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Certificate of Lawfulness

Planning Statement

Prepared for:
Mr Dan Emms

August 2026

Prepared by:
Dr Hazel Ann Nash
Planning Consultant



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The
1908
Group



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1. Introduction

- 1.1 This statement has been written in support of an application made by Mr Daniel Emms (the Applicant) to obtain a Certificate of Lawfulness in relation to the siting of the dwelling known as Catsash Bungalow, Old Roman Road, Langstone, Newport, NP18 1JQ.
- 1.2 This application is made in response to a letter from Newport City Council to the Applicant, as owner of Catsash Bungalow and dated July 14th 2026.
- 1.3 The letter, reference E26/0197 from Enforcement – East Team, claims that Mr Emms is in breach of an occupancy condition established under Condition 01 of planning permission reference No.2024.
- 1.4 This application for Certificate of Lawfulness provides the information and supporting evidence to demonstrate that Catsash Bungalow was built and occupied as a single dwelling without the benefit of planning permission.
- 1.5 The Planning Permission referred to in the Enforcement Letter, reproduced under Appendix 1 below is an Outline Planning Decision which required under Condition 2 the submission for approval of reserved matters. A Reserved Matters application was not submitted nor approved and as such the Outline Planning Decision is not valid. As a result, all conditions and restrictions set out under the Outline Planning Decision are also invalid.
- 1.6 Information in this document is provided to demonstrate that Catsash Bungalow, as built, did not have the benefit of planning permission at the time of its construction and as such is not subject to any conditions and/or restrictions in its occupancy as contended by the LPA.
- 1.7 Evidence to support the Applicant's argument is provided in the form of
 - (i) an analysis of the planning history associated with the site;
 - (ii) planning appeals and case law examining the status and lawful extent of outline planning permissions;
 - (iii) overlay of the dwelling as built in comparison to the original red line plan forming the site pertinent to outline planning permission.
- 1.8 The application seeks to confirm that the dwelling, known as Catsash bungalow, does not benefit from planning permission, that no planning permission was granted for the siting and design of the dwelling on its plot and that, as a result, the dwelling is not bound by any planning conditions including occupancy restrictions.
- 1.9 Catsash Bungalow has been on the site for in excess of ten years before the date of this application and is immune from enforcement.
- 1.10 The Applicant seeks to confirm that Catsash Bungalow is now lawful, having been built without the benefit of planning permission, the statutory timeframe for enforcement has lapsed and that an appropriate Certificate of Lawfulness can be granted by the Local Planning Authority (LPA).

2. Site History

- 2.1 Catsash Bungalow was built in approximately 1974 by the grandparents of the Applicant.
- 2.2 Initially the dwelling was occupied by Mr H E Rosser and his wife. In 1997 the Applicant's parents, Mr David Emms and his wife Ruth Emms moved into the Catsash Bungalow. Following the death of both his parents the Applicant inherited the dwelling in 2022 and moved back to the dwelling that same year.
- 2.3 The subject of this Certificate of Lawfulness application is one detached bungalow located approximately 1km northwest of Langstone, see Figure 1 below.

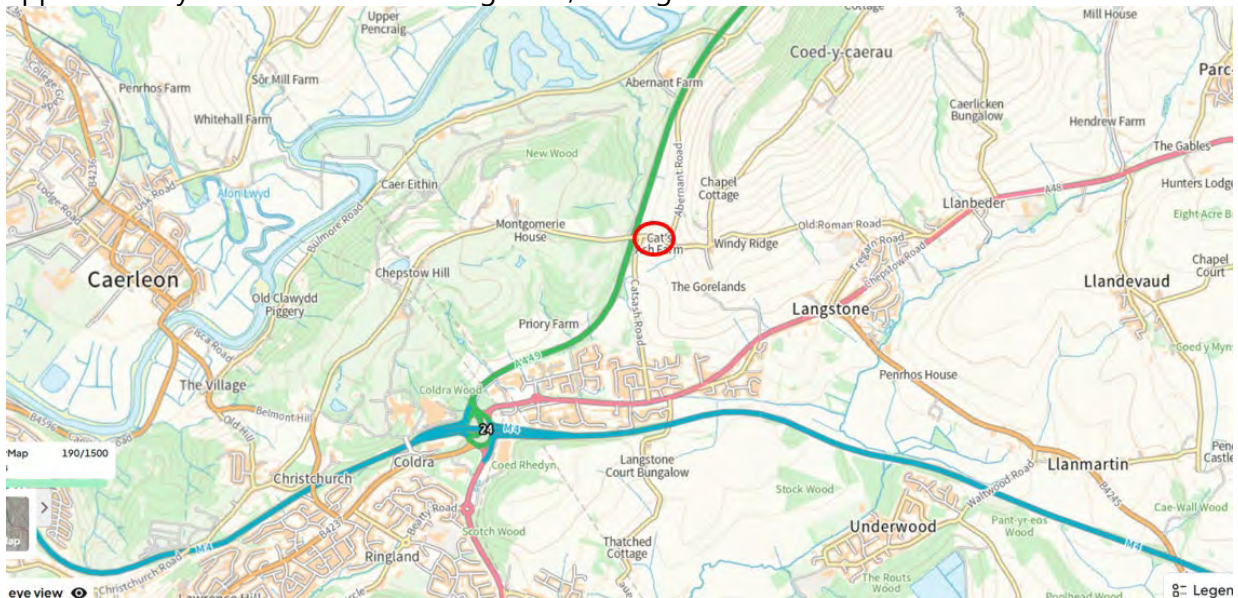


Figure 1, Plan showing location of dwelling in wider context (Searchland, July 2026)

- 2.4 The dwelling is situated to the south side of Old Roman Road on a plot between Catsash Farm (located to the northwest) and Coles Cottage (located to the southeast). Figure 2 below shows the location of Catsash Bungalow in relation to neighbouring buildings.



Figure 2, Plan showing dwelling and neighbouring buildings (Searchland, July 2026)

- 2.5 The plot totals 2059sqm (0.5 acres). The bungalow has an area of approximately 232.4sqm metres and faces northeast towards Roman Road. It is set back from the roadside by approximately 9.5m. and is approximately 18.4m from the rear boundary (southwest).
- 2.6 The dwelling is approximately 40m from the farmhouse at Catsash Farm and 27m from Coles Cottage, see Figure 3 below.



Figure 3, Aerial image showing Catsash Cottage in relation to Catsash farmhouse and Coles Cottage (Searchland, July 2026)

3. Planning History

- 3.1 There is limited planning history for this site. The Applicant has undertaken extensive research to understand the planning history of the site. Mr Emms has sought all planning information held by Newport City Council in relation to the site. The correspondence between Mr Emms and Newport City Council is provided under Appendix 5. The Council found no planning history for Catsash Bungalow or the site upon which it has been constructed.
- 3.2 The building was constructed in approximately 1974 and at that time local authority boundaries were different from the administrative boundaries of today. Accordingly, Mr Emms contacted Monmouth County Council to seek planning information and records for the site. Correspondence between the Applicant and Monmouthshire County Council archives is set out under Appendix 6 below. The Council do not have any planning records for the site. They recommended contacting Gwent archives.
- 3.3 Mr Emms contacted Gwent Archives who found three records considered of relevance. Two records relates to the conversion of agricultural buildings to agricultural workers accommodation and the third record was an Outline Planning Application for a dwelling for a farm worker approved conditionally on November 8th 1973, see Appendix 9.

- 3.4 Following on from the thorough investigation made by the Applicant to understand the planning history associated with Catsash Bungalow it is reasonable to conclude that an Outline Planning Application was made for a dwelling on the site which now forms part of the curtilage for Catsash Bungalow and that this application was approved under an Outline Planning Decision.
- 3.5 The Applicant has a copy of the original outline planning permission submitted in February 1973 and reproduced under Appendix 2 below. This outline planning permission leaves all matters reserved including siting, design, external appearance and means of access.
- 3.6 The Outline Planning Decision, provided under Appendix 3 requires under Condition 2 the submission of reserved matters for the approval of the LPA. It states:
- Detailed plans of a rural type dwelling shall be submitted to and approved by, the Local Planning Authority before any development commences and such detailed plans shall show the siting, design, external finishes and appearance of the buildings, foul and surface water drainage arrangements, the means of enclosure thereof and the means of access thereto.*
- Reason: The present application is in outline only and further details are reserved for later submission.*
- 3.7 Schedule 1 to the Outline Decision Notice required the submission of the reserved matters to be submitted to the LPA within one year from the date of the decision.
- 3.8 There are no records found which indicate that a reserved matters application was submitted to the LPA or approved by the LPA. This is further examined and discussed under Section X below which assesses the validity and enforceability of conditions established in an Outline Planning Decision.

