

REFERENCE: 26/0148

PROPOSAL: REMOVAL OF FRONT WALL AND CREATION OF OFF STREET PARKING AREA (RESUBMISSION)

SITE: Sirona Belmont Hill Caerleon Newport NP18 1JX

APPLICATION TYPE: Full

CASE OFFICER: Lydia Burrows

RECOMMENDATION: OBJECTION

Comments:

I note objections from Highways.

From a landscape point of view parking as proposed would not be supported. Belmont Hill is a relatively attractive strategic route into Caerleon and parked cars immediately adjacent to the highway at this location at the boundary with the Conservation Area would be a detractor. Adjoining residents have provided **set-back** parking within the front garden area, noted that these are often inadequately screened.

Recommendations:

If a revised proposal is considered, this should include existing and proposed walling, level changes, tree/hedge cover, visibility splays etc all based on a topographic survey so that the impacts can be fully assessed.

In addition any revised proposal should include a soft landscape scheme which is appropriate to the site and not copied from another planning application. This should include planting type, species, size, density, along with maintenance and management plan for five years to cover new planting until established. It is advised that a suitably qualified landscape specialist/professional is used to satisfy the above.