

Delegated Decision Report

Application No:	25/0902	Statutory Period Expires:	11th May 2026
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Site:	<i>Caxton Chambers 6 Caxton Place Newport NP20 4BN</i>		
Proposal:	<i>CHANGE OF USE OF GROUND FLOOR TO INCLUDE A1, A2, A3 B1 AND D1 AND THE FIRST FLOOR TO C3</i>		
Applicant:	<i>K Reuben</i>		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS SUBJECT TO S106 WITH DELEGATED POWERS AND DISCRETION TO REFUSE IN THE EVENT THAT THE AGREEMENT IS NOT SIGNED WITHIN THREE MONTHS OF THE COUNCIL'S RESOLUTION TO GRANT PLANNING PERMISSION		

1. BACKGROUND

- 1.1 The application has been submitted as a result of an ongoing enforcement investigation (ref. E25/0119) for using the first floor unit as a flat.

2. SITE LOCATION AND CONTEXT

- 2.1 The site concerns a two storey mid-terrace property which is currently vacant. Aerial footage shows that the unit was used as a bridal wear shop (A1) at ground floor and recruitment agency (A2) as first floor. The application site is located approximately 92m away from the Town Centre Conservation Area and is near 24 Bridge St, which is a listed building. The property is within the Town Centre Shopping Area and is located within an Archaeologically Sensitive Area. The area is generally characterised by both commercial and residential properties.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks consent for a change of use of the ground floor of 6 Caxton Place to allow greater flexibility in the use of the space. The application seeks a change from a commercial unit to any use falling within A1 retail, A2 Financial/professional services, A3 Food and drink, B1 business/offices and D1 Non-residential institutions. It is also proposed to change the use of the first floor to C3.
- 3.2 No external alterations are proposed as part of this application.

4. RELEVANT SITE HISTORY

- 4.1 None.

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 6 – Town Centre First

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 33 - National Growth Area – Cardiff, Newport and the Valleys

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.

4.1.35 New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities. As well as providing cycle parking near destinations and public transport interchanges, consideration must also be given to where people will leave their bike at home. Guidance on cycle parking is contained within the Active Travel Act Guidance. Planning authorities may alternatively wish to adopt locally specific minimum cycle parking standards and guidance.

4.1.38 Planning authorities must ensure the layout, density and mix of uses of new development support the use of public transport and maximises accessibility potential. In particular, higher densities and mixed-use development should be encouraged in areas highly accessible by public transport.

4.1.50 Car parking provision is a major influence on how people choose to travel and the pattern of development. Where and how cars are parked can in turn be a major factor in the quality of a place.

4.1.51 A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed.

4.3.1 Retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. They are highly accessible to different modes of transport and are the most sustainable locations for new development.

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

6.4.3 The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. Recognising that development needs to take place and some biodiversity may be impacted, the planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well-being.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species (not including non native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems.

5.3 HISTORIC ENVIRONMENT WALES ACT (2023)

5.4 TECHNICAL ADVICE NOTES

- 5.4.1 Technical Advice Note (TAN) 4: Retail and Commercial Development, Technical Advice Note (TAN) 5: Nature Conservation and Planning, Technical Advice Note (TAN) 11: Noise, ,

Technical Advice Note (TAN) 18: transport, Technical Advice Note, (TAN) 21: Waste, Technical advice note (TAN) 23: economic development and Technical Advice Note (TAN) 24: The Historic Environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.5.1 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE6 (Archaeology), CE7 (Conservation Areas), GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), H8 (Self Contained Accommodation and Houses in Multiple Occupation), SP1 (Sustainability), SP2 (Health), SP9 (Conservation of the Natural, Historic and Built Environment), SP13 (Planning Obligations), SP18 (Urban Regeneration), SP19 (Assessment of Retail Need), R1 (City Centre Schemes), R4 (Non-Retail Uses in Other City Centre Shopping Areas), T4 (Parking), CE7 (Conservation Areas) and W3 (Provision for Waste Management Facilities in Development) are relevant to the determination of this application.

