity of future occupiers, with a failure to provide an up-to-date noise survey to determine the current impact of noise levels from external and internal sources and any mitigation to alleviate this impact. No information has been submitted to overcome this. Therefore, the proposal is contrary to Policy GP2 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

02 The development would have a significant adverse impact upon interests of acknowledged importance, inadequate cycle storage and an insufficient waste management plan. Inadequate information has been provided to demonstrate inclusive and accessible cycle storage to residents and no information has been provided to mitigate this objection. A waste management plan has not been provided and if bins will be left on the high street within the Town Centre Conservation Area. The scheme is contrary to Policy GP4, CE7 and W3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015), Sustainable Travel SPG and TAN24.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Ground Floor Plan 2; RDK 25212 15 - Bins and Bicycle Storage Layout.; RDK 25212 14 - Proposed Left Side Elevation.; RDK 25212 12 - Proposed Right Side Elevation.; RDK 25212 10 - Existing and Proposed Rear Elevation; RDK 25212 08 - Proposed Third Floor Plan.; RDK 25212 06 - Proposed Second Floor Plan; RDK 25212 04 - Proposed First Floor Plan; Site Location Plan; Noise Assessment Update; Noise assessment 2020; A2236 L01 - Letter to Planners; Design and Access statement; Correspondence on use email dated 20/04/2026 from Charlotte Hall

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1,CF8, GP2, GP4, GP5, GP6, GP7, CE7, SP18, W3 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.

04 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

05 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

06 In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.