4. Legal Provisions

- 4.1 Section 171B of the Town and Country Planning Act 1990 (TCPA 1990), as amended, prescribes the time limits after which no enforcement action may be taken by the LPA following a breach of planning control. Section 171B of the TCPA 1990 states:
- (1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over, or under land, no enforcement may be taken after the end of the period of -
 - (b) in the case if a breach of planning control in Wales, four years beginning with the date on which the operations were substantially completed.
 - (2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of –
 - (b) in the case of a breach of planning control in Wales, four years beginning with the date of the breach.
- 4.2 This application for a Certificate of Lawfulness is predicated on the basis that the presence and use of Catsash bungalow for residential use began in 19xx and has continued with continuity since. At the time of construction and of occupation the dwelling did not benefit from planning permission and therefore no conditions or restrictions can apply to the dwelling or the occupants thereof.
- 4.3 The time limit for enforcement has past, the dwelling is immune from enforcement and the Applicant, Mr Emms, is entitled to reside in the property irrespective of occupation.

5. Basis of Application

- 5.1 This application is submitted in response to communication by Newport City Council Enforcement Team (East), received by the Applicant and dated July 14th 2026.
- 5.2 The Town and County Planning Act 1990 (as amended) section 171B provides that no enforcement action may be taken after the end of the period of four years in the cases of operational development or the change of use of any buildings to use as a single dwellinghouse.
- 5.3 It is accepted that the evidential burden is on the applicant to prove matters claimed in the case of a CLEUD application, but it is worth noting that the level of proof required in these cases i.e. "on the balance of probabilities" is a relatively low standard of proof to meet. It is considered that an Applicant need only prove that it is more likely than not that the building has been used for the stated purposes, as was the case for a building used as

a single dwellinghouse for more than 4 years (*Miller v Minister of Pensions* [1947] 2 All ER 372).

- 5.4 In the absence of any evidence to the contrary, the Local Planning Authority is not entitled to insist on corroborative evidence from third parties when determining an application for a certificate of lawfulness (*Aabbitas v Secretary of State for the Environment and Newham London Borough Council* [1985] J.P.L 630). Therefore, the statutory declaration submitted is sufficient to prove the matters claimed.
- 5.5 The evidence submitted by the Applicant covers a period of over four years for the siting and use of the Catsash bungalow as a single dwellinghouse. It demonstrates through analysis of the Outline planning decision issued on November 8 1973 that Catsash Bungalow was built without planning permission on the basis that:
- (i) no reserved matter application was submitted or approved in relation to design, finish, access and siting of a dwelling on the plot;
 - (ii) the bungalow, as built, does not comply with Condition 3 as it is not sited entirely within the red line boundary which was the subject of the Outline Planning Decision and thus, again, does not reflect the Outline Planning Decision; and
 - (iii) Catsash Bungalow is materially different and does not reflect the requirements of the Conditions set out in the Outline Planning Decision. Instead, the planning unit, position, layout, design, finish and access are materially different from that required of in the Outline Planning Decision.
- 5.6 For these reasons it is clear that the Outline Planning Decision, relied upon by the LPA in their enforcement letter, reproduced in Appendix 1, is not valid as the Outline application was never followed up by a reserved matters application and approval. Consequently, the Conditions in the Outline Planning Decision are not valid or enforceable. Therefore, the appropriate certificate of lawfulness can be issued.

6. Supporting Evidence

- 6.1 As set out above under Section 3, the planning history of the site has been researched and reviewed and forms discussion and analysis under Section 6 below. Equally given there is no record at either Newport City Council or Monmouthshire Council, nor the Gwent archives, it is reasonable to conclude that no reserved matters application was submitted or determined. As such Catsash bungalow did not have planning permission.
- 6.2 In the interest of thoroughness, the Applicant has considered it worthwhile to also consider the conditions attached the Outline Planning Consent as a means of understanding the extent to which the dwelling would have complied with these conditions, should they have been relevant. Review of the Conditions and their application against the dwelling, as built out, demonstrate that the siting of Catsash Bungalow is not in accordance with the conditions set out in the Outline planning permission. It has not been built entirely within the red line subject of the Outline Planning Decision and neither does it reflect the required

siting detail in the Outline Planning Decision. Therefore, even where there was a valid planning decision the siting of Catsash Bungalow does not reflect the Outline Planning Decision in siting, by virtue of it (i) not having been constructed within the red line boundary of the plan as approved in the Outline Planning Decision and (ii) not being built in compliance with the siting requirements established under Condition 3 of the Outline Planning Decision. Consequently, Catsash Bungalow does not reflect the outline planning permission granted in November 1973 by virtue of its position and siting. As a result, it was an unlawful dwelling that did not have planning permission at the time it was constructed and therefore is not subject to conditions or restrictions, as suggested by the LPA.

6.3 In support of this application is a Statutory Declaration provided by Mr Daniel Emms, as the landowner and occupant of Catsash Bungalow.

6.4 Furthermore, aerial imagery has been provided from Google Earth to show the siting of the dwelling dating back to December 2001. These can be found Under Appendix 11.

7. The legal and planning status of an outline planning permission

7.1 Outline planning permission was introduced under the Town and Country Planning General Development Order and Development Charge Applications Regulations 1950 (S.I. 1950/729).

7.2 An application for outline planning permission enables LPA to decide whether, in principle, a particular form of development on a site is acceptable or not. The concept was explained clearly in the Ministry of Town and Country Planning's Circular 87, which accompanied the 1950 Order:

Since consideration at the approval stages is limited by the terms of the initial permission, it is essential that that permission should not take the form of a blank cheque, and, correspondingly, the authority must be furnished with sufficient information to enable them to form a proper judgment of what is proposed; there can be no question of entertaining propositions which are still in embryo. The application should indicate the character and approximate size of the building to be erected, and the use to which it is to be put (e.g., 'a three-bedroomed house', a 'two-storied factory for light industrial purposes with an aggregate floor-space of 30/35,000 square feet').

7.3 The Town and Country Planning Act 1990, as amended establishes Outline Planning Permission under Section 92, which provides:

(1) *In this section and section 91 "outline planning permission" means planning permission granted, in accordance with the provisions of a development order, with the reservation for subsequent approval by the local planning authority, the Welsh*

Ministers] or the Secretary of State of matters not particularised in the application ("reserved matters").

- (2) *Subject to the following provisions of this section, where outline planning permission is granted for development consisting in or including the carrying out of building or other operations, it shall be granted subject to conditions to the effect—*
- (a) *that, in the case of any reserved matter, application for approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and*
 - (b) *that, in the case of outline planning permission for the development of land in England, the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;*
 - (c) *that, in the case of outline planning permission for the development of land in Wales, the development must be begun no later than—*
 - (i) *the expiration of five years from the date of the grant of outline planning permission, or*
 - (ii) *if later, the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.*
- (3) *If outline planning permission is granted without the conditions required by subsection (2), it shall (subject to subsections (3A) to (3D)) be deemed to have been granted subject to those conditions.*
- (3A) *If outline planning permission is granted under section 73 for the development of land in Wales, but without the condition required by subsection (2)(a), it shall be deemed to have been granted subject to the following condition.*
- (3B) *The condition is that, in the case of any reserved matter, application for approval must be made not later than the date on or before which the previous permission required application for approval, in the case of any matter reserved under the previous permission, to be made.*
- (3C) *If outline planning permission is granted under section 73 for the development of land in Wales, but without a condition required by subsection (2)(c), it shall be deemed to have been granted subject to the following condition.*
- (3D) *The condition is that the development to which the permission relates must be begun not later than the date on or before which the previous permission required development to be begun.*
- (3E) *The previous permission, in relation to outline planning permission granted under section 73, is the previous planning permission referred to in subsection (1) of that section.*

- (4) *The authority concerned with the terms of an outline planning permission may, in applying subsection (2), substitute, or direct that there be substituted, for the periods ... referred to in that subsection such other periods respectively (whether longer or shorter) as they consider appropriate.*
- (5) *They may also specify, or direct that there be specified, separate periods under paragraph (a) of subsection (2) in relation to separate parts of the development to which the planning permission relates; and, if they do so, the condition required by paragraph (b) or (c) of that subsection shall then be framed correspondingly by reference to those parts, instead of by reference to the development as a whole.*
- (6) *In considering whether to exercise their powers under subsections (4) and (5), the authority shall have regard to the provisions of the development plan and to any other material considerations.*

7.4 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012, Part 1(2)(e) defines outline planning permission ("caniatd cynllunio amlinellol") as meaning *a planning permission for the erection of a building, which is granted subject to a condition requiring the subsequent approval of the local planning authority with respect to one or more reserved matters.*

7.5 Section 3 of the 2012 Order reflects the TCPA 1990 and establishes the scope of applications for outline planning permission as follows:

3.—

- (1) *Where an application is made to the local planning authority for outline planning permission, the authority may grant permission subject to a condition specifying reserved matters for the authority's subsequent approval.*
- (2) *Where the local planning authority who are to determine an application for outline planning permission are of the opinion that, in the circumstances of the case, the application ought not to be considered separately from all or any of the reserved matters, they must within the period of one month beginning with the receipt of the application notify the applicant that they are unable to determine it unless further details are submitted, specifying the further details they require.*
- (3) *Where layout is a reserved matter, the application for outline planning permission must state the approximate location of buildings, routes and open spaces included in the development proposed.*
- (4) *Where scale is a reserved matter, the application for outline planning permission must state the upper and lower limit for the height, width and length of each building included in the development proposed.*

(5) *Where access is a reserved matter, the application for outline planning permission must state the area or areas where access points to the development proposed will be situated.*

7.6 It is clear from the above that an application for outline planning permission and a subsequent approval of an outline planning application provides acceptance of the principle of the development only. Reserved matters providing details not provided with the outline planning application; for example access, position, layout, design and finish are required to be provided to the LPA for assessment within three years from the grant of outline planning consent. Where reserved matters have not be submitted within the three year period, the outline planning consent lapses.