5.5 SUPPLEMENTARY PLANNING GUIDANCE

5.5.1 The Council's Supplementary Planning Guidance on Flat Conversions (Adopted October 2021), New Dwellings (Adopted 2020), Sustainable Travel (Adopted July 2020), Waste Storage and Collection (Adopted January 2020), Parking Standards (Adopted August 2015) and Planning Obligations (Updated December 2021) are also relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 **Principal Heritage Officer:** The site is located outside of the Town Centre Conservation Area, but within the Archaeologically Sensitive Area. To the north (separated by No.7 Caxton Place), the GII Listed 24 Bridge Street sits prominently upon the corner.

I cannot see that any external alterations are proposed as part of this application. As such, the setting of both the Town Centre Conservation Area and nearby GII Listed 24 Bridge Street will be preserved.

6.2 **Housing Development Officer:** Newport's Local Housing Market Assessment provides evidence regarding the high level of housing need, particularly for affordable housing, within Newport.

We are therefore supportive of applications to increase the supply of residential accommodation, as long as the development is planning policy compliant, aligning with relevant standards including Newport's Flat Conversion Supplementary Planning Guidance (SPG).

6.3 **Waste Manager:** We would anticipate the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole.

From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

6.4 **Newport Access Group:** No response received.

6.5 **Highways:** No objections.

6.6 **Dwr Cymru Welsh Water:** The application appears to rely on existing sewer connections

and no new connections are to be made with the public sewerage system. Nonetheless, for the avoidance of doubt we would be grateful if you could provide the developer with the following **advisory notes**:

Advisory Notes

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Should circumstances change and the application proposes any operational development, including any new structures or increase in the roof area of the building, we must be re-consulted on this application.

6.7 Planning Contributions Manager:

1. Introduction

Based upon a development of 1 x 1 bed flat, the following S106 planning obligations are required to mitigate the impact of the development.

2. Affordable Housing

Commuted sum payments for affordable housing will normally be sought on developments of one to two dwellings anywhere within Newport. The site lies within the Housing Target Area of Newport West. Newport West requires the delivery of 30% affordable housing on new development. The equivalent commuted sum generated is £858

This sum will be paid prior to occupation and index linked to the RPI.

Sum to be committed to be spent or spent within 5 years of receipt of last payment

3. Fees

Administration Fee

In accordance with the Planning Obligations SPG (2025), a £300 administration fee is charged for monitoring the S106 agreement. This is to be paid upon signing of the legal agreement.

Legal Fee

Planning Obligations can be contained in Unilateral Undertakings or s.106 Agreements. Unilateral Undertakings are usually drafted by the developer's solicitors, whereas s.106 Agreements are usually drafted by the Council's in-house solicitors (but there is no general objection to developers arranging for their own solicitors to draft the s.106 Agreement with prior agreement). Either way the developers will be responsible for the Council's legal costs incurred in relation to the process of drafting, approving and completing the s.106 Agreement and Unilateral Undertakings, including costs of title investigation which is necessary to ensure the correct parties enter into the Deed. There is a minimum contribution to legal costs of £700, although more time-consuming and complex documents would require an increased contribution to legal costs.

6.8 Environmental Health Officer: No response received.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 17.03.2026 and a Site Notice was put up on 03.04.2026.

7.1 NEIGHBOURS: 15no. neighbours were consulted. 1no. representation was received:

Granting A3 planning permission for a new property on this street could place additional pressure on existing businesses that are already struggling to remain viable.

With several similar establishments operating nearby, the local market may already be saturated, meaning customer demand is being divided among too many competitors. Introducing another A3 use could dilute footfall further, reducing turnover for current operators and potentially leading to closures, which would harm the overall vitality of the area. In addition, the street already faces significant parking constraints, and increased customer traffic, delivery vehicles, and staff parking would likely exacerbate congestion and inconvenience for residents and visitors.

