

Delegated Decision Report

Application No:	25/0576	Statutory Period Expires:	31st October 2025
------------------------	----------------	----------------------------------	-------------------------------------

Site:	16 Skinner Street Newport NP20 1HA		
Proposal:	CHANGE OF USE OF GROUND FLOOR FROM A2 (PREVIOUS BOOKMAKERS) TO A3 TAKEAWAY FOOD OUTLET		
Applicant:	J Abedi		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is located within the defined urban boundary and City Centre. The unit faces onto Skinner Street and is surrounded by mixed uses including commercial and residential uses. The unit is located within the defined Town Centre Conservation Area and Archaeological Sensitive Area. The site is also within Flood Zone 3 (Sea Undefended) as defined by NRW's Flood Map for Planning.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks the change of use of the ground floor unit to an A3 takeaway food outlet. The changes also include some amendments to the front shopfront elevation, including vent/grilles. There is also an extraction unit proposed to be fitted internally, with an exit vent point to the rear elevation of the unit which exits into a rear courtyard. There is also a self-contained bin storage room located from the side elevation off the access path.

The proposed hours of opening are Monday to Saturday 15:00pm- 22:00pm, and Sundays and Bank Holidays of 16:00pm-21:00pm.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
07/0892	ERECTION OF TRADITIONAL HANGING SIGN	G	20.09.2007
06/1434	CHANGE OF USE FROM USE CLASS A1(SHOP) TO USE CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES)	G	07.12.2006
90/0720	ERECTION AND DISPLAY OF AN ILLUMINATED FASCIA SIGN	R	10.08.1990

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 6 – Town Centre First

Policy 8 - Flooding

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.

5.3 Technical Advice Note

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

Technical advice note (TAN) 11: noise

Technical advice note (TAN) 12: design

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

Technical advice note (TAN) 21: waste

Technical advice note (TAN) 24: the historic environment

5.4 The Historic Environment Act (2023)

5.3 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 SP1 (Sustainability)

Policy SP3 (Flood Risk)

Policy SP18 (Urban Regeneration)

Policy CE6 (Archaeology)

Policy CE7 (Conservation Areas)

Policy R1 (City Centre Schemes)

Policy R4 (Non-Retail Uses in Other City Centre Shopping Areas)

Policy W3 (Provision for Waste Management Facilities in Development)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

SHOPFRONT DESIGN SPG

ARCHAEOLOGY AND ARCHAEOLOGICALLY SENSITIVE AREAS SPG

WASTE STORAGE AND COLLECTION

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales:

The planning application proposes less vulnerable development change of use from bookmakers to takeaway food outlet. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea). The application proposes a change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such 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.

6.2 Local Highways Authority:

No objection subject to conditions.

Highway Comments:

It appears that there is indirect access to the rear yard so bins and bikes can be stored.

This is acceptable and there are no highway related objections subject to the following conditions.

Suggested Conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council. Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

6.3 Environmental Health:

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

I confirm I have no objections to the proposals; however due to the potential of noise and odour concerns associated with food takeaway business, the following condition should be attached to any permission granted;

FUMES/ODOUR

Fume Extraction

Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odourising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities.

Fume Extraction – Maintenance

The extraction equipment shall be regularly maintained in order to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning authority.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Future Fume Extraction

If at any time the use of the premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with de-greasing and de-odourising filters. Details of the above equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities

Plant and Equipment Noise.

Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014, does not exceed a level of 5dB below the existing background level, with no tonal.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

6.4 Waste Manager:
We anticipate a requirement for trade waste and recycling. NCC trade waste services would be happy to quote for services ahead of opening.

6.5 Heritage Officer:
This traditional shopfront, along with its neighbours, makes a very positive contribution towards the character and appearance of the Town Centre Conservation Area.

It was previously proposed to apply “*Non-illuminated removable fascia sign board style to match neighbouring*”. This refers to the neighbouring Cash Brokers (no. 17), wherein the fascia features a rather crudely printed and applied form of signage which is not considered to contribute positively towards the character or appearance of the area (but is consented by virtue of the passage of time).

According to the Shopfront Design SPG:

9.2.1 The main sign associated with a shop is usually located on the fascia board. However, signage may also be accommodated upon the glazing and through hanging signs. The size, location, colour and design of signs can greatly enhance or detract from the appearance of a shop.

9.2.3 The sign should be limited to the name of the shop with a simple graphic logo and the street number. Too much information which creates visual clutter will not be acceptable.

9.2.9 Signwriting on traditional shop fronts was traditionally hand painted. This is strongly encouraged. Individually ‘cut out’ lettering can also appear attractive, however the degree of scale and projection should be carefully considered.

