

Notice of Decision



A Ayles
AJ Planning and Development Ltd
Office 3
11 Park Square
Newport
NP20 4EL

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0471**
Application Type: **Full**
Proposal: **CHANGE OF USE OF PART OF A FIELD PARCEL TO A DOG BOARDING FACILITY**
Site/Location: **Priory Farm, Priory Drive, Langstone, Newport, South Wales, NP18 2LW**
Decision Date: **3rd September 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 26th June 2026. The application has been:-

Refused

Reason(s) for refusal:

1. The development will have a significant adverse impact upon interests of acknowledged importance, namely green infrastructure, biodiversity and protected species. No information has been provided to mitigate this objection. This is contrary to policies SP9 and GP5 of the Newport Local Development Plan 2011-2026, Policy 9 of Future Wales: The National Plan and Planning Policy Wales.
2. The development by reason of its scale, design and location will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the character and appearance of the openness of the rural landscape by reason of unjustified and visually intrusive development in the open countryside. This is contrary to policies SP1, SP5, GP2 and GP6 of the Newport Local Development Plan 2011-2026.
3. The development is poor design, being located in an isolated position in an agricultural field with no details of how it will be accessed or serviced or details of how the boarding will be managed in terms of waste, lighting, staffing, access to water and general care and welfare arrangements having regard to the site's remoteness from the nearest access and parking and general surveillance opportunities. This is contrary to policies GP4, GP6 and SP5 of the Newport Local Development Plan 2011-2026.
4. The proposal would result in unacceptable noise and disturbance to nearby residential properties, which would cause harmful impact to their residential amenity. This is contrary to policies GP2 and GP7 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.
The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: Site Location Plan Drawing No.101 Rev P3, Existing Site Plan Drawing No.103 Rev P1, Proposed Floor and Roof Plan Drawing No.200 Rev P3, Proposed Elevations Drawing No.400 Rev P2, Proposed Site Plan Drawing No.104 Rev P2 and Planning Statement Dated June 2026.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP5, GP2, GP4, GP5, GP6, GP7 and SP9 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).