

Delegated Decision Report

Application No:	26/0307	Statutory Period Expires:	27th May 2026
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Site:	8 Westfield Road Newport South Wales NP20 4ND		
Proposal:	REMOVAL OF SYCAMORE TREE LOCATED NEXT TO BOUNDARY OF PROPERTY AND WESTFIELD ROAD, WITHIN THE SHRUBBERY CONSERVATION AREA		
Applicant:	A Clayson-Thomas		
Type:	Trees in Conservation Areas	Ward:	Allt-yr-Yn
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a detached dwelling situated off Westfield Road. The application site is located within the Shrubbery Conservation area and is subject to an Article 4(2) direction. The immediate surrounding context is entirely residential in nature, with no significant commercial or industrial uses within close proximity. Westfield Road is characterised by trees and shrubs.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks permission for the removal of a sycamore tree located on the Southwestern boundary of 8 Westfield Road within the Shrubbery Conservation Area. The applicant states this tree was self-seeded.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
92/1149	RENOVATIONS AND IMPROVEMENTS TO COACH HOUSE INCLUDING CONVERTING GARAGE INTO LIVING ACCOMMODATION	GC	12/02/1993

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

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.

6.4.2- Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.

6.1.6 The Welsh Government's specific objectives for the historic environment seek to... preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.

6.1.8 It is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers and communities, to appropriately care for the historic environment in their area. The protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage of plan preparation or when designing proposals new proposals.

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised. Planning authorities should establish their own criteria against which existing and/or new conservation areas and their boundaries should be reviewed. The preparation of conservation area appraisals and management plans can assist planning authorities in the exercise of their development management functions.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.

6.4.42 Permanent removal of trees, woodland and hedgerows will only be permitted where it would achieve significant and clearly defined public benefits. Where individual or groups of trees and hedgerows are removed as part of a proposed scheme, planning authorities must first follow the step-wise approach as set out in paragraph 6.4.15. Where loss is unavoidable developers will be required to provide compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure value including biodiversity, landscape value and carbon capture). Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. Where a woodland or a shelterbelt area is lost

as part of a proposed scheme, the compensation planting must be at a scale, design and species mix reflective of that area lost. In such circumstances, the planting rate must be at a minimum of 1600 trees per hectare for broadleaves, and 2500 trees per hectare for conifers. The planting position for each replacement tree shall be fit to support its establishment and health, and ensure its unconstrained long-term growth to optimise the environmental and ecological benefits it affords.

5.3 The Historic Environment Act 2023 (Wales)

5.4 Technical Advice Note

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

Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP5 (Natural Environment)

Policy GP7 (Environmental Protection and Public Health)

Policy SP9 (Conservation of the Natural, Historic and Built Environment)

Policy CE7 (Conservation Area)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

Trees, woodland, hedgerows and development sites SPG

6. CONSULTATION RESPONSES

6.1 Tree Team: The tree is not in a condition to TPO and is heavily suppressed by an abutting tree, No Objections to the application.

6.2 Wildlife In Newport: No comments received.

6.3 Principal Heritage Officer: The mature trees of The Shrubbery Conservation Area contribute very positively towards its character. They should be preserved wherever possible.

I will leave it to our tree team to conclude whether a TPO should be served.

6.4 Ecology Officer: No comments received.

6.5 Landscape Officer: No comments received.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 23/04/2026, Site Notice was put up on 01/05/2026. No neighbours were consulted. No comments were received to date.

7.2 Councillor Matthew Evans, Councillor David Fouweather, and Councillor Pat Drewett were consulted and no comments have been received to date.

8. ASSESSMENT

- 8.1 This application seeks permission to fell a Sycamore tree located on the boundary on Westfield Road at 8 Westfield Road located within the Shrubbery Conservation Area. The applicant has stated that this tree is self-seeded.
- 8.2 The tree officer has no objections to the removal of the tree, and the heritage officer notes the general benefit to trees within the conservation area, however, has left the final decision to the tree team. Ample tree cover would remain along Westfield Road, and the tree is not TPO'd nor warrants a TPO as confirmed by the tree team. The tree is also not readily seen from the main road of Fields Road, and given the site context, it is considered that the removal of the tree is acceptable and would not create demonstrable harm to the character of the conservation area, with a green landscape remaining along Westfield Road. However, replacement planting should be provided, and this is discussed next.
- 8.3 PPW12 states, *replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.* In this instance, a replacement scheme of 1:3 would be onerous in this location. A replacement tree at a ratio of 1:1 should be provided to preserve the setting of the conservation area and to meet the requirements of PPW12. This can be provided elsewhere on site, it is considered that there is sufficient space within the plot to provide a replacement tree which will preserve the character and appearance of the conservation area and maintain ecological value in accordance with Policy 9 of Future Wales and satisfy the preserve/enhance test contained within the Historic Environment Wales Act and TAN 24. Details will be secured via condition.
- 8.4 The Ecology Officer was consulted on the application, however, has provided no comment. The LPA take the view that there are no objections to the felling of the tree. However, it is advised to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. Therefore, there are no objections from the ecology officer in accordance with Policy GP5.

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 felling of the tree in this location is deemed acceptable subject to the planting of an additional tree to compensate for the loss. Whilst PPW12 does state this ratio should be 1:3, the planting of an additional of three trees in this location is inappropriate, and therefore, a scheme for 1no. replacement tree shall be submitted to the LPA. Moreover, given that the site contains multiples of trees and the location of the tree to the rear of the dwelling, the loss of this tree to the rear of the dwelling does not have a detrimental impact on the Shrubbery Conservation Area. Therefore, the application is granted with conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

01 Before the felling of the Sycamore Tree hereby approved, written approval of the Local Planning Authority is required for a scheme of compensatory tree planting for the site (indicating the number, species, the height and position of the tree). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter

the trees, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purpose of this condition, the planting season shall mean the period of October to March inclusive.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of residential and visual amenity and rural character having regard to policies SP5, GP2 and GP6 of the adopted Newport Local Development Plan.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Application Form ,Site Location Plan and Site Photographs

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