Therefore, to preserve or enhance the character or appearance of the Town Centre Conservation Area, it was suggested that the proposed signage should take the form of appropriately scaled, individually applied and non-illuminated lettering (either fret-cut or hand-painted), without the associated Kebab imagery.

Further details regarding the proposed ventilation within the clerestory panes were also requested.

Observations

Signage

I am glad to see the imagery removed. But I am still a bit unclear on the precise details here. We do not want to see an additional board mounted on the fascia, just Individually fret-cut (see [flat-cut](#)) lettering applied directly to the existing fascia board (of the scale and font shown would be fine).

Perhaps these can be secured by condition?

Ventilation

Proposed 4 panes glazing removal and kept on site. Salvaged cast iron Victorian vent grilles fitted in place. The supplied details are a satisfactory approach.

6.6 City Centre Manager: No comments received.

6.7 HENEB:

Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website and can confirm that archaeological mitigation is not required. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows:

The proposed works are within the Conservation Area of Newport Town Centre and

Archaeologically Sensitive Area (ASA) of Newport. A review of the 1st – 4th Edition (1883; 1902; 1920; 1937) historic Ordnance Survey maps show the footprint of the property. The proposal includes a change of use with internal alterations. The works are small in scale and the property has undergone changes throughout its history. With our understanding of the historic environment, it is unlikely that existing features will be disturbed. Therefore, the potential impact is considered low.

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.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 25/09/2025, Site Notice was put up on 03/10/2025.

7.1 NEIGHBOURS: 165 neighbours were consulted. No comments received.

8. ASSESSMENT

8.1 Principle of Development

The application site is within the defined settlement boundary and within the City Centre 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. No in-principle objection is raised to the change of use from one commercial use to another within the defined city centre. A full assessment is carried out below.

8.2 City Centre Schemes

8.2.1 The application site is within Newport City Centre. Policy R1 and Policy R4 applies in this instance. The scheme would reuse an existing vacant unit within the City Centre. The overall scale of the unit would be appropriate and compatible with the functioning of the City Centre. It is considered there is a Public House situated opposite the host site, with other various mixed uses within the vicinity. Given this, the development in this location is deemed compatible.

8.2.2 The site is not designated within the primary or secondary frontage of the city centre. However, it is considered that the proposed development would not adversely affect local residential amenity. As forementioned there is a public house within the vicinity and it is not uncommon to experience later night noises in this location. It is considered, given the opening hours, the cumulative impact of noise would not be detrimental in this location. Standard noise insulation should be fitted in accordance with building controls. The location is in a highly sustainable location and is in a suitable location for this development type.

8.2.3 The LDP also suggests that A3 Food and Drink uses and other entertainment related uses can support a City Centre's shopping and tourism role. Generally they open longer hours than most shop and financial uses so contributing to the vitality of the centre outside normal shopping hours. Therefore, the use in this location is deemed acceptable.

8.3 Visual Amenity/ Character and Appearance

8.3.1 The site is within the City Centre Conservation Area. Therefore, consideration should be given to preserving or enhancing the Conservation Area in line with the Historic Environment (Wales) Act 2023. A new extraction fan exit point is proposed to be installed to the front of the unit (Salvaged cast iron Victorian vent grilles). The Heritage Officer has provided comment on this change and states that these details are satisfactory.

8.3.2 Signage has been included under this application. The Heritage Officer has raised issues on the additional board mounted on the fascia. The officer has suggested individual fret-cut lettering applied directly to the existing fascia board would be more appropriate. However, it is considered that a separate advertisement consent application would be needed for

signage, and this will be agreed under the subsequent application. No other changes are proposed to the shop-front. A note will be attached to any decision notice to outline that the consent relates to the change of use/physical alterations only and not to the signage - separate advertisement consent will be required.

- 8.3.3 There is an enclosed courtyard to the rear where a vent exit point is proposed, a simple stainless steel 400 x 400mm louvre. Given the location and size, it cannot readily be seen from the streetscene and it is deemed acceptable. Overall the proposed development (minus the signage) is considered to be acceptable and to be acceptable in line with the requirements of both local and national Planning Policies.

8.4 **Residential Amenity**

- 8.4.1 The proposed hours of opening are Monday to Saturday 15:00pm- 22:00pm, and Sundays and Bank Holidays of 16:00pm-21:00pm. It is considered, given the location of the unit within the City Centre, and opposite a public House, The Windsor, late night noises are expected in and around the area. Given the closure time of 10pm, this is a reasonable time for a unit within the City Centre, and opening hours will be controlled via condition to protect residents on the upper floors of the unit and surrounding areas.

