

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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www.newport.gov.uk



Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	6	Suffix	
Property Name 			
Address Line 1 Market Street			
Address Line 2 			
Town/city Newport			
Postcode NP20 1FU			

Description of site location (must be completed if postcode is not known)

Easting (x) 331069	Northing (y) 188292
Description Formerly a night club called Meze Lounge. It is part of the Newport Market Arcade.	

Applicant Details

Name/Company

Title

Mr

First name

Ali

Surname

Boksh

Company Name

Urban Circle Newport

Address

Address line 1

6 Market Street

Address line 2

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP20 1FU

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

61.50

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- ☐ Yes
- ☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Change of use of the building (formally a night club sui generis) to include a kitchen and cafe operating from the premises so change to A3 use.

We would like to retain the current Premises Licence with the addition of cafe use so we can also host events and live music at the premises.

1. Introduction

Urban Circle Newport seeks approval to convert and expand the downstairs back area (former dance floor) of the current Meze Lounge into a multi-functional space, incorporating a fully equipped kitchen, Cafe with dining/seating, and an expanded toilet/WC area. This proposal will allow us to better serve our community by offering diverse dining options, training opportunities, and improved facilities to accommodate all patrons comfortably.

In addition, the new design will allow for continued late-night event hosting while respecting licensing regulations and ensuring that the updated facilities meet all health and accessibility requirements.

2. Proposed Changes

Kitchen and Restaurant Conversion

- **Current Dancefloor Area:** The existing dancefloor area will be converted into a kitchen and Cafe area, providing a welcoming space for dine-in guests and eventually serving delivery orders through platforms like Uber Eats and Deliveroo.
- **Dining and Seating Arrangements:** The dining area will include a mix of seating configurations for various group sizes, creating a flexible and comfortable space for guests.

Expanded Toilet/WC Area

- **Expansion and Modernisation:** We propose to expand and modernise the toilet/WC area, ensuring it accommodates our expected increase in patron capacity and adheres to current health and safety standards.
- **Accessibility Compliance:** The new WC facilities will be fully accessible, incorporating gender-neutral and accessible stalls that meet the needs of all guests, including those with disabilities.

3. Operating Hours and Licensing Compliance

Food Service Hours

- **Proposed Food Service Hours:** 7:00 AM - 10:00 PM, Monday through Sunday
- **Late-Night Operations:** After 10:00 PM, the kitchen will close, but we will continue serving alcohol in line with our late-night refreshment license, utilising the space for evening events

4. Benefits of the Proposed Changes

- **With expanded and modernized toilet/WC facilities,** patrons will have access to clean, accessible amenities that accommodate larger crowds.
- **By converting the space into a kitchen and Cafe area,** we can generate steady income through food service, contributing to our operational sustainability and community initiatives.
- **Community Training and Employment:** The kitchen & Café will also function as a training hub, equipping young people (16+) with culinary and hospitality skills and creating employment pathways.
- **Flexible Space Utilisation:** This design maintains flexibility, allowing us to transform the area for late-night events and community programs while keeping the kitchen, dining, and WC facilities fully separate to meet licensing and operational requirements.

Has the work or change of use already started?

- ☒ Yes
☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

29/10/2024

Has the work or change of use been completed?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The current site has been closed for several years and was formally a Night Club.
It is not currently open or in use since before the pandemic (2019)

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

The site was formally the Meze Lounge and was used as a night club.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

plastered walls with wallpaper decorations or tiles. (tiles white, wallpaper multi-coloured floral)

Proposed materials and finishes:

plastered walls with wallpaper decorations or tiles. (tiles white, wallpaper multi-coloured floral)

Type:

Doors

Existing materials and finishes:

solid wood doors in toilet block. Painted white gloss finish

Proposed materials and finishes:

solid wood doors in toilet block. Painted white gloss finish

Type:

Other

Other (please specify):

Access ramp

Existing materials and finishes:

N/A

Proposed materials and finishes:

wood base and ramp finished in an antislip coating

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Meze Floor Plan & Toilets

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☐ No
- ☒ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

Use Class:

A3 - Food and drink

Unknown:

No

Monday to Friday:

Start Time:

07:00

End Time:

03:30

Saturday:

Start Time:

07:00

End Time:

04:00

Sunday / Bank Holiday:

Start Time:

07:00

End Time:

03:30

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Ali

Surname

Boksh

Declaration Date

02/01/2025

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☒ (A) None of the land to which the application relates is, or is part of an agricultural holding

☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Ali

Surname

Boksh

Declaration Date

05/12/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ali Boksh

Date

11/02/2025