7.7 The National Assembly for Wales explains the status of Outline Planning Permission in The Planning Series: 4 – Planning Permission (May 2011):

Once outline permission has been granted, a further application needs to be made to seek approval for the reserved matters that were described in the original outline submission.

8. Comparative Assessment of Outline Planning Permission and Built Out dwelling known as Catsash Bungalow

Absence of Reserved Matters Application and Consent

8.1 The Applicant does not have and has not been able to discover a copy of the original outline planning application submitted in the early 1970s. Significant investigation has been undertaken with Mr Emms having contacted both Monmouthshire Council, Newport City Council and the Gwent Archives in an attempt to find the original outline planning application and any subsequent planning history. Neither Councils have been able to find any paperwork pertaining to Catsash Bungalow. Evidence of this is found under Appendices 5-9 below.

8.2 As a result, and also relied upon by the LPA in their recent correspondence to the Applicant, is the Outline Planning Decision.

8.3 The Outline Planning Decision is so titled on the document itself and establishes a condition requiring the approval of reserved matters, namely:

(2) *Detailed plans of a rural type dwelling shall be submitted to and approved by, the Local Planning Authority before any development commences an such detailed plans shall show the siting, design, external finishes and appearance of the buildings, foul and surface water drainage arrangements, the means of enclosure thereof and the means of access thereto.*

Reason: The present application is in outline only and further details are reserved for later submission.

- 8.4 Accordingly, further detailed information regarding the proposal was required by the LPA within the Outline Planning Decision under Condition 2 as reserved matters. However, there is no evidence that a Reserved Matters application was submitted or approved by the LPA.
- 8.5 On the basis that no reserved matter application or consent can be found and thus it should be concluded that no such application was submitted or approved, the Outline Planning consent lapsed through the effluxion of time on November 8th 1974..
- 8.6 Consequently Conditions in the Outline Planning Decision are irrelevant and do not apply to Catsash Bungalow as it was not built with the benefit of planning permission.

Red Line Boundary

- 8.7 The plan associated with the Outline Planning Decision reference No.2024 shows a red line boundary resembling a capital letter D. The southeast boundary running adjacent to Coles Cottage and the northeast boundary running along Old Roman Road.



Figure 4, Plan as approved under Outline Planning Permission No 2024 (November 8, 1973)

8.8 Condition 3 of the Outline Planning Decision requires the proposed dwelling to be located within the red line and 60 feet (18.3 metres) from Coles Cottage.

- (3) *The proposed dwelling shall be located within the site edged in red on the approved plans, sited 60 feet from the cottage adjacent to the southern boundary of the site.*

Reason: To ensure compliance with the submitted and approved plan.

8.9 Catsash Bungalow has not been built in accordance with Condition 3. The dwelling has been built partially within the red line and partially outwith the redline to the northwest. A plan is provided below which demonstrates the required siting of the dwelling and compares it to the actual siting of the dwelling on land. As can be seen from this plan, approximately 95m² of Catsash dwelling lies outside of the red line boundary, along with the access onto the Class III road.

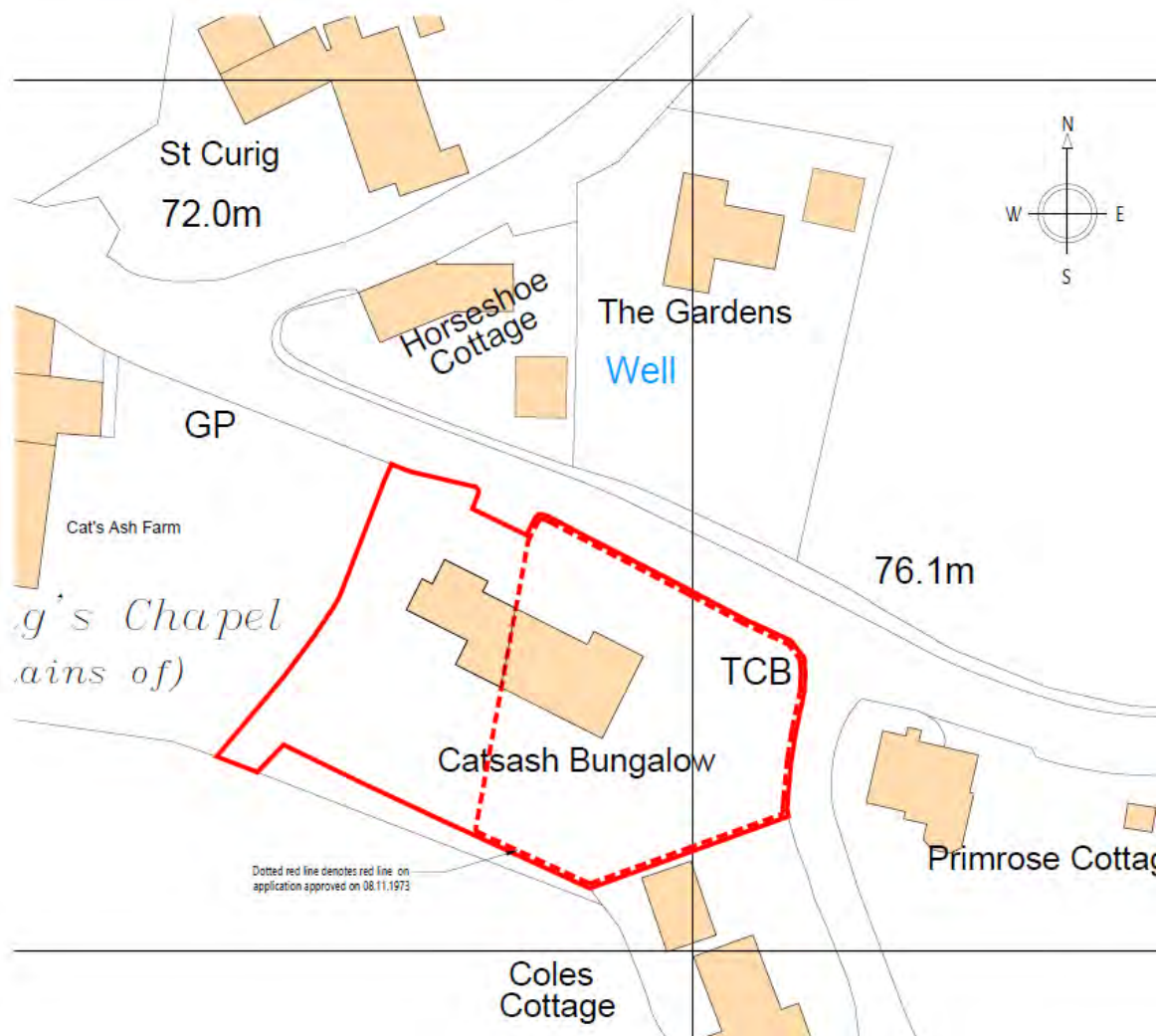


Figure 5, Plan showing red line boundary as approved under the Outline Planning Decision (shown by a red dotted line) and the red line boundary forming the residential curtilage of Catsash Bungalow (solid red line)

- 8.10 The siting of Catsash Bungalow is materially different from the site and red line approved in principle for a dwelling. As such the Planning Unit has been significantly extended from that approved in outline and the dwelling's position differs materially and substantially from that approved under the Outline Planning Permission No.2024.
- 8.11 Consequently, as found by the Supreme Court in *Hillside Parks Ltd v Snowdonia National Park Authority* [2022] material inconsistency with the pattern of development as approved and that built out results in the development being unauthorised..
- 8.12 The significant departure in terms of the siting of the dwelling in comparison to the red line boundary has the effect of not reflecting the plan as approved by the LPA in outline and thus is by virtue of its siting outside of the scope of the outline consent (*Pilkington v Secretary of State for the Environment* [1973]). The Outline Planning Permission was not implemented.
- 8.13 As a result Catsash Bungalow failed to be built in accordance with the Outline Planning permission and the red line plan. Therefore, the dwelling was unlawful at the time it was built and is, through the effluxion of time immune from enforcement.

