

From: Drewett, Pat (Elected Member) <Pat.Drewett@newport.gov.uk>
Sent: 19 January 2026 14:27:22 UTC+00:00
To: "NCC - Planning" <Planning@newport.gov.uk>
Cc: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: Re: Planning Consultation Response - case ref: 25/1101

Good Morning Jacob,

25/1101 78 Caerau Road NP20 4HJ

Proposed Conversion to 6No. individual bedsits HMO units with shared cooking facilities and individual showering facilities

I write to formally object to the current application for a House in Multiple Occupation (HMO) at the above-mentioned property. The site lies within a long-established residential area that is demonstrably well maintained and widely recognised for its high standards of cleanliness, order, and civic pride. Please give careful consideration to examining the means by which these existing standards will be safeguarded and preserved if this application is approved? In practical and enforceable terms, how will the Council ensure that the long-standing objective to *Keep Wales Tidy* is not compromised?

While I acknowledge that HMOs can, in appropriate circumstances, contribute to meeting housing demand, I have serious concerns that granting this application without stringent, clearly defined, and enforceable conditions placed upon the landlord would give rise to predictable and well-documented problems relating to refuse storage, waste disposal, and the general cleanliness and visual amenity of the surrounding area.

What specific controls are currently proposed to prevent these outcomes, and on what basis can you be satisfied that they are sufficient for a six-person HMO in this location?

Evidence from comparable developments consistently shows that HMOs generate significantly greater volumes of household waste than single-family dwellings. Where management is inadequate or oversight weak, this routinely manifests in overflowing bins, refuse bags left on pavements, and waste stored in inappropriate locations for prolonged periods. These conditions are not only visually detrimental but also unhygienic, attracting vermin, generating odours, and posing potential public health risks. What evidence demonstrates that this property will not contribute to these established and foreseeable issues?

This neighbourhood has, over many years, maintained a clear and consistent standard of cleanliness and presentation. This is not incidental; it reflects a shared commitment by residents to well-kept streets and responsible waste management. These values align closely with the principles promoted through “Keep Wales Tidy” and “Caru Cymru”, which emphasise not minimum compliance, but the proactive maintenance of litter-free, hygienic, and visually pleasant environments. Do you accept that approving developments which materially increase

the risk of refuse mis-management and litter would be contrary to these principles and to the established character of the area?

It is therefore a serious concern that approval of this application, in the absence of strict and enforceable conditions, would undermine the very standards that currently define the neighbourhood. The nature of HMOs means that, without rigorous control, refuse is more likely to be mismanaged, leading to accumulation in front gardens, side passages, and on the public highway. Such outcomes are directly at odds with the “Keep Wales Tidy” ethos and would erode the clean and orderly character of the street.

These concerns extend well beyond matters of appearance. Poor waste management has direct implications for public health, environmental quality, and residential amenity. Once established, such problems are often difficult to remedy. Permitting avoidable deterioration would conflict with the Council’s statutory duty to protect residential amenity and promote safe, clean, and well-managed neighbourhoods. Residents who have consistently maintained a litter-free environment should not bear the burden of failures arising from inadequate planning conditions. How do you reconcile this duty with approving an application that, as submitted, lacks clear and enforceable waste management assurances?

If you are minded to approve the application, this should only occur subject to exceptionally high and explicit waste management conditions, firmly aligned with the principles of “Keep Wales Tidy”. These conditions must be precise, enforceable, and actively monitored, and should include:

- The provision of sufficient, secure, and clearly designated refuse and recycling storage facilities appropriate to the maximum number of occupants. How will the adequacy of this provision be assessed, and by whom?
- A mandatory, written waste management plan, enforced by the landlord or managing agent, setting out clear obligations for tenants and management alike. Will this plan be subject to scrutiny and periodic review?
- Strict controls preventing refuse from being placed outside the property, including in front gardens or on pavements, except within designated collection times. What mechanisms will ensure day-to-day compliance?
- A clear and ongoing responsibility placed on the landlord for monitoring and enforcement, recognising that cleanliness is a management duty, not a discretionary tenant behaviour. What consequences will follow should this responsibility not be met?

Crucially, any such conditions must be supported by meaningful and enforceable sanctions. Without active enforcement, conditions are of limited practical value. Persistent failure to meet required standards should trigger formal intervention or penalties. Upholding “Keep Wales Tidy” principles requires accountability, not aspiration. How can you be certain that such enforcement measures will be actively applied rather than merely available in principle?

In conclusion, this objection is made in order to protect an area that has consistently demonstrated pride in being clean, orderly, and free from litter. These standards benefit residents, visitors, and the wider community. Any development that risks diminishing them should only proceed where it can clearly demonstrate its ability to meet — and sustain — the high standards already in place. Can you be satisfied that this application, as currently presented, meets that threshold?

Thank you for considering these representations. I trust that you will give appropriate weight to the importance of maintaining a clean, litter-free environment and ensuring that the principles of “Keep Wales Tidy” are meaningfully reflected in its decision-making.

Sincerely,

Pat

Councillor Pat Drewett

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From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: Monday, December 29, 2025 09:54
To: Drewett, Pat (Elected Member) <Pat.Drewett@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/1101

Dear CLLR PAT DREWETT

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 23 December 2025.

Your sincerely
Development Management