

Delegated Decision Report

Application No:	25/0608	Statutory Period Expires:	17th April 2026
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Site:	<i>The John Frost School Lighthouse Road Newport South Wales NP10 8YD</i>		
Proposal:	<i>SITING OF 2 NO. SHIPPING CONTAINERS FOR STORAGE PURPOSES ASSOCIATED WITH THE SCHOOL</i>		
Applicant:	<i>I Glover</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The John Frost School is located on the south-western outskirts of Newport, within the suburb of Duffryn, positioned off Lighthouse Road. It sits within a predominantly residential area characterised by large housing estates such as Duffryn and Maesglas. The wider context is suburban with generous open spaces, and the school occupies a substantial established campus originally developed in the late 1950s. The site is also with Flood Zone 2 and 3 Rivers and Sea (defended).

2.2 To the East of the application site to the eastern side of Lighthouse Road, there is a Site of Scientific Interest, open countryside, the Gwent levels, and an Archaeological sensitive area.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks approval for the siting of 2no. shipping containers for the storage purposes associated with the school. One unit is proposed next to the Jones block to the Western side of the school, and the other container is located to the Southeast of the Williams block. The containers are approximately 2.6m in height, 2.4m in depth and 6.1m in width. The shipping container is proposed in grey RAL 7012.

4. RELEVANT SITE HISTORY

No relevant site history to this proposal.

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 8 - Flooding

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.

4.4.1 - Community facilities are vital to the health, social, economic, and environmental sustainability of communities, and contribute to quality of life and well-being.

5.3 Technical Advice Note

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

Technical advice note (TAN) 12: design

Technical advice note (TAN) 15: development, flooding and coastal erosion

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

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 SP3 (Flood Risk)

5.5 SUPPLEMENTARY PLANNING GUIDANCE WILDLIFE-AND-DEVELOPMENT-SPG.

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales:

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes siting of 2no. shipping containers for storage purposes. The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Rivers & Sea and TAN15 Defended Zone. Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible. Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience. We provide advice on our website Natural

Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

6.2 Local Highways Authority:

No highway impacts anticipated.

6.3 Landscape:

My previous comments do not seem to have been considered, and no submitted documents reflect any of these comments. Therefore, my comments remain the same and are as follows:

No objection in principle however the shipping containers would be visually intrusive. It is noted that the site is directly adjacent to both ancient woodland and the Gwent Levels Site of Special Scientific Interest (SSSI). To soften their appearance and to provide opportunities for both educational growing gardens, biodiversity and sustainable drainage components (SuDS), the following should be considered, are recommended and would be supported:

- Green biodiverse roofs.
- Bioretention planters (SuDS).
- Planters with climbing plants trained up trellis to provide screening.

Further details are therefore required to be submitted for approval to include:

- Soft Landscape/Planting
 - o Type –
Trees/Shrubs/Bulbs/Native/Ornamental/Marginal/Aquatic/Roof gardens/wildflower meadow.
 - o Species
 - o Size/specification
 - o Position
 - o Spacing/density
 - o Accessories – Tree stakes/watering bags/wire support/trellis/planters
- Hard Landscape/Materials

Landscape Comments

- o Street furniture
- o Planters
- o Drainage

Recommendations:

- Sustainable approaches to design would be strongly encouraged and therefore likely be supported, such as:
 - o Sustainable Drainage System (SuDS) components
 - o Native planting
 - o Use of Reclaimed and recycled materials
 - o Habitat creation

• It would be advised that a suitably qualified landscape specialist/professional is used to satisfy the above.

6.4 Tree Team:

No objections to the re-sited locations as they are away from trees on pre existing hard standing.

6.5 **Environmental Health:**
No comments received.

7. **PUBLIC REPRESENTATIONS**

Neighbour and Ward member notification letters were sent on 24/02/2026. A Site Notice was put up on 25/03/2026.

7.1 56 neighbours were consulted. 3no. neighbours provided comments.

The neighbour comments have been summarised below:

- **Visual impact:**

Multiple residents state that the containers would be clearly visible from their bedrooms and living rooms, describing them as unsightly and likely to negatively affect the outlook from their homes. Some note that these views are particularly valued because existing mature trees already limit natural light and outlook in other directions.

- **Loss of light:**

Concerns have been raised that the containers may further reduce light received by the flats, especially as residents rely on light from the direction of the school due to shading from nearby trees.

- **Noise impacts:**

Residents anticipate increased noise from (a) school staff accessing the containers for storage activities, and (b) rain hitting the flat metal roofs of the containers, which they say already causes disturbance on existing school structures.

- **Amenity impacts:**

Comments highlight that the temporary fencing and small container currently in place already demonstrate the potential for disturbance. Residents fear a permanent installation would worsen this.

- **Alternative locations:**

Some objectors believe the school has more suitable areas within its wider grounds—particularly the car park—where containers could be placed without affecting residential amenity.

- **General concern about proximity:**

Several residents note that the proposed containers would be located only a few metres from the flats at Port Royal House and request assurance they will not be sited within their direct line of sight.

7.2 Councillor Rhian Howells, Councillor Allan Screen and Councillor Trevor Watkins were consulted. No comments have been received to date.

