

Notice of Decision



J Griffiths
Griffiths Design Limited
31 Castle Oak
Usk
NP15 1SG

**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 [as amended]
APPLICATION FOR PRIOR NOTIFICATION FOR AGRICULTURAL DEVELOPMENT**

Application No: **26/0144**

Application Type: **Prior Approval - 28 Day**

Proposal: **PRIOR NOTIFICATION FOR PROPOSED NEW AGRICULTURAL BUILDING FOR THE DRY STORAGE OF HAY AND SECURE STORAGE OF MACHINERY**

Site/Location: **Pencoed Castle Farm , Pencoed Lane, Llanmartin, Newport, NP18 2ED**

Decision Date: **20th March 2026**

In pursuance of its powers under the above legislation, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 23rd February 2026. The application was submitted in order to determine whether or not prior approval is required for the:-

- * siting, design and external appearance of the building
- * siting and means of construction of the private way
- * the siting of the excavations
- * the siting of the deposit of waste materials
- * the siting and appearance of the tank

and has been determined as follows:-

THE PRIOR APPROVAL OF NEWPORT CITY COUNCIL IS REQUIRED

As such, you will need to provide the Local Planning Authority with the following information as soon as possible:

01 The proposed agricultural building is located close to trees and hedge forming the shared boundary with a residential property. These trees and hedge are not accurately shown on submitted drawings and the impact of the building and associated works such as drainage are not clear. Additional information is required and must include a detailed tree and hedge protection plan and construction method statement by a qualified Arboriculturalist.

02 The site lies within an area of high archaeological sensitivity. Whilst the proposed works are relatively small in scale, the associated groundworks have the potential to encounter significant buried archaeological remains or disturb existing features. You must submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource. This programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

You are reminded of the need to display a site notice in accordance with the requirements of Condition A.2 (2) (iv) (aa) of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. The site notice must be signed, dated and placed on, or near to the land which the proposed development is to be carried out, leaving the notice in position for 21 days in the period 28 days from the date of this letter. You should take reasonable steps for the protection of this notice, and if needs be, its replacement during this period.

Please can you submit the required information as soon as possible and confirm that the site notice has been erected in accordance with the above requirements. **Under the requirements of the above legislation you are not permitted to construct the development until**

such time as the prior approval of the local planning authority for these details is given.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 01C, cover letter dated 19th November 2025, Heritage Statement February 2026.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE6, SP5, SP8, SP9, GP2, GP5 and GP6 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.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 26/0144

Decision Date: 20th March 2026

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).