No record of Discharge of Landscaping Scheme

- 8.14 Condition 9 of the Outline Planning Decision required a tree and shrub planting scheme to be submitted to the LPA:

(9) *A tree and shrub planting scheme shall be submitted to and approved by the Local Planning Authority before any development takes place on the site.*

Reason: To safeguard landscape and amenity interests.

- 8.15 Again, there is no record with Monmouthshire County Council or Newport City Council of any such discharge of conditions application being submitted or approved.
- 8.16 The absence of such a submission and approval further supports the Applicant's view that the Outline Planning Decision was never followed through for implementation and that Catsash bungalow was built without the benefit of planning permission.

9. Conclusion

- 9.1 This Certificate of Lawfulness application has been made in response to a letter from Newport City Council dated July 14th 2026 alleging that the Applicant, Mr Dan Emms, as owner of Catsash Bungalow, is on breach of an occupancy condition attached to the Outline Planning Permission reference No. 2024. A copy of this letter is provided under Appendix 1 below.

- 9.2 The view taken by the LPA that the Applicant is in breach of Condition 1 of the Outline Planning Decision No. 2024 is considered to be erroneous. The Applicant has provided evidence above in Sections 6 and 7 which demonstrates that Catsash Bungalow did not have planning permission and was constructed without the benefit of a valid planning consent. There are, therefore, no restrictions or conditions associated with the dwelling.
- 9.3 The reasons for contending that Catsash Bungalow was built without planning permission and therefore no occupancy restriction is valid and therefore the Applicant is not in breach of such a condition are summarised below:
- (i) The occupancy condition relied upon by the LPA in the enforcement letter sent to the Applicant relies on an Outline Decision Notice. Condition 2 of this Decision Notice required the subsequent submission of reserved matters. There is no record in either Monmouthshire County Council or Newport City Council or in Gwent Archives of a reserved matters application being submitted and/or approved. Therefore, the Outline Planning Decision lapsed on November 8th 1976 and it, along with the conditions established thereunder are invalid;
 - (ii) Catsash Bungalow was not constructed within the red line boundary of the Plan submitted with the Outline Planning Application. A copy of the Outline Planning Application is provided under Appendix 2 below. A plan overlaying the red line boundary subject to the Outline Planning Permission with the actual siting of Catsash Bungalow is provided under Figure 5 above.
 - (iii) Catsash Bungalow does not reflect the requirements of the Conditions set out in the Outline Planning Decision. Instead, the planning unit, position, layout, design and finish and access are materially different from that required of in the Outline Planning Decision and thus the dwelling was not built with the benefit of planning approval. As such, there are no conditions which can be applied to the dwelling.
- 9.4 It is clear from the above that Catsash Bungalow does not benefit from planning permission. As a result, there are no conditions or restrictions associated with the dwelling.
- 9.5 Due to the passage of time that has passed between the substantial completion of the dwelling, in approximately 1974 and the time of this application, the dwelling is immune from enforcement and a certificate of lawfulness should be granted.
- 9.6 Furthermore, as Catsash Bungalow has been built without planning permission and consequently no occupancy restrictions or other planning conditions apply to the dwelling, the LPA should acknowledge that the Applicant has a lawful right to occupy the dwelling irrespective of their occupation and that this endures for the lifetime of the dwelling.



APPENDIX 1: Letter from Newport City Council Reference E26/0197

Ask for/Golyrch am Paul Marshall	Regeneration and Economic Development Adfywio a Datblygu Economaidd	
Out Ref/En Cyl Your Ref/Eich Cyl E26/0197		NEWPORT CITY COUNCIL CYNGOR DINAS CASNEWYDD
Tel/Ffôn 01633 656656		
Direct Dial/Rhef 07583 132081		
DX 99463 Newport (Gwent) 3		
E-Mail/E-bost Paul.Marshall@newport.gov.uk	Civic Centre/Canolfan Odinesig Newport/Casnewydd South Wales/De Cymru NP20 4UR	

Owner/Occupier Catsash Bungalow Old Roman Road Langstone Newport South Wales NP18 1JQ	
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14th July 2026

Dear Sir/Madam

REFERENCE:	Breach of condition 01 (agricultural workers tie) of permission 2024
SITE:	Catsash Bungalow, Old Roman Road, Langstone, Newport
ENFORCEMENT NUMBER:	E26/0197

I refer to planning permission, reference no: 2024, which was granted subject to conditions. Condition 01 of that permission requires that "The occupation of the dwelling is limited to a person employed or last employed locally in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry or a dependant of such a person residing with him. I enclose a copy of the Decision Notice for your information.

In order to remedy this breach I would request that you adhere to the above condition as required within **28 days** of the date of this letter.

I trust this information is of assistance to you. If you wish to discuss this matter further I can be contacted on: **07583 132081**.

Yours faithfully,

Paul Marshall
Paul Marshall
Senior Planning Officer (Enforcement) - East Team



NOTE: The attention of the applicant is drawn to the necessity for strict adherence to details of plans approved in connection with his application and for complete compliance with any conditions attached to consent. Failure to do this will render the applicant liable to legal proceedings, or severe enforcement of these requirements.

W. C. 5302

FORM DC-14
UR PROPERTY

Approved No. 1074

Town and Country Planning Act 1971
Town and Country Planning General Regulations Order 1963 to 1968

OUTLINE PLANNING PERMISSION

To: H. H. Bonsor, Esq.,
Catsash Farm,
Langstone,
Parslovieland, Hunt & Thomas Parry,
Sky Slow Hill,
Newport,
Mon.

In pursuance of its powers under the above-mentioned Acts and Orders, the MONMOUTH COUNTY COUNCIL (hereinafter called "the Council") as Local Planning Authority hereby gives **Site for dwelling for farmworker, Part of Orchard, Catsash** in accordance with the plans and outline application submitted to the Council on subject to the conditions specified hereunder:-

(1) The occupation of the dwelling is limited to a person employed or last employed locally in agriculture as defined in Section 290 (1) of the Town and Country Planning Act, 1971, or in forestry or a dependent of such a person residing with him.

(2) Detailed plans of a rural type dwelling shall be submitted to and approved by, the Local Planning Authority before any development commences and such detailed plans shall show the siting, design, external finishes and appearance of the buildings, foul and surface water drainage arrangements, the means of enclosure thereof and the means of access thereto.

(3) The proposed dwelling shall be located within the site edged in red on the approved plan, sited 60 feet from the cottage adjacent to the southern boundary of the site.

(4) All proposed buildings shall be set back in or behind a building line of 25 feet measured from the boundary of the adjoining Class III Road.

(5) The vehicular access to the site shall have its gates set back 16 feet from the Highway boundary with 45° angle visibility splay at the entrance and a reversing bay within the curtilage of the property.

(6) Provision shall be made within the site curtilage for at least one garage or car parking space plus one extra car parking space.

(7) No trees over 4" diameter bole shall be felled without the prior consent of the Local Planning Authority.

(8) No trees or hedgerows around the perimeter of the site shall be topped, lopped or cut without the prior consent of the Local Planning Authority.

(9) A tree and shrub planting scheme shall be submitted to and approved by the Local Planning Authority before any development takes place on the site.

(10) Statutory Provision - Section 42 (4)

Reasons:- (1) To ensure that the occupant of the dwelling is a bona-fide agricultural worker.
(2) The present application is in outline only and further details are reserved for later submission.
(3) To ensure compliance with the submitted and approved plan.
(4,5,6) To safeguard highway interests.
(7,8 & 9) To safeguard landscape and amenity interests.

To comply with the requirements of Section 42, Town and Country Planning Act 1971.

COUNTY HALL, DATED 28 NOV 1973 8 NOV 1973



APPENDIX 2: Outline Planning Application (February 1973)

ad the accompanying notes before completing any part of this form

APPLICATION FOR PERMISSION TO DEVELOP LAND ETC. FEB 1973

Town and Country Planning Act 1971

Three completed copies of this form and plans must be submitted to **Magor and Saint Mellons Rural District Council** District Council

RECEIVED
MAGOR & ST. MELLONS R.D.C.
ENGINEER'S DEPT.

For office use only
Ref. **2024**
Date received

M.C.C.X1371

PART 1—to be completed by or on behalf of all applicants as far as applicable to the particular development.

