

REFERENCE: 25/0113

PROPOSAL: S73 APPLICATION TO REMOVE CONDITION 5 (REMOVAL OF PD RIGHTS) OF 10/1120 RETENTION OF REPLACEMENT DWELLING (AMENDED PROPOSAL FOLLOWING APPROVAL 08/1043)

SITE: Holly House, Coast Road, St Brides

APPLICATION TYPE: Renewals and Variation of Conditions

CASE OFFICER: Adam Foote

RECOMMENDATION: OBJECTION

Comments:

It is noted that this property lies within a particularly sensitive landscape and the following designated areas:

- Special Landscape Area (Wentlooge Levels); ref. LDP - SP8.
- Site of Special Scientific Interest (Gwent Levels – St Brides).
- Green Wedge (Newport and Cardiff); ref. LDP – SP7 .
- Countryside; ref. LDP – SP5.

It is also noted that no hard or soft landscape scheme was submitted as part of the previous applications, which would have minimised and partly mitigated the impact on the landscape character as well as visual amenity of this open countryside location from adjacent Public Rights of Way. It also appears as if the Landscape Officer(s) was not consulted during the previous retrospective planning application process.

Removing this condition could theoretically allow the applicant to develop further construction of ancillary buildings/structure which could potentially have additional negative impact on the rural setting and surrounding sensitive landscape, and therefore we would object.