There is also a clear lack of space for proper waste storage; additional commercial waste bins would likely have to be placed on the public pavement, obstructing pedestrian access and negatively impacting the cleanliness and appearance of the street. Taken together, these factors suggest that the proposed A3 use could create both economic and practical challenges for the local area.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within a settlement boundary as shown on the proposals maps that accompany the Newport Local Development Plan 2011 – 2026 (Adopted January 2015), where there is a presumption in favour of development and the efficient use of land is encouraged. The property is located within an area having a mixed commercial/residential character therefore the proposed use is considered to be compatible with the surrounding uses. Accordingly, there is no objection in principle to the conversion of the ground floor to A1,A2,A3, B1 or D1 use and the first floor to residential use subject to other material planning considerations. It is considered proposal would positively contribute toward the provision of residential opportunities within the urban area. Therefore, the proposal is in accordance with Policy SP18.

8.1.2 The application site forms part of the City Centre Shopping Area, as defined by the proposals map that accompanies the LDP. Due to the nature and location of the proposal LDP Policies SP19, R1 and R4 are applicable in establishing the principle of development.

8.1.3 Policy SP19 (Assessment of Retail Need) outlines that retail and associated uses are best located within the city centre and outlines the criteria that will need to be satisfied if proposed to be located elsewhere. In this case no conflict with the policy has been identified given the location of the proposal within the defined centre and as the policy cites “associated uses” as being acceptable within this area.

8.1.4 Policy R4 provides the following criteria for schemes to be assessed against:

- i) THE PROPOSED DEVELOPMENT WOULD NOT ADVERSELY AFFECT LOCAL RESIDENTIAL AMENITY, EITHER IN ITS OWN RIGHT OR CUMULATIVELY WITH OTHER USES;
- ii) ANY ANTICIPATED ENVIRONMENTAL DISTURBANCE CAN BE EFFECTIVELY MITIGATED THROUGH THE USE OF PLANNING CONDITIONS OR NOISE ABATEMENT ZONE CONTROLS;
- iii) THE DEVELOPMENT IS ACCESSIBLE IN TERMS OF PUBLIC TRANSPORT PROVISION, AND ASSOCIATED PEDESTRIAN MOVEMENT FOLLOWING OPERATING HOURS WILL NOT BE DIRECTED THROUGH RESIDENTIAL AREAS.

In this case the proposal due to the nature of uses sought would not adversely impact residential amenity of local residents (subject to conditions, this point is expanded upon in a later section of this report) and due to the central location of the proposal would be easily assessable by sustainable and public modes of transport, accordingly no conflict with the requirements of R1 or R4 have been identified.

8.1.5 PPW12 and Future Wales adopt a Town Centres First approach with much of the rationale

grounded in providing services and facilities in sustainable, accessible locations in accordance with the requirements of the aforementioned policies of the LDP. Policy 6 (Town Centre First) identifies that *“good planning can help us re-think the future of town and city centres, which are moving away from their traditional retail roles. The impact of COVID-19 on the retail sector is a further driver towards making our town centres multi-functional places. Town centres remain important focal points of communities and are increasingly becoming places to live, centres of community and cultural activity, a focus for public services such as health and education, and the location of new co-working spaces. They are more than the extent of designated retail areas”*. Accordingly as the proposal would provide flexibility in respect of the use of the site is considered to accord with the requirements of both PPW and Future Wales, the proposal is therefore considered to be acceptable in principle.

