

PLANNING STATEMENT

The Priory, Caerleon

Prepared by LRM Planning Limited on behalf
of The Priory

June 2025



PLANNING
LIMITED

Contents

1 Introduction3

2 Site Description and Context 4

3 Proposed Development5

4 Planning Policy Framework..... 6

5 Appraisal and conclusion..... 9

DOCUMENT CONTROL

Project:	The Priory, Caerleon	Job Number:	25.133
Client:	The Priory	Date:	25/06/2025
Author Initial:	CW	Reviewer Initial:	SH
Issue:	1	Status:	Draft for client comment
File Origin:	25.133/6.Reports		

1 Introduction

- 1.1 LRM Planning have been instructed by the proprietors of The Priory to prepare this Planning Statement to accompany a five-year temporary consent planning application for an outdoor bar and associated works, located at land to the rear of The Priory, High St, Caerleon, Newport NP18 1AG.
- 1.2 In April 2025, an enforcement notice was issued by Newport City Council following the unauthorised development of the detached external building. Following a meeting with the East Area Planning Manager, it was determined that relocating the outdoor bar further from the building and closer to the southern extent of the existing patio would be acceptable.
- 1.3 This statement forms part of a suite of drawings and documents submitted in support of the application. The Planning Statement and accompanying drawings demonstrate the suitability of the site to accommodate the proposed development. The full suite of documents submitted comprises:

(DOCUMENT)/DRAWING	(REF. IF APPLICABLE)	PREPARED BY
Planning Application Forms	PP-14129038	LRM Planning
Terrace Bar Existing Location Plan	100	SLP
Terrace Bar Locations Existing vs Proposed References	101	SLP
Terrace Bar Proposed Location Plan	102	SLP

- 1.4 The following sections discuss the site and its context; the proposed development; planning policy context; an appraisal of the development; and a conclusion in respect of the application submitted herein.

2 Site description and context

- 2.1 The application site is a small area located within the curtilage of the rear of The Priory Hotel, situated off High Street in Caerleon, Newport, NP18 1AG. The Priory Hotel resides on the High Street of Caerleon and has functioned as a valued hospitality establishment within the local area for circa 40 years. Access into the site is facilitated through the property's main entrance on High Street and from the rear via the car park. The site is well-connected by sustainable transport options, sited in an established residential vernacular and 250m walking distance from north and southbound bus services interlinking Caerleon with the city centre, Cwmbran and Monmouth.
- 2.1 The Priory Hotel is a Grade II listed building (Cadw ref. 2981), designated as an early 19th century Tudor Revival house with earlier origins, but retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon. The listing information from Cadw states that the building is constructed of local red sandstone conglomerate rubble with freestone dressings and features slate roofs with red brick chimneys.
- 2.2 The site is located within the Caerleon Conservation Area as defined by the authority's proposal map and also partially lies within the boundaries of the Caerleon Legionary Fortress scheduled monument, the area between the Priory Hotel and Lodge. Cadw states that the monument forms an important element within the wider context of the Roman occupation of Wales and the associated structures may contain well preserved archaeological evidence concerning chronology, layout and building techniques. Therefore, the site is located within an Archaeologically Sensitive Area.
- 2.3 The external building comprises a temporary timber-framed structure set above red-brickwork and features an open-fronted serving area of vertical timber slats with a shallow-pitched roof. It operates as a seasonal terrace bar for outdoor events or garden hospitality and is not intended as a permanent fixture, with no ground footings, fixed foundations, or utility connections serving it.
- 2.4 The main concern raised by enforcement officers regarded its proximity to the listed building, which was considered to conceal important features of the garden elevation façade.

CONTEXT CONSIDERATIONS

- 2.5 **Flooding:** The newly adopted Flood Maps for Planning identify the site to lie within flood zone 1, denoting areas at little to no risk of fluvial/tidal flooding. The site is also within the equivalent flood zone for surface water.
- 2.6 **Ecology and trees:** The site comprises entirely of hardstanding in the form of existing patio. The land associated with the site features several trees along the peripheries of the site and garden.

