

Delegated Decision Report

Application No:	26/0372	Statutory Period Expires:	9th July 2026
------------------------	----------------	----------------------------------	----------------------

Site:	<i>BT Street Hub Outside 28 Skinner Street Newport South Wales</i>		
Proposal:	<i>PROPOSED INSTALLATION OF 1NO. NEW BT STREET HUB, INCORPORATING 2NO. DIGITAL 75" LCD ADVERT SCREENS, AND ASSOCIATED BT PHONE KIOSK REMOVAL</i>		
Applicant:	<i>S Rana-Jaswal</i>		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The application comprises of a series of applications for the implementation of a Communications Kiosk and Advertising Display in various locations within Newport City Centre.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is with the City Centre and located on the South side of Skinner Street. The Town Centre Conservation Area is situated to the North of the application site, and the Grade II listed building Highbury Chambers (23147) is located to the Northeast of the application site. There are various listed buildings within the vicinity. Surrounding the application site is predominantly commercial premises on the ground floor with residential units or offices above. The application seeks the removal of an old BT phone kiosk. There is an existing advertisement board at the application site also.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks the consent for 1no. proposed BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and the associated BT Phone Kiosk removal.

BT Street hub:

H: 2.9m

W: 1.2m

D: 0.3m

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
26/0373	ADVERTISEMENT CONSENT FOR THE PROPOSED INSTALLATION OF 1NO. NEW BT STREET HUB, INCORPORATING 2NO. DIGITAL 75" LCD ADVERT SCREENS	PCO	

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

Policy 13 – Supporting Digital Communications

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.

4.1.6 Planning authorities must set out in their development plan an integrated planning and transport strategy. This should set out how the planning authority will: improve physical and digital connectivity

5.2.1 Affordable, secure electronic communications infrastructure is essential to people and businesses. The availability and exchange of information afforded by telecommunications ensures people are connected to important services, their communities and the wider world and is essential for long term prosperity.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP2 (General Amenity), GP3 (Service Infrastructure), GP4 (Highways and Access), GP5 (Natural Environment), GP6 (Quality of Design), CE6 (Archaeology) and CE7 (Conservation Areas) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 TECHNICAL ADVICE NOTES

5.4.1 Technical Advice Note (TAN) 5: Nature Conservation And Planning and Technical Advice Note (TAN) 7: Outdoor Advertisement Control are relevant to the determination of this application and Technical Advice Note (TAN) 24: The Historic Environment.

5.5 HISTORIC ENVIRONMENT (WALES) ACT 2023

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

Full policy background in Annex 1

The site in question is located outside of the Town Centre Conservation Area, but very close to its boundary which, in this location, is contiguous with the terrace to the north side of the street and returns south to encompass the buildings which line the eastern side of Commercial Street.

There are also several listed buildings near the proposed development site:

- Grade II Listed Highbury Chambers (Cadw Ref: 23147) forms prominent part of the terrace to the northern side of Skinner Street, almost directly opposite the proposed development
- Grade II Listed 31, 32, 33 High Street, including 2a & 2-4 Skinner Street (Cadw Ref: 23123) prominently terminates the western end of the terrace to the northern side of Skinner Street as a key corner focus
- Grade II Listed HSBC (formerly Midland Bank) (Cadw Ref: 23132) is in prominent location upon the junction of Bridge Street and Sotw Hill, where it also terminates the long view west along Skinner Street
- Grade II Listed Nos 1-8 (Consecutive) Commercial Street (Cadw Ref: 3011) terminates the western end of the terrace to the southern side of Skinner Street

As identified within the Town Centre Conservation Area Appraisal, this area of Skinner Street has key moving views. Views west from beyond the junction with Upper Dock Street are characterised by the sweeping terrace to the north of Skinner Street, which features a series of good-quality and traditionally arranged shopfronts at ground level, with richly decorative frontages above, including the prominently placed Grade II Listed Highbury Chambers. This view is terminated by Grade II Listed 31, 32, 33 High Street, including 2a & 2-4 Skinner Street - a prominent and well-detailed building with turreted corner. As the viewer travels west, the Grade II Listed Former Midland Bank building is revealed, terminating the long view. The prominence positioning of the abovementioned listed assets within this moving view makes a very positive contribution towards their significance and contributes positively towards the character and appearance of the Town Centre Conservation Area.

Westerly views along Skinner Street, from beyond the junction with Skinner Lane are characterised by the same sweeping terrace to the north of Skinner Street (which includes the Grade II Listed Highbury Chambers), terminated by the corner block comprising of 11-16 Upper Dock Street and 14-17 Skinner Street – all identified as positive contributors within the same CAA.

This moving view is, however, marred by the cluttered amalgamation of street furniture to the southern side of Skinner Street including, cabinets, Sheffield Stands, bollards, a BT KX100+ kiosk and, most notably, an existing modern sign board some 3 metres high. The latter is particularly intrusive, partially blocking the key view in both directions along Skinner Street, particularly long views of both the Former Midland Bank building, the lower levels of 31, 32, 33 High Street, including 2a & 2-4 Skinner Street when looking west.

