

AJ Planning and Development

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PLANNING STATEMENT

**IN SUPPORT OF AN APPLICATION FOR CHANGE OF USE FROM
MIXED A1 AND A3 USE TO SOLE A1 (RETAIL) USE**

AT

6 CLYTHA PARK ROAD, NEWPORT, NP20 4NZ



PREPARED ON BEHALF OF ALL ABOUT EVE (THE APPLICANT)

MAY 2025

Director: A.J.Ayles BA (Hons) BTP MRTPI

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1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted, on behalf of the applicant Vicki Anthony, in relation to a proposal for the *"Change of use from mixed retail/food and drink (A1 and A3 Use Classes) to sole retail use (A1 Use Classes) for the ground floor unit"* at 6 Clytha Park Road, Newport, NP20 4NZ.
- 1.2 Prior to the submission of the planning application, the applicant was advised by Newport City Council that planning permission for sole A1 use was required as the premises had a mixed A1/A3 use.
- 1.3 All About Eve, the applicant's multi award winning bridal boutique, is based within the ground floor of the adjoining corner terrace building at No.7 Clytha Park Road. The bridal shop with its own private suites has an extensive bridal range and also have a dedicated 'Mother of the Bride' and 'Groom' boutique. The applicant wishes to also operate from the ground floor unit at no. 6 in order to serve their successful retail business needs.
- 1.4 All About Eve has had over 20 years of experience dressing brides from all across the UK and benefits from having experienced bridal stylists to assist and support brides and their parties on their wedding journeys. Further information is available on the company's website on the following link: <https://www.allaboutevebridalwear.com/>
- 1.5 This Statement provides a site description and reviews development plan policy, concluding that the application proposal should be granted on its planning merits, which would support the vitality and viability of the Clytha Park Road local centre of which it forms part.

2.0 SITE DESCRIPTION

- 2.1 The subject property is currently vacant, having been in former use as a Coffee House, which ceased business on 30th March this year, as reported by the South Wales Argus to be due to rising costs. The applicant wishes to extend her award winning bridal boutique business; therefore, the intention is to achieve sole A1 retail use in the subject property.
- 2.2 Site photographs are provided below.

Site Photographs: No 6 and 7 Clytha Park Road, Newport



Planning History

- 2.3 The subject property has established mixed A1 (retail) and A3 (food and drink) uses, following the approval by the Council (Planning Application Reference 17/1052) for the retention of change of use from hairdressers (A1) to Coffee House (Mixed Use A1/A3) in the ground floor unit; permission was granted on 5th January, 2018.
- 2.4 Newport Council's Local Development Plan Proposals Map identifies that the application is within 'Local Centre' designation. In terms of heritage considerations, the application site is not within a conservation area and No. 6 is not a listed building. In review of the Natural Resources Wales Flood Maps for Planning, it is indicated that the subject property is not affected by flooding.
- 2.5 The subject property forms part of a small parade of commercial units located a short distance from Newport City Centre and the train station (to the west). The local centre features a variety of shops and services including the accommodation of a fish and chip shop and takeaways, pharmacy, cafeteria, independent public house, a convenience store with a Tesco's supermarket.
- 2.6 The surrounding area is of mixed character comprising of traditional semi-detached, terraced, and flatted development, shops and offices to the northwest with Newport Civic Centre Office further north.
- 2.7 The area is served by short stay car parking to the main road frontage and at Godfrey Road. There are also two public car parks within the area, one to the north at Faulkner Road (approximately 140 metres away from the application site) and one to the east: Station Approach car park (approximately 250 metres away).

- 2.8 The proposal for the sole retail use, which would be supportive of the expansion of the award winning, highly valued bridal boutique in Newport. The ground floor unit and proposal for the sole retail use (A1) would be supportive of the vitality of the commercial/residential area.

3.0 PLANNING ASSESSMENT

- 3.1 In presenting the proposal, development plan policy of relevance includes:

National Planning Policy - Planning Policy Wales (Edition 12)

- 3.2 PPW identifies that the planning system manages the development and use of land in the public interest, prioritising long term collective benefit, contributing to improving the economic, social, environmental, and cultural well-being of Wales. It is required to reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, ensuring the sustainable management of natural resources and protecting, promoting, conserving and enhancing the built and historic environment. It is informed that “*Sustainable Development*” means the process of improving the economic, social, environmental, and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 3.3 National guidance informs that the planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy, and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.
- 3.4 The development proposal for change of use of the ground floor unit to sole A1 use accords with the national planning policy aims, providing the growth of the popular, credited bridal boutique, much valued by brides and their families/groups, being supportive of the vitality and viability of the local centre. In delivering the change of use, there are no recognisable adverse impacts presented in consideration of the natural, historic and built environment.
- 3.5 In assessment of the above, the scheme is sustainable development on the following grounds:
- Economic – the proposal will reuse a vacant unit within the local centre, allowing the growth of a well-established, local independent business, supporting the economy during these challenging economic times. As above, the unit was previously in use as an eatery; however, this company ceased business and closed at the end of March this year.