3 Proposed development

- 3.1 The proposed development seeks a five-year temporary consent for an outdoor bar and associated works. The development proposes the retention and relocation of the building within the eastern extent of the existing patio and against the existing stone wall. It is considered that this is best positioned to ensure the structure does not conceal important features of the garden elevation façade.
- 3.2 As confirmed during a site meeting with enforcement officers, the building can be lifted and moved in its current form, i.e. without dismantling, enabling relocation with relative ease to an alternative location. It has become a popular feature of the outdoor space that significantly contributes to the functionality of the hospitality business as a whole.
- 3.3 The proposal maintains its existing access points, utilising the hotel's main entrance off High Street and via its car park to the rear. Given that the development has been established for some time, albeit unlawfully, it is not expected to generate additional demand; therefore, the existing parking provisions are considered sufficient.

4 Planning policy framework

- 4.1 The planning policy context for the determination of this application is provided by national and local planning policy guidance. National guidance is set out within Future Wales, Planning Policy Wales and the accompanying Technical Advice Notes. Local policy comprises the Newport Local Development Plan (adopted 2015) and its supporting Supplementary Planning Guidance (SPG) documents.

FUTURE WALES: THE NATIONAL PLAN 2040

- 4.2 Future Wales serves as the principal national development framework established by the Welsh government. It outlines a comprehensive strategy for addressing critical national priorities through the planning system over the forthcoming two decades. These priorities encompass fostering a resilient and dynamic economy, achieving decarbonisation and climate resilience, promoting the development of robust ecosystems, and enhancing public health and well-being of our Planning Policy Wales.

PLANNING POLICY WALES

- 4.3 Planning Policy Wales (PPW) is the principal national planning policy document which sets out the land use policies of the Welsh Government (WG) against which development proposals should be assessed. The latest version is the twelfth edition, published in February 2024.
- 4.4 The central aim of PPW is to ensure that the planning system fosters sustainable development, promoting the social, economic, environmental, and cultural welfare of Wales. Placemaking is a key element of PPW, with policies and decisions on development required to prioritize these guiding principles.
- 4.5 Section 6 of PPW focuses on distinctive and natural places, those which promote unique features associated tied to their natural or cultural heritage. It emphasises that such places should be recognised and valued in their own right, and that their character should be protected and enhanced. Paragraph 6.1.10 states that *“any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting or any features of special architectural or historic interest which it possesses.”* Paragraph 6.1.11 adds that *“the application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building’s survival or provide it with a sound economic future”*.
- 4.6 Paragraphs 6.1.14 to 6.1.18 provide broad guidelines for development proposals within or affecting conservation areas. 6.1.16 states that *“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.”*

TECHNICAL ADVICE NOTES (TAN)

- 4.7 TAN 23 (Economic Development), published in February 2014, is of particular relevance to the consideration of this proposal. It includes any form of development that generates wealth, jobs and income, and emphasises *“it is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development.”*
- 4.8 TAN 24, published in May 2017, relates to the historic environment and aspects which contribute to such settings. It is underpinned by six Conservation Principles, published in 2011, which should be understood in advance of any planning application being submitted.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

- 4.9 The Well-being of Future Generations Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principles, and 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. Its content is sought to be delivered through the planning system via the intertwining of the Act through the new PPW.

OTHER RELEVANT NATIONAL POLICY

- 4.10 Given that the sites comprises of a listed building and is in a conservation area, national legislation in this regard applies. This is to be found in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act sets out protocol that must be followed by both applicants and Local Authorities in controlling any operational development to listed buildings. Section 66(1) of the Act sets out the duty for Local Planning Authorities, in relation to proposals for development affecting listed buildings. It states that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