The proposed is a double-sided advertising hub, comprising of 2no. 75" LCD advert screens (overall unit size 1236mm x 2980mm), located within the middle of the southern footway and orientated to face the direction of pedestrian flow. The new 'replaces' an existing BT KX100+ kiosk (dimensions: Height 2192mm, Width 890mm, Depth 890mm), though it is proposed to be located further west along the footway, in line with an existing advertisement board.

Whilst removal of the existing kiosk is welcomed in terms of long views along the street, it is of comparatively small scale and relatively visually quiet. Replacement with a 3-

metre-high hub with 45" LCD advert screens will introduce further visual intrusion and distraction (comprising of illuminated screens with moving images), resulting harm to both the Setting of the Town Centre Conservation Area and the setting of its constituent listed buildings.

I will leave it for you to balance this identified harm against any community benefits that the proposal may bring.

6.2 Local Highways Authority:

The proposal replaces another phone which is in the same area, which arguably provides some balance subject to a condition to remove the old when providing the new; not 3 months later as proposed.

6.3 Environmental health: No comments received.

6.4 Drainage: No comments received.

6.5 Welsh Water:

The proposed development site is crossed by a 1449x920mm public combined brickwork sewer. Please see copy of indicative public sewer record attached. We note that the foundations for the hub would be minimal and should not affect the integrity of our asset. We request that prior to commencing any operational development the location of this asset is determined and advise that the applicant contacts Welsh water with further foundation and cabling details to ensure that the proposed hub does not restrict our access to the asset or cause any operational concern.

Notwithstanding this we have no objection in principle to this proposed application.

6.6: Senior scientific officer: No comments received.

6.7: SAB: Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100square metres then we would encourage the applicant to contact SAB.

6.8 Streetworks team: No comments received.

6.9 Police DOCO: No comments received.

6.10 HENEB:

We have consulted the regional Historic Environment Record and note that the proposal is located within the Newport Archaeologically Sensitive Area (ASA), although there are no known sites in the vicinity. Furthermore, the previous development of the site is likely to have had an adverse effect on any potential remains that may be present. Additionally, the current application is for the installation of a new BT street hub with two advert screens. As such the proposal is limited in scale and it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. 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.

6.11 NRW:

We have no objection to the proposed development as submitted and provide the following advice.

Designated Sites

From the information provided, we consider that the proposal may affect the River Usk Special Area of Conservation (SAC) and have identified pollution as a potential impact pathway to features of the site. However, we consider the above pathway would not result in an adverse effect if the developer adheres to standard pollution prevention guidelines. Further information on standard pollution prevention guidelines is provided under the 'Advice for the developer' section below. As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, an appropriate assessment must be made of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

Flood Risk

The planning application proposes less vulnerable development (Communications Kiosk). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 Sea. Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) 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. We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer of the proposal.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 21/05/2026, Site Notice was put up on 29/05/2026.

7.1 No comments received to date.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within a settlement boundary as defined by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.1.2 Future Wales Policy 13 relates to Supporting Digital Communications. The policy states “Planning authorities must engage with digital infrastructure providers to identify the future needs of their area”. Policy GP3 relates to service infrastructure, and states that development will be permitted where necessary and appropriate service infrastructure can be provided. The kiosk will offer the ability to house 5G small cells and house sensors that count pedestrian, cyclist and vehicle movements as well as monitor air, sound and light. This free information will help the planning system actively manage patterns of growth in support of national air quality objectives and the Governments ten-point plan for a Green Industrial Revolution. Based on the services that the communications kiosk will provide, it is considered that the placement of the kiosk is justified, subject to meeting the requirements of the policies aforementioned above.

8.2 **Visual Amenity/ Character and Appearance**

8.2.1 The site lies adjacent to the Town Centre Conservation Area and in close proximity to several Listed Buildings. The sweeping street allows for moving views to the East and West toward listed buildings. The Principal Heritage Officer has noted that removal of the old kiosk will be a benefit, as the South of Skinner Street is already dominated by street furniture. However, the officer also expressed some concerns, noting that the placement of the structure will inevitably have an effect on the street scene, they also acknowledge there might be a public benefit associated with the kiosk and will leave the final decision to the case officer. On assessment, there is an existing advertisement display at the application site of similar scale, and therefore, the proposed hub would not appear incongruous or overbearing. Moreover, given the removal of the old phone kiosk, the proposed hub would not add further street furniture to the area. Whilst the board may appear more prominent, the overall harm is considered low and it provides a benefit to the community, including, the ability to house 5G small cells and house sensors that count pedestrian, cyclist and vehicle movements as well as monitor air, sound and light. This free information will help the planning system actively manage patterns of growth in support of national air quality objectives and the Governments ten-point plan for a Green Industrial Revolution. Overall, the structure is considered to be appropriately scaled and in keeping with the existing street layout, and such features are commonplace within built-up urban areas. Whilst it is acknowledged that there will be a change in visual impact, which would not necessarily enhance the setting of the conservation area or nearby listed assets, the level of harm is not considered unacceptable. Taking into account the public benefits and the characteristics of the existing site, the proposal is therefore considered to comply with Policy GP6.