8.2 Character and Appearance.

- 8.2.1 The application site is located outside of, but 100m from the boundary of the Town Centre Conservation Area and is within relative close proximity of a number of Listed Buildings. There are no external changes proposed as a part of the application. As such, the proposals would not result in harm to the character and appearance of the area and would preserve and enhance the nearby Town Centre Conservation Area, Listed Buildings or other non-statutory heritage assets within the vicinity. The Principal Heritage Officer offers no objection to the proposals. The proposals accord with policies GP6 and CE7.
- 8.2.2 In terms of the change of use the proposal has the potential to impact upon the character of the area. It is not contested that the change of use from retail will have a different impact in respect of the character of the area as character is not limited to the built environment but also encompasses how a place is used/functions. In terms of the ground floor, it is not part of any protected shopping frontages and as such would not have an adverse impact on the shopping/retail function of the area or its character. It is widely accepted that the character of city and town centres is changing and moving away from the primary function as a space for retail, the proposal would allow for increased flexibility in terms of use and is considered to support the aims of providing a varied offering, given its location it is considered that the site is suitable to accommodate the increased range of uses.
- 8.2.3 In terms of the change of use of the first floor to residential, the area comprises of both residential and commercial uses. As such, the residential use would be acceptable in this location and would not appear out of place.

8.3 Residential Amenity

- 8.3.1 The potential introduction of the additional uses at ground floor will impact in how the place functions, and impact local residents differently, particularly in the event that an A3 use is implemented. Therefore, in order to protect the living conditions of neighbouring occupiers it is considered appropriate to condition that should an A3 commence on site that further details in respect of noise impact/mitigation and opening hours are submitted to the Local Planning Authority for approval prior to that use commencing. It is acknowledged that there's limited space to provide an external extraction system, however a unit within the same row of properties has a flue on the rear elevation, and as the applicant has control over the entire unit, it is considered that suitable ventilation could be attached to the rear. A condition will be added to secure this in the event an A3 use is implemented.
- 8.3.2 It is acknowledged that there is limited space available to accommodate an external extraction system. However, it is noted that a neighbouring unit within the same row of properties has installed a flue on the rear elevation. Given that the applicant has control over the entire unit, it is considered feasible for an appropriate ventilation system to be similarly installed at the rear. A condition will be imposed to secure the provision of suitable ventilation should an A3 use be implemented.
- 8.3.3 It is not anticipated that a similar level of disturbance would arise over and above the existing use from the A1, A2 and D1 uses and no condition is necessary for these uses. Environmental Health have been consulted on the application and no adverse comments have been received.

8.3.4 The Supplementary Planning Guidance on Flat Conversions sets out space standards for converted flats (45sqm for 1 bedroom flats).

Beds/bedrooms	Flat type			
	<i>Studio</i>	<i>Converted</i>	<i>New</i>	
			<i>Common Access²</i>	<i>Walk Up³</i>
1	32	45	46	50
2	n/a	58	59	65
3	n/a	74	84	90
4	n/a	86	93	99

8.3.5 The proposed flat would be approximately 45.1sqm, which meets the requirement as set out in the SPG.

8.3.6 The proposed living area and kitchen benefit from adequate natural light and the windows are considered to provide a good level of outlook. The bedroom window is proportionate to the size of the room.

8.3.7 The SPG also outlines the requirements for outdoor amenity space. The physical constraints of the site do not allow for amenity space, and no private amenity space has been proposed within the design. The Flat Conversions SPG sets out in section 5.5.1, outdoor amenity space should be made available wherever the opportunity exists. In this case, the opportunity does not exist. It is noted that Clifton Park is situated approximately 400m away from the application site. As an urban conversion scheme, it is not unusual to have limited or nil potential for outdoor amenity space for future residents. Other factors can and should be considered such as access to facilities, public open space, scheme density and overall quality of accommodation and general scheme merits. While it is not ideal for the property to have no outdoor space, given that there would likely be only one or two occupants, on balance this is acceptable. Additionally, the location is close to local facilities and the city centre, providing easy access to outdoor areas and amenities. Taking these factors into account, the lack of private outdoor space is unlikely to have a significant negative impact and would be unreasonable to refuse the application on this basis.

8.4 Highways

8.4.1 The application site is located within Parking Zone 2 according to the Parking Standards SPG. In terms of the ground floor use, the demand for parking is dependent on use. For the first floor flat, a space is required per bedroom with the an additional visitor space per 5 units, generating a parking demand of 2 spaces. There is no on site parking, however, the site is set within a highly sustainable location and is well served by local amenities and access to public transport. This has been given significant weight in the assessment of this application and accords with the policy and guidance within both Planning Policy Wales 12 and Future Wales: The National Plan 2040 which advocate for lower levels of parking in sustainable locations. The shortfall in parking would not be a reason to withhold consent. The Highways Officer has offered no objection to the scheme in relation to parking.

