

Delegated Decision Report

Application No:	26/0025	Statutory Period Expires:	10th March 2026
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Site:	<i>Unit 3.4 Ringland Centre Ringland Circle Newport South Wales</i>		
Proposal:	<i>INSTALLATION OF EXTERNAL SEATING AREA ASSOCIATED WITH UNIT 3.4 RINGLAND CENTRE</i>		
Applicant:	<i>Greggs PLC</i>		
Type:	Full	Ward:	Ringland
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is defined within a redevelopment site at Ringland District Centre. The surrounding area is an established suburban neighbourhood with a mix of commercial and residential properties.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks installation of an external seating area to the front of unit 3.4 (A1 Shop) at Ringland Centre. This seating areas protrudes 1.95m in depth from the unit. There are 2no. tables proposed either side of the entrance door of the unit under the existing canopy.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
19/1207	RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE)	AC	20/02/2022

18/1181	OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE	GC	03/10/2019
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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 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.

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)

6. CONSULTATION RESPONSES

6.1 Environmental Health: No comments received.

6.2 Local Highways Authority: The area indicated is not adopted highway or critical in terms of very high pedestrian movements. There are therefore no highway related objections.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 20/02/2026, Site Notice was put up on 23/01/2026.

7.1 29no. neighbours were consulted on the application. No comments received.

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 introduction of two external tables to the frontage of the existing Greggs unit is modest in scale and would integrate appropriately with a commercial character. The proposed seating is lightweight and not dominating, and its design is typical of external furniture associated with food and drink uses. Owing to its small footprint, the seating would not appear visually dominant or intrusive within the wider streetscene. The presence of outdoor seating is a common feature within similar commercial parades and contributes positively to street activity without detracting from the established character. It is therefore acceptable.

8.3 **Residential Amenity**

8.3.1 The site is located within a commercial setting, and the small scale of the proposed seating is unlikely to result in any material increase in noise or disturbance beyond that already generated by the existing premises. The seating is limited in number and would be used primarily during daytime hours. As such, the proposal is not expected to give rise to unacceptable impacts on the amenity of neighbouring residential properties.

8.4 **Movement**

8.4.1 The tables are positioned within a pedestrianised area and therefore would not conflict with the movement or flow of vehicular traffic. The Highways Officer has confirmed that the area is not adopted highway and does not form part of a strategic pedestrian route with high footfall. Whilst the canopy is currently open for pedestrians, the seating would change the direction of pedestrians to walk around the seating area, however, it is noted from the plans that the seating area does not project further past the support poles for the canopy, and as shown below, there would be sufficient space for pedestrians to pass by between the cycle shelter and the seating area. The highways officer concludes that the proposal does not present concern regarding obstruction or the safe movement of pedestrians.

Space between pole and cycle shelter:



8.5 **Biodiversity**

8.5.1 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. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6.

8.5.2 In this case no biodiversity enhancement or GI statement has been submitted to accompany the application. Whilst typically a biodiversity enhancement scheme would be requested, due to the limited scale of the development, an on-site enhancement would not be appropriate. The step-wise approach indicates that an enhancement scheme could be requested off-site. However this would need to be secured via legal agreement. Given the scale of development and that the proposal is located within a developed area with little to no biodiversity benefit, it would be disproportionate to request an off-site biodiversity enhancement scheme.

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 The small-scale outdoor seating is appropriately integrated into the commercial frontage and does not harm visual character, residential amenity, or pedestrian movement. Given its modest nature and the developed setting, the proposal is acceptable, and it would be disproportionate to require biodiversity enhancements for a development of this scale.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Table Tops Specifications; S6984 - External Seating Location Plan; S6984 -

External Furniture; External Furniture Barrier Specification; External Chairs; External Barriers Product Specification 2025.

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

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 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.