- 8.4.2 The upper floors of the building contain residential accommodation. In terms of noise from the ventilation system, it is noted that an external vent is proposed within the rear courtyard, however, it has been confirmed by the applicant that all fans, filters, and ozone deodorisers will be internally situated within unit. This would limit noise to the residents directly above the vent within the courtyard. Moreover, it is considered some level of noise is expected within the City Centre. In terms of smells produced, it is considered that the unit is within the City Centre, so it reasonable to consider some smells would be likely experienced in the area. As discussed above, given the nature of the use of the proposed unit, the generation of smell should be considered. The vent to the rear is situated below residential windows. The applicant has confirmed that fans, filters, and ozone deodorisers will be internal, and therefore, it is considered that this will limit smells that are blown from the rear vent. Environmental Health have been consulted on the application and suggest they have no objection, however, conditions should be attached to confirm the extraction equipment is sufficient to not have a detrimental impact on residential amenity in terms of noise and smells.

8.5 **Movement**

- 8.5.1 The site does not offer parking, however, this is not expected for this type of use within the City Centre given its sustainable location.

- 8.5.2 The Highways officer states here is no cycle parking provided on the plans, however, this could be secured via condition. On assessment, within the Sustainable Travel SPG, it requires 1 space per 4 staff as per the table below. The proposed staff for the unit are two full time staff, and one part time staff member. Therefore, given the staff numbers for the unit, there is not a need for cycle parking in this instance and will not be secured via condition.

DEVELOPMENT TYPE	CYCLE PARKING PROVISION	
	Long Stay Requirement (secure and ideally covered)	Short Stay Requirement (obvious, easily accessed and close to destination)
RETAIL		
Food and non-food retail, financial / professional services, cafes and restaurants, drinking establishments, take-aways	1 space per 4 staff	1 space per 20 staff

8.6 **Flooding**

- 8.6.1 The site is situated within Flood Zone 3 (sea, undefended) as defined by NRW's Flood Map for Planning. The applicant has not provided a flood consequences assessment to support

the application. However, the application proposes a change of use from one less vulnerable use to another as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such NRW consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. Therefore, the proposed change of use would not increase the level of vulnerability of the use and is therefore considered to be acceptable.

8.7 **Waste**

8.7.1 In terms of waste, the unit provides a secure waste room which is accessed off a side street to the North East of the site. The bin store is designed to suit the waste and recycling requirements of the commercial premises (units 15, 16, 17 Skinner street). A waste management plan has been provided and states, on a daily basis, the staff will sort waste into recyclables, food waste, cardboard, paper, glass, tins, foil, plastics, black bag waste and place their waste within the receptacles within the bin store area to the rear of unit 16 daily. Regular collections are arranged with either Newport City Council or a private waste collector to ensure that all recyclable materials are recycled and collected correctly, with black bag waste also collected regularly utilising one of those operators. Recyclable waste is collected weekly. Black bag waste is collected fortnightly. This information is satisfactory for waste storage and a management regime.

8.8 **Biodiversity**

8.8.1 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.* A GI statement has not been provided; however, it is concluded it is not needed in this instance given the scale of development.

8.8.2 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, this will be secured via condition.

8.9 **Other matters**

HENEB commented on the application and suggest that 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 HENEB.

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 Overall, it is considered that the change of use of the unit would bring the unit back into use within the city centre and this is favourable. It is noted that extraction equipment has been included inside the unit to limit smells to surrounding residents, however, further details of this is required via condition. Moreover, whilst the applicant has provided detail over the signage, and the Heritage Officer holding concerns, the applicant would require a separate advertisement consent for any signage on the unit, and therefore, this permission does not grant this. For the reasons outlined above, the application is granted with conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: SS PP 02r01 16 Skinner street Elevations; SS EP 02r03 16 Skinner street Location Plan and existing plan; SS PP 03E 16 Skinner street Elevations; SS PP 01r01 16 Skinner street Proposed Plan; SS PP 04 16 Skinner street Cross section; Revised Site Location Plan; Extraction vent info email from agent 01/10/2025; Refuse statement (29/09/25).

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 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).

03 Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odorising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities.

04 The extraction equipment shall be regularly maintained in order to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning authority.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

05 Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014, does not exceed a level of 5dB below the existing background level, with no tonal.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

06 The hours of operation shall be restricted to 15:00pm to 22:00pm Monday to Saturday, and 16:00pm to 21:00pm on Sundays, Bank or Public Holidays. Outside of these hours the premises shall be vacated and closed to the public.

Reason: In the interests of the amenities of occupiers of adjoining properties.

07 Notwithstanding the details contained within the approved plans, this consent does not extend to the proposed signage. This consent relates to the change of use and physical alterations of the building only.

Reason: In the interests of clarity.

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, SP1, SP3, SP18, CE6, CE7, R1, R4, 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 This consent does not grant permission for advertisement consent. This would require a separate permission