8.5 Biodiversity

8.5.1 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. The application relates solely to a change of use, with no external alterations proposed, accordingly, it is not considered necessary to secure biodiversity details,

8.5.2 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.

8.6 Archaeology

8.6.1 The application site is within an Archaeological Sensitive Area, however as the proposal is limited to the use of the land and does not include any groundworks/physical alterations it is considered that any archaeological interest would be uninterrupted as a result of the development. Heneb have been consulted on this application and raise no objection to the proposal and seek no conditions or mitigation to be attached to any associated planning consent.

8.7 Waste

8.7.1 In respect of waste associated with the ground floor use, no dedicated storage provision has been proposed within the submission. The site does not benefit from any external space, and there is no clear opportunity internally to accommodate waste storage. As such, it would not be reasonable to impose a condition requiring details of waste storage, as it is unlikely be possible to comply given the site constraints. It is noted that there is a fallback position for a lawful A1 use, where it is understood that waste would typically be presented on the street for collection. The proposed use is not anticipated to generate a significantly greater volume of waste than the lawful use and other business within the area have a similar arrangement. On balance, it is not considered reasonable to add a condition or request storage details in this instance.

8.7.2 The waste manager has confirmed that the first floor flat would benefit from kirbyside pick up. Given the location within the city centre, no objection is raised in this regard.

8.8 Section 106 Planning Obligation matters

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
<i>Regeneration and Economic Development</i>	To provide a contribution toward off site affordable housing	A sum of £858 toward off site affordable housing	Agreed	No

The applicant has agreed to the Heads of Terms, however no legal agreement has been signed to date.

8.9 Other Matters

8.9.1 Comment have been received in relation to the proposed A3 element having a negative impact on other A3 business. This is not a material consideration and would not be a reason to withhold consent. The comments also refer to the potential issue of bins being placed on the footway. These issues have been addressed in paragraph 8.9 and will not be repeated here.

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 would provide greater flexibility for a currently vacant large retail unit within the city centre. The proposed use complies with the aims and objectives of both Local and National Planning Policy in respect of supporting City Centres as vibrant multiuse areas. There would be no external works and subsequently minimal impact on the Town Centre Conservation Area. No harm has been identified to the amenity of neighbouring or future occupiers as a result of the proposal. The application site is located within a highly sustainable location and no highways implications arise from the proposed development.

11. DECISION

GRANTED WITH CONDITIONS

1 The development shall be implemented in accordance with the following plans and

documents:

Existing and Proposed Ground Floor Plans, Existing and Proposed First Floor Plans, Site Location Plan

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 Prior to the conversion of any part of the site to a use falling within Use Class A3 as defined by the Town and Country Planning (Use Classes Order 1987 (as amended) (or any Order revoking or re-enacting that Order), details of opening hours shall be submitted to and approved in writing by the Local Planning Authority. These uses shall operate in accordance with the approved hours.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy GP2 of the Newport City Council Local Development Plan.
- 3 Prior to the conversion of any part of the site to a use falling within Use Class A3as defined by the Town and Country Planning (Use Classes Order 1987 (as amended) (or any Order revoking or re-enacting that Order), details of the scheme including anticipated noise levels and a scheme for sound insulation works shall be submitted to and approved in writing by the Local Planning Authority. These uses shall operate in accordance with the approved hours.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy GP2 of the Newport City Council Local Development Plan.
- 4 If at any time any part of the premises is to involve the preparation and cooking of hot food, the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with de-greasing and deodorising filters. Details of the above equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food. The equipment shall thereafter be retained in accordance with the approved details.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, GP7, CE6, CE7, H8, SP18, W3, were relevant to the determination of this application.

02 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.