LOCAL DEVELOPMENT PLAN

- 4.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The development plan for the site comprises the Newport Local Development Plan (LDP), which was adopted in January 2015 and covers the period up to 2026. The plan details objectives including Objective 5, Conservation of the Built Environment, which requires that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the historic and built environment.
- 4.12 Policies with a prefix of SP are Strategic Policies that provide the overall direction for the Plan, and broad locations for development. Policy SP9 relates to the conservation of the natural, historic, and built environment, and states that the conservation, enhancement and management of recognised sites will be sought in all proposals.
- 4.13 Policy CE6 (Archaeology) states that sufficient information will be required on the assets affected, their significance, and the extent of the development impact on them, in order to enable the application to be determined. Proposals will normally be required to undertake an Archaeological Impact assessment where:
- *Groundworks and/or the installation of services are proposed within the archaeologically sensitive areas of Caerleon, the levels, lower Machen and [Newport] city centre , or;*
 - *Within other areas of recognised archaeological interest.*
- 4.14 Policy CE7 sets out a list of criteria required for development within or adjacent to conservation areas.
- *Be designed to preserve or enhance the character or appearance of the conservation area, having regard to the conservation area appraisal where appropriate.*
 - *Avoid the removal of existing historic features, including traditional shopfronts and joinery.*
 - *Use materials which are traditional, or appropriate to their context.*

- *Complement or reflect the architectural qualities of nearby buildings which make a positive contribution to the character of the area.*
- *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.*
- *Avoid adverse impact on any significant views, within, towards and outwards from the conservation area.*

5 Appraisal and conclusion

- 5.1 This Planning Statement is produced in support of a proposed five-year temporary planning consent for an outdoor bar and associated works, located at land to the rear of The Priory in Caerleon. No groundworks, utility connections or any permanent structures are proposed.
- 5.2 The principle of the proposal accords with guiding principles of both Planning Policy Wales (PPW) and the Local Development Plan through the delivery of an ancillary building that contributes significantly to the success of the business in providing a popular feature of the outdoor space that aids in the efficiency of the operation of the premises. The outdoor bar proposed is appropriate in relation to land use policy terms, regarding its wider context, ancillary to The Priory Hotel.
- 5.3 The proposal successfully addresses the concerns of the enforcement officers by moving the existing structure away from the listed building. The relocation would enable retention of the outdoor bar whilst mitigating concerns regarding the impact on the setting of the listed building arising from the current proximity between the bar and the main building, aligning with Policy SP9. In this regard, the siting of the development has sought to not obscure important features of the garden elevation façade. The appearance of the structure is also a known quantity to officers who have visited the site, so the consideration of its appearance in the context of the listed building appears to have been established as being acceptable.
- 5.4 It is recognised that the proposed relocation of the outdoor bar lies partially within the root protected area of a neighbouring large tree. However, since the structure is temporary and lacks fixed foundations or utility connections, there is no groundwork required, this impact on trees is negligible.
- 5.5 The development is considered unlikely to detract from the character and appearance of the wider Conservation Area, largely due to existing screening, intervening features, and its modest size. In addition, the proposed design and materials have sought to be complementary to the adjacent listed building. The red-brick and timber structure is sympathetic to the Priory and its setting and given the context, in respect of its existing screening, as well as the small scale of the building, there are no amenity concerns associated with the proposed development. The proposal therefore has no adverse impact on the Caerleon conservation area, in accordance with Policy CE7.
- 5.6 Being ancillary to The Priory Hotel, the proposal requires no car or cycle parking provision. The existing parking arrangements of The Priory are sufficient, and the structure will not increase the capacity of the premises.
- 5.7 Additionally, the overriding principles of PPW are met. In this respect, the proposal is situated within the settlement boundary, providing employment opportunities within a sustainable location. The site is also located in close proximity to sustainable transport options.
- 5.8 Welsh Government's TAN 15 Flood Map for Planning, as hosted by Natural Resources Wales (NRW), demonstrate that the site is flood free, and the structure is outside of the flood zone, therefore NRW standing advice on the FMfP applies which states that they would raise no objection to sites not at risk of flooding.
- 5.9 Accordingly, it is clear that the proposal represents a suitable and appropriate form of low impact development that contributes to the success of the business as a whole. The proposed siting and materials have been carefully considered to ensure it will integrate with the local area. The proposals adhere to national and local policy and are therefore considered acceptable. It is respectfully recommended that Newport City Council puts the application forward for approval.

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June 2025

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