

Cooke, Jacob (Senior Planning Officer)

From: Lowe, Alun (Planning Contributions Manager)
Sent: 12 September 2025 14:46
To: Cooke, Jacob (Senior Planning Officer)
Subject: FW: Planning Consultation Request for case ref: 25/0697
Attachments: ufm8_Internal_Consultee_Letter.pdf

Hi Jacob

The addition of one bedroom would not alter the overall unviability of the scheme (as agreed re planning approval 22/0762). As such, no planning obligations are requested

Ta, Al

Alun Lowe

Rheolwr Cyfraniadau Cynllunio / Planning Contributions Manager Adfywio a Datblygu Economaidd / Regeneration & Economic Development Cyngor Dinas Casnewydd / Newport City Council
01633 656680
Alun.Lowe@newport.gov.uk

Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio.

This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 05 September 2025 07:47
To: Lowe, Alun (Planning Contributions Manager) <Alun.Lowe@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0697

Dear Head Of Regeneration And Economic Development

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0697

Address: 109-111 The Church House Stow Hill Newport NP20 4ED

Proposal: VARIATION OF CONDITION 1 (APPROVED PLANS) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS. AMENDMENTS INCLUDE CREATION OF AN ADDITIONAL BEDROOM SERVING FLAT 1 TO CREATE A TWO BEDROOM FLAT AND ASSOCIATED ALTERATIONS

submitted on 27 August 2025.

View details of 25/0697 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0697&data=05%7C02%7CJacob.Cooke%40newport.gov.uk%7C0acfae93176b47cc259308ddf202a6b6%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638932815531633699%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWVpbiIsldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=AcKh%2BtTajpP8bCeQW7mdLBMCCz3Di1SJ10eyZiQfzSk%3D&reserved=0>

Your sincerely
Development Management