1. Applicant (in block capitals)	Agent (if any) to whom correspondence should be sent (in block capitals)
Name EDWARD HENRY ROSSER Address CATSASH FARM LANGSTONE, NEWPORT, MON. Tel. No. Llanwrn 2434	Name NEWLAND, HUNT & THOMAS, PAREY Address 24 STOW HILL, NEWPORT, MON. Tel. No. Newport 53777

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates and site area (if known) **Part of the Orchard of Catsash Farm. Approximately a quarter of an acre.**

(b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used **The erection of a dwelling for a Farm Worker**

(c) State whether applicant owns or controls any adjoining land and if so, give its location **The adjoining Farm which extends to approximately 250 acres.**

(d) State whether the proposal involves:—

	vehicular	pedestrian	State Yes or No	
(i) New building(s)			☒ Yes	If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.
(ii) Alteration or extension			☒ No	
(iii) Change of use			☒ Yes	
(iv) Construction of a) new access to a) highway)			☒ Yes	
(v) Alteration of an) existing access) to a highway)			☒ No	

3. Particulars of Application (see note 3)

(a) State whether this application is for:—

	State Yes or No	
(i) Outline planning permission	☒ Yes	If yes, delete any of the following which are not reserved for subsequent approval 1 sitting 3 external appearance 2 design 4 means of access
(ii) Full planning permission	☒ No	
(iii) Approval of reserved matters following the grant of outline permission	☒ No	If yes, state the date and number of outline permission Date Number
(iv) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	☒ No	If yes, state the date and number of previous permission and identify the particular condition (see note 3d). Date Number The condition



PLANNING APPLICATION FORM, PART 2

Application No. _____
(For Official Use Only)

Additional information required in respect of Applications for Industrial, Office, Warehousing, Storage or Shops

(Those questions relevant to the proposed development to be answered)

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.	/				
2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development.					
3. Is the proposal related to an existing use on or near the site? If so, please explain the relationship.				State Yes or No 	
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.				State Yes or No 	
5.					
(a) What is the total floor space of all buildings to which the application relates?				Existing (if any) (a) m ² /sq. ft.	Proposed new floor space m ² /sq. ft.
(b) What is the amount of industrial floor space included in the above figure?				(b) m ² /sq. ft.	m ² /sq. ft.
(c) What is the amount of office floor space?				(c) m ² /sq. ft.	m ² /sq. ft.
(d) What is the amount of floor space for retail trading?				(d) m ² /sq. ft.	m ² /sq. ft.
(e) What is the amount of floor space for storage?				(e) m ² /sq. ft.	m ² /sq. ft.
(f) What is the amount of floor space for warehousing?	(f) m ² /sq. ft.	m ² /sq. ft.			
6. (i) How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed? (ii) If you have existing premises on the site, how many of the employees will be new staff? (iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.	(a) Office (i) (ii)	(b) Industrial	(c) Other staff		
7. In the case of industrial development is the application accompanied by an industrial development certificate? If "No" state why a certificate is not required.	State Yes or No 				
8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	/				
9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work).					
10. What is the nature volume and proposed means of disposal of any trade effluents or trade refuse?	/				
11. Will the proposed use involve the use or storage of any of the materials of type and quantity mentioned in note 12? If "Yes" state materials and approximate quantities.				State Yes or No 	

- 3 -



4. Particulars of Present and Previous Use of Buildings or Land

State (i) Orchard

(ii)

5. Additional Information

(a) Is the application for industrial, office, warehousing, storage or shopping purposes? (See note 5)

State Yes or No No If yes, complete Part 2 of this form

(b) Does the proposed development involve the felling of any trees?

State Yes or No No If yes, indicate positions on plan

(c) (i) How will surface water be disposed of? (ii) To drains serving adjoining properties

(ii) To mains sewer

6. Plans

List of drawings and plans submitted with the application

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc should be clearly shown on the submitted plans, unless the application is in outline only

I/We hereby apply for

* (a) planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith.

OR ~~(b) planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described on this application and the accompanying plans.~~

OR ~~(c) approval of details of such matters as were reserved in the outline permission specified herein and are described in this application and the accompanying plans.~~

*Delete whichever is not applicable

Date 23rd February, 1973

Signed H.E. Rosser Esq.

On behalf of

(insert applicants name if signed by an agent)

Note An appropriate certificate must accompany this application unless you are seeking approval to reserved matters—see Note 10. The following certificate will be appropriate if you are the owner or have a tenancy of all the land. Only one copy need be completed.

Certificate under Section 27 of the Town and Country Planning Act 1971

Certificate A* I hereby certify that:—

1. I am *the estate owner in respect of the fee simple of every part of the land to which the accompanying application relates.

2. The applicant is entitled to a tenancy

3. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

4. I have *given the requisite notice to every person other than myself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:—

Name of Tenant Address Date of service of notice

Signed H.E. Rosser Esq.

*On behalf of

Date 23rd February, 1973

*Delete where inappropriate



APPENDIX 3: Outline Planning Decision (November 8, 1973)

NOTE: The attention of the applicant is drawn to the necessity for strict adherence to details of plans approved in connection with his application and for complete compliance with any conditions attached to consent. Failure in this respect will render the applicant liable to legal proceedings, to secure enforcement of these requirements.

W. C. C. X538

FORM D.C.14.

UR PROPERTY

Application No. 3024

Town and Country Planning Act 1971
Town and Country Planning General Development Orders 1963 to 1969.

OUTLINE PLANNING PERMISSION

To E. H. Rosser, Esq.,
Catsash Farm,
Langstone.
Per:- Newland, Hunt & Thomas Parry,
2 1/2, Stow Hill,
Newport,
Mon.

In pursuance of its powers under the above-mentioned Acts and Orders, the MONMOUTH COUNTY COUNCIL (hereinafter called "the Council") as Local Planning Authority hereby permits the occupation of the dwelling on the site for dwelling for farmworker, Part of Orchard, Catsash

in accordance with the plans and outline application submitted to the Council on subject to the conditions specified hereunder:-

(1) The occupation of the dwelling is limited to a person employed or last employed locally in agriculture as defined in Section 290 (1) of the Town and Country Planning Act, 1971, or in forestry or a dependant of such a person residing with him.

(2) Detailed plans of a Rural type dwelling shall be submitted to and approved by, the Local Planning Authority before any development commences and such detailed plans shall show the siting, design, external finishes and appearance of the buildings, foul and surface water drainage arrangements, the means of enclosure thereof and the means of access thereto.

(3) The proposed dwelling shall be located within the site edged in red on the approved plan, sited 60 feet from the cottage adjacent to the southern boundary of the site.

(4) All proposed buildings shall be set back on or behind a building line of 25 feet measured from the boundary of the adjoining Class III Road.

(5) The vehicular access to the site shall have its gates set back 16 feet from the Highway boundary with 45° angle visibility splays at the entrance and a reversing bay within the curtilage of the property.

(6) Provision shall be made within the site curtilage for at least one garage or car parking space plus one extra car parking space.

(7) No trees over 4" diameter bole shall be felled without the prior consent of the Local Planning Authority.

(8) No trees or hedgerows around the perimeter of the site shall be topped, lopped or cut without the prior consent of the Local Planning Authority.

(9) A tree and shrub planting scheme shall be submitted to and approved by the Local Planning Authority before any development takes place on the site.

(10) Statutory Provision - Section 42 (4)

Reasons:- (1) To ensure that the occupant of the dwelling is a "bona-fide" agricultural worker.
(2) The present application is in outline only and further details are reserved for later submission.
(3) To ensure compliance with the submitted and approved plan.
(4,5,6) To safeguard highway interests.
(7,8 & 9) To safeguard landscape and amenity interests.

(10) To comply with the requirements of Section 42, Town and Country Planning Act 1971.

COUNTY HALL.

DATED 8 NOV 1973



NOTE: The attention of the applicant is drawn to the necessity for strict adherence to details of plans approved in connection with his application and for complete compliance with any conditions attached to consent. Failure in this respect will render the applicant liable to legal proceedings to secure enforcement of these requirements.

M.C.C. X536

FORM D.C.14.

OUR PROPERTY

Application No. 2024

Town and Country Planning Act 1971
Town and Country Planning General Development Orders 1963 to 1969.

OUTLINE PLANNING PERMISSION

To E. H. Rosser, Esq.,
Catsash Farm,
Langstone.
Per:- Newland, Hunt & Thomas Parry,
24, Stow Hill,
Newport,
Mon.

In pursuance of its powers under the above-mentioned Acts and Orders, the MONMOUTHSHIRE COUNTY COUNCIL (hereinafter called "the Council") as Local Planning Authority hereby permits:-
Site for dwelling for farmworker, Part of Orchard, Catsash Farm, Langstone.

in accordance with the plans and outline application submitted to the Council on 23.2. 1973.
subject to the conditions specified hereunder:-

As attached schedule

The above reserved matters shall be submitted for approval not later than the expiration of 1 year beginning with the date of the grant of outline planning permission; and the development to which the permission relates must be begun not later than whichever is the later of the following dates:-

(i) The expiration of 2 years from the date of the grant of outline planning permission; or

(ii) The expiration of 1 year from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

As attached schedule

(10) To comply with the requirements of Section 42, Town and Country Planning Act 1971.

