

Delegated Decision Report

Application No:	25/0956	Statutory Period Expires:	7th April 2026
------------------------	----------------	----------------------------------	----------------------------------

Site:	Somerton Park Garage Cromwell Road Newport NP19 0HT		
Proposal:	SHOP FRONT REDECORATION AND REPLACEMENT REFRIGERATION PLANT WITH CANOPY		
Applicant:	Co-op		
Type:	Full	Ward:	Liswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site consists of a Co-op store located at the junction of Cromwell Road and Somerton Lane within the Liswerry ward. The surrounding area is predominantly urban and mainly residential, with some commercial uses present. The property is bordered by a hand car wash facility to the south and residential properties to the north.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the redecoration of the property's shopfront. Externally, the frontage will be updated with the existing front canopy, front cladding, front entrance doors, front windows, side cladding and side windows all being repainted Traffic Grey Ral 7043.

3.2 Furthermore, the application seeks consent for the replacement of the existing refrigeration plant and chiller located on the south facing elevation of the property. The new units will be larger in scale, requiring the removal of an existing canopy. In addition, the enclosed area housing the refrigeration plant is to be extended by 3m into the site frontage, and the existing canopy would be extended by 3.7m in depth. Both the existing and proposed canopy extensions would be finished with a metal sheet roof.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
10/0552	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED CHANGE OF USE FROM MOTOR SALES TO A1	GRANTED
10/0801	PROPOSED EXTERNAL ALTERATIONS TO PROVIDE NEW SHOP FRONTAGE AND ENTRANCE CANOPY	GRANTED
11/0162	REPLACEMENT OF EXISTING ASBESTOS ROOF COVERING WITH ISOLATED PROFILE ROOF	GRANTED WITH CONDITIONS
11/1020	INSTALLATION OF NEW REFRIGERATION PLANT UNIT AND NEW ATM	GRANTED WITH CONDITIONS
11/1030	INSTALLATION OF 1NO. INTERNALLY ILLUMINATED FASCIA SIGN, 1NO. EXTERNALLY ILLUMINATED TOTEM SIGN	GRANTED WITH CONDITIONS
12/0083	1NO. FASCIA SIGN EXTERNALLY ILLUMINATED BY OVERHEAD TROUGH LIGHT	GRANTED
12/0128	INSTALLATION OF 2NO. PART PERFORATED LATH ROLLER SHUTTERS	GRANTED WITH CONDITIONS
12/0364	INSTALLATION OF 24 HOUR ATM CASH MACHINE	GRANTED

16/0696	NEW EXTERNAL COLD-ROOM, RELOCATED REFRIGERATION PLANT, NEW AC CONDENSER, NEW COVERED AREA AND CAR PARK ALTERATIONS	GRANTED CONDITIONS	WITH
---------	--	--------------------	------

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 8 - Flooding

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 Technical Advice Notes

- Technical advice note (TAN) 4: retail and commercial development
- Technical advice note (TAN) 15: development and flood risk (2004)

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1- Sustainability

SP3- Flood Risk

GP2- General Amenity

GP4- Highways and Accessibility

GP5- Natural Environment

GP6- Quality of Design

5.5 SUPPLEMENTARY PLANNING GUIDANCE

5.5.1 The 'Shopfront Design' Supplementary Planning Guidance (SPG) (Adopted January 2020) was relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales:

The planning application proposes less vulnerable development. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Sea), and the TAN 15 Defended Zone.

Given the scale and nature of the proposed development (and in the absence of a Flood Consequences Assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

6.2 Local Highways Authority:

Following receipt of further information, it is now understood that HGVs reverse from the road into the site. There is no provision for pedestrians within the site and the footway is crossed in reverse.

Notwithstanding the Coop's assessment, this represents an unacceptable risk for all highway users, especially pedestrians and cyclists and pedestrians/cyclists within the site.

We would question if this was ever permitted and object to it being the practice for the proposed store.