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.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The shipping containers would be classic Corten steel in grey RAL 7012. Both containers would be situated adjacent to existing built infrastructure.
- 8.2.2 The container proposed on the western side of the school, positioned within the building gap of the Jones Block, would be recessed into the existing building line and therefore not readily visible or prominent. Given its placement, the container's visual impact is considered minimal, with only its front elevation observable from the communal playground. As such, this element is judged to be acceptable in visual terms and would not adversely affect the appearance of the school.
- 8.2.3 In relation to the second container, located adjacent to the William Block on the southeast side of the site, this would be positioned directly alongside the existing school building. While views of this container would be possible from the public highway and from nearby residential properties to the south (Port Royal House, Schooner Walk), its siting immediately next to established built form ensures it is perceived as part of the functional school campus rather than an isolated or intrusive feature.
- 8.2.4 The container has a height of 2.6 metres, which is lower than the adjacent school building. Although some visibility is unavoidable, the scale and context of the proposal mean that it is not considered to result in demonstrable harm to local amenity.



8.3 Residential Amenity

- 8.3.1 When assessing the impacts on neighbouring properties, it is noted that the container proposed on the western side of the school, within the gap in the Jones Block, would partially obscure existing classroom windows. These windows currently face directly onto a brick wall, and the introduction of the container would therefore not alter the nature of the outlook. While the container may result in a degree of additional light reduction compared with the existing situation, the affected classroom also benefits from additional windows along its western elevation as well as roof lights. Given these alternative sources of natural light, it is considered that the classroom would continue to receive an adequate level of illumination, and the overall outlook would not be materially diminished beyond the current arrangements.

View inside Jones block:



- 8.3.2 In relation to the container proposed to the southeast of the site, adjacent to the Williams Block, it is noted that a block of residential flats at Schooner Walk is located approximately 10 metres to the south of the proposed structure. While some limited views of the container may be possible from these properties, the container is positioned directly alongside existing built development and does not exceed the height of the surrounding buildings. Given the separation distance of approximately 10 metres, the container would not result in any material loss of light to habitable room windows within the flats. As such, the visual relationship is considered acceptable, and the proposal is not judged to give rise to adverse residential amenity impacts.

8.4 **Movement**

- 8.4.1 The highways officer was consulted on the application and has no objection to the location of the containers in compliance with Policy GP4.

8.5 **Drainage/ Flooding:**

- 8.5.1 The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Rivers & Sea and TAN15 Defended Zone. Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) NRW consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. Therefore, the application is compliant with Policy SP3 and TAN15.

8.6 **Biodiversity**

- 8.6.1 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, given the scale of the development, and that no GI is lost, it would not lead to a reason for refusal in this instance.

- 8.6.2 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. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), however, given the scale of development, this can be reasonably conditioned.

8.7 Landscaping/ Trees

- 8.7.1 The tree team were consulted on this application and have no objections as no trees have been adversely impacted.

- 8.7.2 The landscape officer was consulted and suggests that there is no objection in principle however the shipping containers would be visually intrusive. It is noted that the site is directly adjacent to both ancient woodland and the Gwent Levels Site of Special Scientific Interest (SSSI). To soften their appearance and to provide opportunities for both educational growing gardens, biodiversity and sustainable drainage components (SuDS), landscaping should be considered. On assessment of these comments, it is noted that the containers are adjacent to built development, and whilst the SSSI is within the vicinity of the application site, given the scale of the development and location, it is not reasonable to add a condition requiring landscaping in this instance. The applicant could provide a green roof etc., as part of the biodiversity enhancement scheme, however, the onus is on them to provide details.

8.8 Other comments

- 8.8.1 A number of neighbour representations have been received, primarily raising concerns regarding visibility and the perceived unsightly appearance of the containers. As outlined in the assessment above, both units are positioned directly adjacent to existing school buildings, and their modest scale ensures they sit comfortably within the established built context. On this basis, the visual impact is not considered unacceptable.
- 8.8.2 Concerns were also expressed regarding potential loss of light to windows at Port Royal House. However, the flats are situated over 10 metres from the proposed containers, and given their height and positioning, no significant reduction in daylight to habitable rooms is anticipated.
- 8.8.3 Residents additionally raised the issue of noise, both from staff accessing the storage units and from rainfall on the container roofs. The containers are for storage only and would be accessed during daytime hours, limiting any potential disturbance. Furthermore, the structures are located immediately alongside existing school buildings where similar background noise levels already exist, meaning any additional impact would be minimal.
- 8.8.4 While some residents suggested alternative siting options, the locations proposed by the applicant have been assessed and, on balance, are not considered to give rise to demonstrable harm.

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 While the containers would introduce new built form within the school grounds and have some limited visibility from nearby properties, they are positioned directly alongside existing school buildings and are modest in scale. Concerns raised regarding outlook, light

and noise have been carefully considered; however, given the separation distances involved, the daytime-only use, and the context of established built development, no demonstrable harm to residential amenity or the wider environment is identified. On balance, the proposal is considered acceptable and compliant with relevant planning policy, subject to appropriate conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 01.Rev A SITE LOCATION PLAN - JOHN FROST SCHOOL; 03.Rev A WILLIAMS BLOCK PLAN - JOHN FROST SCHOOL; 04 - Revised Container Details; 02 - Revised Block Plan – Jones; Location of Storage Container July 25; Location of Storage Container

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 The development hereby approved shall be used only as a storage unit and for no other reason.

Reason: In the interests of residential amenity and flood risk.

03 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, GP7, SP3 were relevant to the determination of this application.

02 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.