COUNTY HALL,
DATED 8 NOV 1973



NOTES

1. If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Wales in accordance with section 36 of the Town and Country Planning Act, 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Office, Summit House, Windsor Place, Cardiff). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act, 1965 and section 23 of the Industrial Development Act, 1966).
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Wales, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.
4. Further correspondence regarding this application should bear the reference number quoted in the top right-hand corner of this form.
5. THIS IS A PLANNING CONSENT ONLY, AND IT MAY BE NECESSARY TO OBTAIN PERMISSION UNDER THE BUILDING REGULATIONS OR UNDER OTHER LEGISLATION BEFORE THE PARTICULAR DEVELOPMENT IS CARRIED OUT. IN PARTICULAR, IF IT IS DESIRED TO OBTAIN AN IMPROVEMENT GRANT UNDER THE HOUSING ACTS, 1958 to 1969 AN APPLICATION MUST BE MADE TO THE LOCAL AUTHORITY, AND THEIR APPROVAL OBTAINED BEFORE THE WORK IS COMMENCED.
6. The Applicant is reminded that the grant of planning permission does not entitle him to obstruct a right of way. If it is necessary to stop-up or divert a right of way in order to enable the development to be carried out, he should on receipt of the planning permission, apply without delay to the Secretary of State for Wales, Welsh Office (Roads Division), Graham Buildings, Newport Road, Cardiff, for an order under section 209 of the Town and Country Planning Act, 1971; development should not be started until the decision of the Secretary of State has been taken on the application.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE OF THIS FORM



Appendix 4: Email Correspondence between Applicant and Newport City Council Planning Archives

 Outlook

Fwd: Request for historic planning records – residential bungalow

From Dan Emms <safedotstyle@gmail.com>
Date Sun 26/07/2026 12:49
To Hazel Nash <Hazel.nash@acorus.co.uk>



Neutral (From: safedotstyle@gmail.com, External)

 solve
IT

[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

Here is the reply from newport council

Regards,

Dan

----- Forwarded message -----

From: **Morgan, Diane (Development Services Technical Support Manager)** <Diane.morgan@newport.gov.uk>
Date: Tue, Feb 24, 2026 at 12:44
Subject: RE: FW: Request for historic planning records – residential bungalow
To: Dan Emms <safedotstyle@gmail.com>

Good afternoon Dan,

An officer has reviewed your property against our records and confirmed that we hold no planning applications or enforcement history relating to your address.

Additionally, I can confirm that we do not have any information for your property dating back to the early 1970s. Council boundaries changed in 1974, and not all records were transferred from the former Parish Councils to us. As a result, the information we received was very limited and, unfortunately, did not include anything relating to your property.

To confirm, there is no charge for this information.

Kind regards,

Diane

From: Dan Emms <safedotstyle@gmail.com>

Sent: 23 February 2026 13:34

To: Morgan, Diane (Development Services Technical Support Manager) <Diane.morgan@newport.gov.uk>

Subject: Re: FW: Request for historic planning records – residential bungalow

Yes, I confirm.

On Mon, Feb 23, 2026 at 13:21 Morgan, Diane (Development Services Technical Support Manager) <Diane.morgan@newport.gov.uk> wrote:

Helo Daniel,

Apologies , I can't find any other email from you confirming if you agree to pay fees, please accept my apologies if I'm missing information from you, please would you confirm.

Kind regards,



Diane

From: Dan Emms <safedotstyle@gmail.com>

Sent: 23 February 2026 10:14

To: Morgan, Diane (Development Services Technical Support Manager) <Diane.morgan@newport.gov.uk>

Subject: Re: FW: Request for historic planning records – residential bungalow

Hi,

Are there any updates?

Regards,

Dan

On Mon, Feb 9, 2026 at 14:25 Morgan, Diane (Development Services Technical Support Manager) <Diane.morgan@newport.gov.uk> wrote:

Good afternoon Daniel,

Thank you for your email.

Please note that the Council applies a charge for researching historical records. You will find the relevant schedule attached.



Diane

From: Dan Emms <safedotstyle@gmail.com>

Sent: 23 February 2026 10:14

To: Morgan, Diane (Development Services Technical Support Manager) <Diane.morgan@newport.gov.uk>

Subject: Re: FW: Request for historic planning records – residential bungalow

Hi,

Are there any updates?

Regards,

Dan

On Mon, Feb 9, 2026 at 14:25 Morgan, Diane (Development Services Technical Support Manager) <Diane.morgan@newport.gov.uk> wrote:

Good afternoon Daniel,

Thank you for your email.

Please note that the Council applies a charge for researching historical records. You will find the relevant schedule attached.



Newport

NP181JQ

I am currently reviewing the historic planning records relating to the property and would be grateful if you could confirm what documentation is held on file.

In particular, I am seeking copies of:

- the original planning permission and decision notice relating to the dwelling (circa early 1970s),
- any subsequent approvals (such as reserved matters),
- any later variations of conditions or planning permissions,
- and confirmation of whether any enforcement notices or related planning history exist.

If any of the above records are archived or not available online, I would appreciate guidance on how they may be accessed.

Thank you for your assistance.

Kind regards,

Daniel Emms

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

The Council welcomes correspondence in English or Welsh or both, and will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

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Mae'r e-bost hwn yn cynnwys gwybodaeth y bwriedir ar gyfer y derbynnydd yn unig a gall fod yn gyfrinachol, yn destun ragorffaint gyfreithiol neu broffesiynol, neu fel arall wedi'i diogelu rhag cael ei rhyddhau. Os nad chi yw derbynnydd bwriadedig y neges hon, a fydddechystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i <http://www.newport.gov.uk/ymwadiad>

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

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Mae'r e-bost hwn yn cynnwys gwybodaeth y bwriedir ar gyfer y derbynnydd yn unig a gall fod yn gyfrinachol, yn destun ragorffaint gyfreithiol neu broffesiynol, neu fel arall wedi'i diogelu rhag cael ei rhyddhau. Os nad chi yw derbynnydd bwriadedig y neges hon, a fydddechystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i <http://www.newport.gov.uk/ymwadiad>

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

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Mae'r e-bost hwn yn cynnwys gwybodaeth y bwriedir ar gyfer y derbynnydd yn unig a gall fod yn gyfrinachol, yn destun ragorffaint gyfreithiol neu broffesiynol, neu fel arall wedi'i diogelu rhag cael ei rhyddhau. Os nad chi yw derbynnydd bwriadedig y neges hon, a fydddech cystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

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Appendix 5: Email Correspondence between Applicant and Monmouthshire County Council

 Outlook

Fwd: Planning records request

From Dan Emms <safedotstyle@gmail.com>
Date Sun 26/07/2026 12:50
To Hazel Nash <Hazel.nash@acorus.co.uk>



Neutral (From: safedotstyle@gmail.com, External)

[solve](#)
[IT](#)

[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

----- Forwarded message -----

From: MCC - Planning <Planning@monmouthshire.gov.uk>
Date: Wed, Jun 24, 2026 at 13:39
Subject: RE: Planning records request
To: Dan Emms <safedotstyle@gmail.com>

Good Afternoon Dan

I have checked and it is not Monmouthshire County Council but Newport County Council . I would advise going back to them or you could try contact Gwent Archives to see if tghey have anything.

Hope this helps

Rachel

Cofion gorau/Kind regards,

Rachel Rabbitt

Planning Support Services Officer | Swyddog Gwasanaethau Cymorth Cynllunio

E-mail | E-bost: RachelRabbitt@monmouthshire.gov.uk

Tel / ffôn: 01633 644525

Website | Gwefan: www.monmouthshire.gov.uk/planning

Development Management, Heritage and Enforcement:



M.C.C., County Hall, The Rhadry, Usk, Monmouthshire NP15 1GA.

Mae'r Gwasanaeth Cynllunio yn gweithredu o bell a does dim aelod penodol o'r tîm ar gael yn Neuadd y Sir. Mae pobl sy'n gweithio o fewn y Gwasanaeth Cynllunio ar gael yn llawn dros y ffôn, drwy'r e-bost neu drwy gyfathrebu electronig.

Os na fyddwn yn ymateb yn syth, byddwch yn amyneddgar - byddwn yn dychwelyd atoch cyn gynted ag y gallwn.

Rydym yn croesawu cyfathrebu electronig, gan gynnwys i gyflwyno ceisiadau cynllunio.

Bydd unrhyw wybodaeth bersonol a ddatgelir i ni yn cael ei phrosesu yn unol â'n Polisi Preifatrwydd [Hysbysiad Preifatrwydd](#)

Mae gwybodaeth ddefnyddiol ar gael yma: [Public-and-Reception-2022.pdf](#) ([monmouthshire.gov.uk](#)).

The Planning Service is operating remotely and there is no dedicated member of the team available at County Hall. People working within the Planning Service are fully available via the telephone, email or electronic communication.

If we do not respond straight away please be patient - we will get back to you as soon as we can.

We welcome electronic communication, including the submission of planning applications.

Any personal information disclosed to us will be processed in accordance with our [Privacy Notice](#)

Useful information can be found here: [Public-and-Reception-2022.pdf](#) ([monmouthshire.gov.uk](#)).



From: Dan Emms <safedotstyle@gmail.com>
Sent: 24 June 2026 08:22
To: MCC - Planning <Planning@monmouthshire.gov.uk>
Subject: Re: Planning records request

Dear Gareth,

Thank you for your reply.