- Social – the reuse of the vacant unit, through the reversion to the historical sole A1 use, is supportive of the local centre function and development plan policy.
- Environmental – there are no recognisable adverse impacts upon the local environment presented. The unit is small in scale and would afford accommodation for retail premises within a highly accessible location for public transport, namely the main line train station and nearby bus stops at Queensway, ensuring that workers and visitors have flexibility in travel options to and from their visits to the local centre.

3.6 In terms of accessibility, in Paragraph 4.1.36 it is established that the availability of public transport is an important part of ensuring a place is sustainable. It enables people to undertake medium and long journeys without being dependent on having access to a car. The planning system should facilitate this by locating development where there is, or can be, good access by public transport. As above, there are two public car parks within a short walk from the application site at Faulkner Road and Station Approach.

3.7 Paragraph 4.3.1 advises that retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. The change of use proposal is supportive of the established local centre retail business which has recognised an opportunity to expand to the adjoining ground floor unit at no. 6 Clytha Park Road.

3.8 The proposal is compatible with Paragraph 4.3.2 of PPW which states that *“Retail and commercial centres should be identified in development plans and include established city, town, district, local, village and neighbourhood centres, which provide a range of shopping, commercial and leisure opportunities as well as places of employment, education, civic identity and social interaction. Opportunities to live in these centres, combined with their good public transport links, make them the most sustainable places”*.

Newport Local Development Plan

3.9 The LDP sets out strategic policy aims and objectives and more localised policies for consideration of development proposals. In terms of sustainable development and economy these include:

- Objective 1 'Sustainable Use of Land' which seeks to ensure that all development makes the most efficient use of natural resources by seeking to locate development in the most sustainable locations, minimise the impact on the environment and make a positive contribution to local communities. The small scale proposal for change of use is four square with these aims.

- Policy SP1 'Sustainability' which requires development proposals to make a positive contribution to sustainable development by concentrating development in sustainable locations, including empty properties. As above, the established unit lies within the local centre boundary within this highly accessible urban location on the doorstep of Newport train station and the city centre.
- Policy SP18 'Urban Regeneration' which favours urban proposals which assist in meeting regeneration goals, particularly where they are supportive of business opportunities within the urban area (criteria ii). As noted, following the previous tenants ceasing the operation of the eatery/cafe, the unit is currently empty. The applicant's established bridal boutique is very successful in its location within the corner terrace adjacent to the subject site; this would enhance the applicant's ability to continue its growth and success. Additionally, this is firmly supportive of the wider interest of strengthening the local centre offer.
- Policy GP2 'General Development Principles' sets criteria against which development proposals will be permitted. This includes ensuring development does not have a significant impact on local amenity, consideration of local character and inclusive design. External design will blend seamlessly with the attractive signage of the existing adjacent 'All About Eve' bridal boutique, complimenting the local character. The established use of the subject unit is mixed A1/A3 use, therefore A1 use is acceptable from this location, subject to consideration of all planning matters.
- Policy GP4 'Highways and Accessibility' which requires all new development that is to be visited by people to be accessible in minimising transport impacts. As established, the application site is within a highly accessible location, benefitting from the presence of public transport hubs, i.e. train station and bus station.
- In accordance with Policy R8: Small Scale Retail Proposals, the proposal is of a scale appropriate to the locality; there would be no adverse effects on the viability and vitality of the local centre; there will be no unacceptable effect on the local residential amenities or the general character of the area in terms of noise and disturbance or extra traffic generated, noting that visits to the bridal boutique are scheduled by appointment.

3.10 In assessment of development plan policy, the following points are established:

- The change of use proposal retains the authorised retail use whilst offering sole A1 use, this is consistent with the neighbouring ground floor use at No.7;

- The sole A1 use would present no disturbance to neighbours in terms of odour, noise and emissions;
- There are no recognisable adverse highway impacts with the local centre area afforded accessibility to main public transport hubs within the adjacent city centre area to the east; and
- The development proposal for change of use to sole A1 is supportive of the vitality and viability of the local centre.

4.0 SUMMARY AND CONCLUSION

- 4.1 The application seeks planning permission for the change of use from mixed retail/food and drink (A1 and A3 Use Classes) to sole retail use (A1 Use Class) for the ground floor unit at 6 Clytha Park Road, Newport, NP20 4NZ.
- 4.2 The subject property has been vacant since March this year, having been in former use as a Coffee House (which ceased business on 30th March, 2025). The applicant wishes to provide sole retail use (A1) to enhance the competitiveness and operation of her successful bridal boutique business.
- 4.3 Newport Council's Local Development Plan Proposals Map identifies that the application site is within a designated 'Local Centre'. The small-scale proposal is supportive of the development plan policy aims and objectives which promotes the vitality and viability of these areas.
- 4.4 There are no recognisable adverse impacts on the local environment, local highways network and/or any neighbouring land use. In terms of accessibility, future employees and customers are not reliant on private transport, observing that Newport train station and the city centre bus station are both on the doorstep of the application site.
- 4.5 Therefore, it is considered that the application accords with the development plan including the policy aims and objectives of LDP Policy R9 and Planning Policy Wales. The Council is requested to approve the change of use application to allow sole A1 use in relation to the ground/basement floor unit at 6 Clytha Park Road accordingly.