6.3 Environmental Health Officer:

Have reviewed the submitted Plant Noise Impact Assessment Report and I confirm I have no objections to the proposal because the noise levels from the proposed plant is not likely to have an adverse effect on the residents living closer to the premises.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 12.12.2026

7.1 No comments received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site comprises of a property located within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged.

8.2 Visual Amenity/ Character and Appearance:

8.2.1 The application relates to the redecoration of the shopfront on the principal elevation of the unit. The property occupies a prominent corner plot at the junction of Cromwell Road and Somerton Lane, making it highly visible within the public realm and influential on the visual amenity and character of the surrounding area. However, the proposed shopfront alterations are considered sympathetic to the existing unit and surrounding area. As a result, the proposed redecoration is considered to be acceptable and in keeping with the commercial character of the building and neighbouring units. The proposal also includes the replacement of a refrigeration plant and associated canopy on the southern side elevation. While these elements may be partially visible from the public realm, they are not considered to cause any additional harm to the visual amenity or character of the area. The development is therefore deemed to comply with the requirements of the Shopfront Design Supplementary Planning Guidance and Policy GP6 of the LDP.

8.3 Residential Amenity:

8.3.1 The Environmental Protection Team was consulted on the application and raised no objections to the proposal as the noise levels from the proposed plant are not likely to have an adverse effect on the residents living close to the premises. A plant specification and noise impact assessment report have been provided with the application. The proposals are in an area already used for servicing and plant. Whilst the yard is to be extended, the enlarged area does not extend closer to nearest residential properties. As a result, the proposed alterations to the commercial unit are considered to be acceptable avoiding any unacceptable impact in respect of outlook, overbearing or overlooking impact.

8.4 Highways:

8.4.1 The Local Highways Authority (LHA) was consulted on the application and raised concerns surrounding highway users. The main issues were HGVs reversing from the road into the site and the implications this will have on pedestrian safety. However, the site currently relies on the same servicing arrangement with delivery trucks reversing in off the highway. The expansion of the service/plant yard has no bearing on this arrangement and does not prejudice parking provision within the site either. The proposed arrangement may not be optimum but it is not demonstrably worse than the current situation and therefore the proposal is deemed acceptable.

8.5 **Flooding:**

8.5.1 The site is situated within Flood Zone 2 and 3 (sea), and the TAN 15 Defended Zone as defined by NRW's Flood Map for Planning. The applicant has not provided a flood consequences assessment to support the application. However, the application is of small scale and there are no additional hard surfaces to be created and therefore no altered impact on 3rd party land. As such NRW consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. Therefore, the proposed development would not increase the level of vulnerability of the use and is therefore considered to be acceptable.

8.6 **Biodiversity:**

8.6.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. In this case no enhancement has been proposed, therefore a condition requiring a biodiversity enhancement shall be attached to any consent requiring details to be submitted to and approved by the Local Planning Authority.

8.6.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance

9. **OTHER CONSIDERATIONS**

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to

carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 The proposed development is acceptable. It is considered sympathetic to the character and appearance of the host unit and would not cause unacceptable harm to residential amenity.

11. DECISION GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Proposed Plans and Elevations 8816.75-BOW-A1-01-DR-A-0002, Plant Layout (REV P1) (Version 1)300200529187-R5 rev A, Flood Risk Appraisal, Plant Noise Impact Assessment Report 93251, Proposed Vehicle Tracking 8816.75 (REV P1), Somerton Delivery Risk Assessment, Email from agent dated 10/02/2026
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The Replacement Refrigeration Plant shall accord with the 'Plant Noise Impact Assessment Report 93251' and specification contained on drawing 300200529187-R5 rev A hereby approved and shall be retained as approved for the lifetime of development
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected
3. Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and shall be retained thereafter.
Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Proposed Plans and Elevations 8816.75-BOW-A1-01-DR-A-0002, Plant Layout (REV A) (Version 1) 300200529187-R5.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, GP2, GP4, GP5 and GP6 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.