I appreciate that the property is not within the present-day Monmouthshire County Council area.

My enquiry relates to a planning permission from 1973 which refers to Monmouthshire, prior to the local government boundary changes in 1974. Newport City Council has advised that they do not hold planning records for my property from that period.

I was therefore wondering whether Monmouthshire County Council, or any archive service associated with former Monmouthshire planning records, might hold historic files, planning registers, decision notices or related records from the early 1970s.

I would be grateful if you could advise whether any such archives exist, even if they are held by another organisation.

Kind regards,

Dan

On Tue, Jun 23, 2026 at 11:29 MCC - Planning <Planning@monmouthshire.gov.uk> wrote:

Good morning,

This property is not within Monmouthshire. I suggest that you forward your request onto Newport City Council - planning@newport.gov.uk

Regards,

Gareth

Gareth Plumb
Planning Support Services Officer

Monmouthshire County Council/Cyngor Sir Fynwy

Tel/ffon: 01633 644819



Email/ebost: garethplumb@monmouthshire.gov.uk

Website/gwefan: www.monmouthshire.gov.uk/planning

Development Management, Conservation & Enforcement: County Hall, Rhadyr, Usk, Monmouthshire, NP15 1GA

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The Planning Service is operating remotely and there is no dedicated member of the team available at County Hall. People working within the Planning Service are fully available via the telephone, email or electronic communication. If we do not respond straight away please be patient - we will get back to you as soon as we can.

We welcome electronic communication, including the submission of planning applications.

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Useful information can be found here: [Public-and-Reception-2022.pdf \(monmouthshire.gov.uk\)](#)

From: Dan Emms <safedotstyle@gmail.com>
Sent: 23 June 2026 10:20
To: MCC - Planning <planning@monmouthshire.gov.uk>
Subject: Planning records request

Dear Planning Records Team,

I am the owner of a residential bungalow at Catsash Bungalow

Old Roman rd

Newport

NP181JQ

I am currently reviewing the historic planning records relating to the property and would be grateful if you could confirm what documentation is held on file.

In particular, I am seeking copies of:



- the original planning permission and decision notice relating to the dwelling (circa early 1970s),
- any subsequent approvals (such as reserved matters),
- any later variations of conditions or planning permissions,
- and confirmation of whether any enforcement notices or related planning history exist.

If any of the above records are archived or not available online, I would appreciate guidance on how they may be accessed.

Thank you for your assistance.

Kind regards,

Daniel Emms

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac wedi'u bwriadu at ddefnydd yr unigolyn neu'r endid y maent wedi'u cyfeirio ato yn unig. Gall gynnwys gwybodaeth freintiedig a chyfrinachol ac os nad chi yw'r derbynnydd arfaethedig, ni ddylech ei chopio, ei dosbarthu na chymryd unrhyw gamau pellach o ran y wybodaeth. Os ydych wedi derbyn yr e-bost hwn mewn camgymeriad, rhowch wybod i ni cyn gynted â phosibl drwy ffonio 01633 644644.

Mae'r e-bost hwn wedi cael ei sganio â firws gan Microsoft Exchange Online Protection. Mae'r Cyngor yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg neu'r ddwy iaith, a bydd yn ymateb i chi yn unol â'ch dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

Dyma ein [Hysbysiad Preifatrwydd](#). Am wybodaeth preifatrwydd am ein gwefan, ewch i'n [Hysbysiad Preifatrwydd Gwefan a Chwcris](#).

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Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac wedi'u bwriadu at ddefnydd yr unigolyn neu'r endid y maent wedi'u cyfeirio ato yn unig. Gall gynnwys gwybodaeth freintiedig a chyfrinachol ac os nad chi yw'r derbynnydd arfaethedig, ni ddylech ei chopio, ei dosbarthu na chymryd unrhyw gamau pellach o ran y wybodaeth. Os ydych wedi derbyn yr e-bost hwn mewn camgymeriad, rhowch wybod i ni cyn gynted â phosibl drwy ffonio 01633 644644.

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Appendix 6: Email Correspondence between Applicant and Gwent Archives

 Outlook

Latest records find.

From: Dan Emms <safedotstyle@gmail.com>
Date: Thu 02/07/2026 15:36
To: Hazel Nash <Hazel.nash@acorus.co.uk>

1 attachment (117 KB)
PhotographyOrderFormvFinal-English.docx

 Neutral (From: safedotstyle@gmail.com, External)

solve
IT

[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

Hi,

Please see below the latest update.

Regards,

Dan

----- Forwarded message -----

From: **GA - Enquiries** <Enquiries@gwentarchives.gov.uk>
Date: Thu, Jul 2, 2026 at 15:16
Subject: RE: Planning records dan emms
To: Dan Emms <safedotstyle@gmail.com>

Dear Dan Emms,



Thank you very much for your payment.

I have now carried out the research which you instructed Gwent Archives to undertake on your behalf.

I firstly searched the minute book we discussed (C/PEM/M/4) but there was no mention of the application you are interested in. This is because that record was used for recording applications which were refused, appeals and withdrawn applications.

I then searched the record containing the schedule of applications (C/PEM/C/13) as this was the volume which contained the year 1973. I searched each page of this document to ensure complete coverage of that year. As I am going on leave for two weeks tomorrow, I needed to make sure that this task was completed so, on this occasion even though the task took considerably longer than 1 hour, I have not contacted you for further payment, but please be assured that all the work you requested has been carried out.

I found three entries for an application from E.H. Rosser. The first is dated 23/02/1973 as you suggested.

District , No. and Date: Magor and St Mellons Rural district Council, 2024, 23.2.73

Name and Address of Applicant: E.H.Rosser, Catsash Farm, Langstone. Pers.- Newland, Hunt and Thomas Parry, 24 Stow Hill, Newport

Nature and Situation of Development: Site for dwelling for farmworker, part of orchard, Catsash Farm, Langstone. (Owner) o.s Mon.XXIX – 11, S.T. 327 907

Decision: Approved Conditionally.

There is no more information with regards to what the conditions were.

The other two entries are slightly different and I am unsure if they are relating to your bungalow as they have different numbers and are referred to as conversion of farm buildings into agricultural workers flats. Permission for both of these was granted. They both have conditions printed on the page so it is too much to type out (I also don't think that this is what you are looking for.)

I have typed out all the information related to the first entry but if you still want digital copies, please fill out the form attached and pay £15:21 via this link <https://www.civicaepay.co.uk/TorfaenEstore/estore/default/Catalog/index?catalogueitemreference=F0001611&showSingleProduct=True&recurringOnly=False> -

If you want copies of all three entries, I am afraid the price increase to £30:38. I have informed my colleague who deals with photography that you may be ordering copies. Please make it clear if you want a copy of just the first entry or all three on the form by writing the reference C/PEM/C/13 and just first entry or all entries where it asks for page number.

I hope this is helpful. I think my colleague who you have spoken to previously has informed you that we do not have any further records which could be searched because of the change to Gwent County Council in 1974.

Best wishes,

Corinne Lewis

Corinne Lewis



Archivist / Archifydd

Gwent Archives / Archifau Gwent

General Offices / Swyddfeydd Cyffredinol

Steelworks Road / Heol Gwaith Dur

Ebbw Vale / Glyn Ebwy

NP23 6AA

Phone / Ffôn: 01495 766261

Email / Ebost: enquiries@gwentarchives.gov.uk

www.gwentarchives.gov.uk www.archifaugwent.gov.uk



Rydym yn croesawu gohebiaeth yn Gymraeg a Saesneg. Cewch ateb Cymraeg i bob gohebiaeth yn Gymraeg ac ni fydd yn arwain i unrhyw oedi.

We welcome correspondence in Welsh and English. Correspondence received in Welsh will be answered in Welsh and will not lead to delay.



From: Dan Emms <safedotstyle@gmail.com>
Sent: 30 June 2026 15:57
To: GA - Enquiries <Enquiries@gwentarchives.gov.uk>
Subject: Re: Planning records dan emms

Dear Corinne

Thank you for your email.

I have now paid the research fee. The payment system would not allow me to enter the amount with the decimal, so I paid **£38.00** instead of **£37.93**.

I am happy for you to search the documents you listed.

The property is now known as **Catsash Bungalow, Catsash, Langstone, Newport, NP18 1JQ**.

Before the bungalow was built, I understand the site formed **part of the orchard at Catsash Farm**.

The planning application was made in **1973** by **Edward Henry Rosser of Catsash Farm**.

I believe the following dates may be relevant to your search:

- 23 February 1973
- 28 February 1973
- 8 November 1973
- 12 November 1973

However, I would be grateful if you could search all of **1973**, as there may be earlier or later related records.

I am particularly interested in any committee minutes, reports or other records relating to the planning application, including any references to reserved matters, subsequent approvals or amendments.

If there is anything else that would help identify the application during your search, please let me know.