8.3 **Residential Amenity**

8.3.1 Illuminance levels from the screens have been provided. The highways officer has not provided objections on this basis, and the environmental health officer has not provided comments. The LPA take the view that there are no objections. Given the distance to the nearest residential property, the fact that the installation is not at upper floor level, and its alignment with existing street paraphernalia such as lighting columns and signage, it is anticipated that the proposed arrangement would result in a worse lighting impact than the existing situation. No unacceptable impact on the residential amenity of nearby residential occupiers has been identified, in accordance with policy GP2.

8.4 Movement

- 8.4.1 The Highways Officer has not raised objections, however, a condition should be added to ensure the old phone kiosk is removed prior to construction of the new hub. The proposal is therefore acceptable and complies with policy GP4.

8.5 Drainage/ Flooding

- 8.5.1 The planning application proposes less vulnerable development (Communications Kiosk). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 Sea. Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. The application is line with Policy SP3 and TAN15.
- 8.5.2 Welsh water were also consulted and state the proposed development site is crossed by a 1449x920mm public combined brickwork sewer. We note that the foundations for the hub would be minimal and should not affect the integrity of our asset. We request that prior to commencing any operational development the location of this asset is determined and advise that the applicant contacts Welsh water with further foundation and cabling details to ensure that the proposed hub does not restrict our access to the asset or cause any operational concern. Notwithstanding this we have no objection in principle to this proposed application. On assessment, it is noted that Wesh Water is a separate statutory body, and consent should be gained from the separately.

8.6 Biodiversity

- 8.6.1 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.
- 8.6.2 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 are with little to no biodiversity benefit, it would be disproportionate to request an off-site biodiversity enhancement scheme.

8.7 Archaeology

- 8.7.1 The site is defined within an archaeological area. HENEB were consulted and do not hold objections as the proposal is limited in scale and it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. If any material is encountered, work should cease and HENEB should be contacted. The scheme is currently in line with Policy CE6.

8.8 **Other comments**

- 8.8.1 The application site is adjacent to the Usk River, which is a Site of Scientific Interest and Special Area of Conservation. As a result, a test of likely significant effect has been undertaken. No significant effect has been identified and as such it is not anticipated that there would be an impact on the Special Area of Conservation or Site of Scientific Interest.

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, the proposed communications kiosk is considered acceptable in principle within the settlement boundary and complies with relevant national and local planning policies. While minor visual impacts are acknowledged due to its location near heritage assets, these are considered low and outweighed by the public benefits, including improved digital connectivity and community services. No significant impacts on residential amenity, highways, flood risk, biodiversity, archaeology, or nearby designated sites have been identified. Subject to appropriate conditions, the development is therefore deemed acceptable.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Product Statement; Planning Statement; NPO-10 – Photomontage; NPO-10 - BT Street Hub ICNIRP Certificate; BT Street Hub Overexposure and Glare Evaluation.; Anti-Social Behaviour Management Plan.; 2023 PLG05-23 - The Brightness of Illuminated Advertisements Including Digital Displays; NPO-10 - Site Plan; NPO-10 - Site Location Plan; NPO-10 - Elevation Plan

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 construction of the proposed BT Streethub unit hereby approved, the existing BT phone kiosk shall be removed from the site in its entirety.

Reason: to ensure that street furniture is limited to protect the visual amenity of the surrounding area.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP3, GP4, GP5, GP6, CE6 and CE7 were relevant to the determination of this application.

02 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

Annex 1- Heritage officer comments (policy background)

Planning Policy Wales (Edition 12, 2024) states that:

"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;*

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings...

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

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."

Policy CE7 of Newport Local Development Plan 2011 – 2026, January 2015 states that:

"DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS WILL BE REQUIRED TO:

i) BE DESIGNED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, HAVING REGARD TO THE CONSERVATION AREA APPRAISAL WHERE APPROPRIATE.

ii) AVOID THE REMOVAL OF EXISTING HISTORIC FEATURES, INCLUDING TRADITIONAL SHOPFRONTS AND JOINERY.

iii) USE MATERIALS WHICH ARE TRADITIONAL, OR APPROPRIATE TO THEIR CONTEXT.

iv) COMPLEMENT OR REFLECT THE ARCHITECTURAL QUALITIES OF NEARBY BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA.

v) PAY SPECIAL ATTENTION TO THE SETTINGS OF BUILDINGS, AND AVOID THE LOSS OF ANY EXISTING DOMESTIC GARDENS AND OPEN SPACES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.

vi) AVOID ADVERSE IMPACT ON ANY SIGNIFICANT VIEWS, WITHIN, TOWARDS AND OUTWARDS FROM THE CONSERVATION AREA.”