

Delegated Decision Report

Application No:	25/0341	Statutory Period Expires:	8th July 2025
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Site:	<i>The Friars Christchurch Road Newport NP18 1JJ</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITIONS 2 (PIER DETAILS), 3 (GARAGE ROOF TILE SAMPLE), 4 (GARAGE STONE CLADDING SAMPLE), 6 (PAVING STONE DETAILS) AND 9 (ARBORICULTURALIST) OF 25/0125 VARIATION OF CONDITION 01 (APPROVED PLANS) OF PLANNING PERMISSION 24/0379 FOR NEW VEHICULAR ACCESS, HARD STANDING AND CONSTRUCTION OF GARAGE WITH SOLAR PANELS FOR PROPOSED CHANGES TO DRIVEWAY</i>		
Applicant:	<i>P Meletti</i>		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Planning permission was granted in 2024 for a new vehicular access, hard standing and construction of garage with solar panels for proposed changes to driveway. Subsequent to that a Section 73 application was granted with conditions earlier this year. This application seeks to discharge conditions from that permission.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0125	VARIATION OF CONDITION 01 (APPROVED PLANS) OF PLANNING PERMISSION 24/0379 FOR NEW VEHICULAR ACCESS, HARD STANDING AND CONSTRUCTION OF GARAGE WITH SOLAR PANELS FOR PROPOSED CHANGES TO DRIVEWAY	GRANTED WITH CONDITIONS	1/05/2025
24/0380	LISTED BUILDING CONSENT FOR NEW VEHICULAR ACCESS, HARDSTANDING AND CONSTRUCTION OF GARAGE WITH SOLAR PANELS	GRANTED WITH CONDITIONS	29/08/2024
24/0379	NEW VEHICULAR ACCESS, HARDSTANDING AND CONSTRUCTION OF GARAGE WITH SOLAR PANELS	GRANTED WITH CONDITIONS	25/07/2024

3. CONSULTATION RESPONSES

- 3.1 Tree officer: No objections.
- 3.2 CADW Historic Buildings & Landscapes: No response.

4. PUBLIC REPRESENTATIONS

N/A

5. ASSESSMENT

- 5.1 The conditions are as follows:

Prior to the commencement of works, further details of the new piers shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the details agreed.

Reason: In the interest of safeguarding the special character of the Listed Building in accordance with policy SP9 of the LDP and section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 5.2 The following informative was included with the listed building application decision:

"The applicant is advised that with regards to condition 02 the coping must be cock and hen style and the walls should be graded up towards the piers. Please contact the Council's Heritage officer for further information prior to the submission of a discharge of condition application."

- 5.3 Details of the piers has been provided, and the drawings confirm that they will have cock and hen capping to match the existing.

- 5.4 *Condition 03 states:*

Prior to the construction of the garage, a sample of roof tile shall be provided on site and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the details agreed.

Reason: In the interest of safeguarding the special character of the Listed Building in accordance with policy SP9 of the LDP and section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

The applicant has advised that the roof tiles will be to match the ones on the existing outbuilding and will be sourced from reclamation. A photo of the sample can be seen below, together with an image of the existing outbuilding:





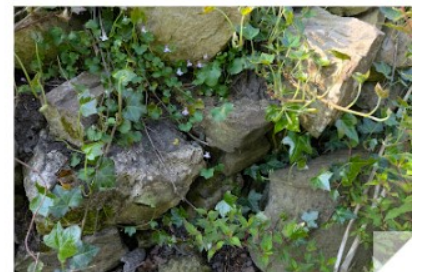
5.5 It can be seen that the roof tile matches the existing outbuilding. The details provided are considered to be acceptable.

5.6 Condition 04 state:

Prior to the construction of the garage, a sample panel of stone cladding shall be provided on site and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the details agreed.

Reason: In the interest of safeguarding the special character of the Listed Building in accordance with policy SP9 of the LDP and section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

5.7 Images of the stone to be used for the cladding have been provided and can be seen below. The stone is reclaimed from the site and is considered to be acceptable.



5.8 Condition 06 states:

Prior to the commencement of works, further details of the paving stones shall be submitted to and approved in writing by the Local Planning Authority. This shall include samples. The work shall be completed in accordance with the details agreed.

Reason: In the interest of safeguarding the special character of the Listed Building in accordance with policy SP9 of the LDP and section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

5.9 An image of the proposed paving stone can be seen below. The details are considered acceptable.



5.10 Condition 09 states:

No development, to include demolition, shall commence until an Arboriculturist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for -

- (a) Once the barrier fencing is erected, the approved Arboricultural Consultant must inspect and "sign off" in writing and submit a copy of this to the Local Planning Authority stating that the protective fencing is in the correct location and is fit for purpose.*
 - (b) This will form the first report of the Arboricultural Watching Brief.*
 - c) Oversee working within any Root Protection Area including excavating the holes in the root protection area Hand excavation method for fence post holes within tree rooting areas/under tree canopies as Treecare Consulting method statement submitted 1 July 2024*
 - d) Reporting to the Local Planning Authority;*
 - e) The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.*
- Reason: To protect important landscape features within the site in accordance with Policy GP5 of the NLDP.*

5.11 The Council's Tree officer has been consulted and confirms no objections are offered to the information provided.

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 information provided is considered to be acceptable and the conditions can be partially discharged.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: PM-0006, Treecare Consulting Tree protection information, emails between Paolo Meletti and Laura Smith dated May/April 2025 and

September 2024 containing details of piers, roof tiles, cladding, mortar and pavers.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.