I would also like digital copies of this.

Kind regards,

Dan Emms

On Tue, Jun 30, 2026 at 13:52 GA - Enquiries <Enquiries@gwentarchives.gov.uk> wrote:

Dear Dan Emms,

As discussed on the telephone please find below a payment link. The cost for 1 hour of research is £37.93. Once we have received payment, the work will be allocated to a member of staff who will have 10 working days to carry out the work and reply to you. As I explained on the telephone, the documents searched will be

- C/PEM/C/13 Schedule of Applications to East Monmouthshire Area Planning Sub-Committee
- C/PEM/M/4 Minutes of East Monmouthshire Area Planning Sub-Committee

Both of these documents cover the year 1973 as you have suggested that the dates 8th and 12th November 1973 will be relevant. All dates for 1973 will be searched however, as I would expect planning correspondence to stretch over quite a long period. However, as discussed we may not find anything helpful at all.

When an hour of research has been completed a member of staff will notify you of any findings. Perhaps that has been enough time to search both documents but if not you will be able to decide at that point if you would like to pay for a further hour or if the information gathered at that point is all you need.



You mentioned that you would like digital copies of any information found. When staff know how many pages contain relevant information for you, it will then be possible to calculate a cost which will be payable using a different online link, which will be sent to you. We will also need to send a photography order form for you to fill in and return.

Please send us another email at the time of payment to confirm that you are happy with the documents to be searched and supplying any further details such as exactly what you wish to find out and also if you know what the land was known as before building commenced, if it was a field etc. Any additional information you may be able to provide could prove to be useful in our search as it may help us to look out for and confirm that we have found information which is related to your property. Your actual address may not feature in the records as sometimes planning applications may have vague information such as "land at Well Street" for example. It would also be very helpful if you know the name of the person who submitted the planning application to build your property.

Please find the payment link for the research below

<https://www.civicaepay.co.uk/TorfaenEstore/estore/default/Catalog/index?catalogueitemreference=E0001644&showSingleProduct=True&recurringOnly=False>

Best wishes,

Corinne Lewis

Corinne Lewis

Archivist / Archifydd

Gwent Archives / Archifau Gwent

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Steelworks Road / Heol Gwaith Dur

Ebbw Vale / Glyn Ebwy

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Rydym yn croesawu gohebiaeth yn Gymraeg a Saesneg. Cewch ateb Cymraeg i bob gohebiaeth yn Gymraeg ac ni fydd yn arwain i unrhyw oedi.

We welcome correspondence in Welsh and English. Correspondence received in Welsh will be answered in Welsh and will not lead to delay.



From: Dan Emms <safedotstyle@gmail.com>
Sent: 30 June 2026 11:32
To: GA - Enquiries <Enquiries@gwentarchives.gov.uk>
Subject: Re: Planning records dan emms

Hi,

I would really like to see these documents.

Thank you so much for your swift reponce in this matter.

Also how quickly can I view them?

Kind Regards,

Dan Emms

On Tue, Jun 30, 2026 at 11:24 GA - Enquiries <Enquiries@gwentarchives.gov.uk> wrote:

Dear Dan Emms,



Thank you for your email dated 25th June.

We have now checked our records and we have located two items which may be useful for you.

C/PEM/C/13, minutes of East Monmouthshire Area Planning Sub-Committee, Schedules of Applications and C/PEM/M/4, minutes of East Monmouthshire Area Planning Sub-Committee.

If you would like to visit to view these documents please email us to let us know. All the details you will need for visiting can be found on our website [Visiting Us](#) / [Gwent Archives](#)

Best wishes,

Corinne Lewis

Corinne Lewis

Archivist / Archifydd

Gwent Archives / Archifau Gwent

General Offices / Swyddfeydd Cyffredinol

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Rydym yn croesawu gohebiaeth yn Gymraeg a Saesneg. Cewch ateb Cymraeg i bob gohebiaeth yn Gymraeg ac ni fydd yn arwain i unrhyw oedi.

We welcome correspondence in Welsh and English. Correspondence received in Welsh will be answered in Welsh and will not lead to delay.

From: Dan Emms <safedotstyle@gmail.com>

Sent: 25 June 2026 14:46

To: GA - Enquiries <enquiries@gwentarchives.gov.uk>

Subject: Planning records dan emms



hi,

My address is

Catsash Bungalow

Catsash

Newport

NP18 1Jq

Any planning records in 1973

Regards

Dan Emms



APPENDIX 7: Gwent Archives Planning Records

<u>DECISIONS ISSUED</u>			
District No. & Date	Name and Address of Applicant or Agent	Nature and Situation of Development	Decision
Magor and St. Mellons Rural 2024 23.2.73	E. H. Rosser, Esq., Catsash Farm, Langstone. Per:- Newland, Hunt & Thomas Parry, 24, Stow Hill, Newport, Mon.	Site for dwelling for farmworker, Part of Orchard, Catsash Farm, Langstone. (Owner) O.S. Mon XXIX - 11 S.T. 372 907	<u>Approved Conditionally</u>
" 2112 14.9.73	Mrs. L. E. & Miss J. F. Holmes 6, Park End, Langstone, Mon.	Erection of a private dwelling within the curtilage of 6, Park End, Langstone. (Owner) O.S. Mon XXIX - 11 S. T. 373 899	<u>Refused:-</u>
" 2100 16.8.73	Mrs. G. M. Collingbourne, Collistar House, Malthouse Lane, Llantarnam, Cwmbran, Mon. Per:- Davies & Sons, 25, Bridge Street, Newport, Mon.	Site for dwelling on Parcel No: 9532 adjacent to M. 4 Motorway, Llanmartin. (Owner) O.S. Mon XXIX - 15 S.T. 389 892	<u>Refused:-</u>
" 2108 6.9.73	R. W. Cole, Esq., Pill Cottage, Newport, Mon.	Alterations and extensions to Pill Cottage, Magor. (Owner) O.S. Mon. XXXV - 5 S.T. 433 854	<u>Approved Conditionally:-</u>
" 2119 21.9.73	A. G.K. Williams, Esq., Little Whitebrook, Llanvaches, Mon.	Extension to dwelling house at Little Whitebrook, Llanvaches, Mon. (Owner) O.S. Mon XXX - 1 S.T. 419 927	<u>Approved Conditionally:-</u>
" 2124 1.10.73	M. G. Pollard, Esq., 21, Park End, Langstone, Newport, Mon. Per:- T. S. Tracings, 157, Caerleon Road, Newport, Mon.	Proposed rear extension to dwelling house at 21, Park End, Langstone, Newport. (Owner) O.S. Mon XXIX - 11 S.T. 373 900	<u>Approved Conditionally:-</u>



APPENDIX 8: Aerial Imagery of Catsash Bungalow 2001-2025 (GoogleEarth)



(i) Aerial image of Catsash Bungalow (GoogleEarth, December 2001)



(ii) Aerial image of Catsash Bungalow (GoogleEarth, June 2004)



(iii) Aerial image of Catsash Bungalow (GoogleEarth, September 2006)



(iv) Aerial image of Catsash Bungalow (GoogleEarth, December 2009)



(v) Aerial image of Catsash Bungalow (GoogleEarth, December 2010)



(vi) Aerial image of Catsash Bungalow (GoogleEarth, March 2013)



(vii) Aerial image of Catsash Bungalow (GoogleEarth, September 2014)



(viii) Aerial image of Catsash Bungalow (GoogleEarth, August 2016)



(ix) Aerial image of Catsash Bungalow (GoogleEarth, April 2018)



(x) Aerial image of Catsash Bungalow (GoogleEarth, April 2020)



(xi) Aerial image of Catsash Bungalow (GoogleEarth, November 2021)



(xii) Aerial image of Catsash Bungalow (GoogleEarth, March 2025)



APPENDIX 9: Council Tax Banding (Valuations Agency Office 1993-present)

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Previous Council Tax bands for
**CATSASH BUNGALOW, LANGSTONE,
NEWPORT, NP18 1JQ**

Council Tax band	With effect from
E	1 April 1993
E	1 April 1993

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(i) Screenshot of Previous Council Tax Band Records for Catsash Bungalow (Valuations Agency Office, July 2026)



GOV.UK

Check and challenge your Council Tax band ENG | CYM

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Property information for
**CATSASH BUNGALOW, LANGSTONE,
NEWPORT, NP18 1JQ**

Local Authority	Newport
Local authority reference number	010112034X190008
Council Tax band	F
Improvement indicator	No
With effect from	1 April 2005
Mixed-use property	Yes
Court code	None

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[Print this page](#)

Challenge this Council Tax band

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(ii) Screenshot of Council Tax Band Records for Catsash Bungalow from April 1, 2005 (Valuations Agency Office, July 2026)



APPENDIX 10: Statutory Declaration- Mr Daniel Emms



acorus planning & design

Addlepool Business Centre
Woodbury Road
Clyst St. George
Exeter
EX3 0NR

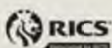
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