

Delegated Decision Report

Application No:	25/0122	Statutory Period Expires:	19th May 2025
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Site:	<i>Unit Known As The Glade Cafe Welfare Ground Tregwilym Road Rogerstone Newport</i>		
Proposal:	ERECTION OF PERGOLA OVER OUTDOOR SEATING		
Applicant:	A Holdaway		
Type:	Full	Ward:	Rogerstone West
Decision:	REFUSED		

1. BACKGROUND

- 1.1 The Unit Known as The Glade Café is currently unauthorised.

2. SITE LOCATION AND CONTEXT

- 2.1 The Glade Café is an A3 class unit adjacent to the tennis courts and cricket grounds in Welfare Ground, situated in the Rogerstone West ward. To the North West of the café there is Tydu Community Hall, Tydu House and the Pavillion.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The pergola would be located at the front of the café and constructed from timber with shingled tile roofing. The pergola would be free standing and provide cover for an outside seating area. The height of the pergola would be 2.3m to the eaves and 3.27m to the highest part of the pitched roof. The width of the area covered by the pergola would measure 9.49m and the depth of the area covered by the pergola would measure 5.02m.

4. RELEVANT SITE HISTORY

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 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 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy GP7 (Environmental Protection and Public Health)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: *Objection- An assessment of parking demand is needed to determine how critical the loss of parking would be.*

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 19.02.2025 and site notice was put up on 19.02.2025.

7.1 NEIGHBOURS: None.

7.2 COUNCILLORS: None.

7.3 COMMUNITY COUNCIL: None.

8. ASSESSMENT

- 8.1 This application seeks consent for the erection of a pergola over the outside seating associated with the Unit Known as The Glade Café. The Unit Known as The Glade Café is currently unauthorised.

- 8.2 Whilst it appears likely that the hut that contains the café has been on site for several years, it appears that it has only recently been in operation as a café. A google image from 2016 indicates that it was not being used as a café at that time. The first time that associated seating appears is in 2023, which appears to indicate that the use intensified around that time.

- 8.3 The proposal for a 'pergola over outdoor seating' is associated with the existing unauthorised cafe (Class A3 'food and drink') use.

- 8.4 Given the site's prominent location in the Welfare Ground, one of the main considerations is the visual impact. The development would need to be keeping with those would expect to find in an outdoor area of a café.

- 8.5 The site is not within a close proximity to any neighbouring residential properties, and therefore it is likely that the proposed development would not have an adverse impact on residential amenity.

- 8.6 The existing seating is currently placed on 5 car parking spaces. The Local Highways Authority has objected as an assessment of existing parking demand and detail of activities scheduled have not be submitted. The Welfare Ground is used for a variety of sporting and community uses (including the café) which generate parking demand. Insufficient information has been provided regarding parking demand from these uses and the extent to which the parking provision on the wider site can meet that demand and so without this information, as the proposal would result in the loss of 5 car parking spaces, it is considered that the proposal is contrary to Policy GP4.

- 8.7 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. A biodiversity enhancement has not been 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 Insufficient information has been submitted regarding the parking demands in the area, and therefore the proposal is contrary to Policy GP4. Additionally, a biodiversity enhancement scheme has not been submitted. Therefore, the application is refused.

11. DECISION

REFUSED

01 The Welfare Ground is used for a variety of sporting and community uses (including the café) which generate parking demand. Insufficient information has been provided regarding the level of parking demand from these uses and the extent to which the parking provision on the wider site can meet that demand. Without this information, and as the proposal would result in the loss of 5 car parking spaces, it is considered that the proposal is contrary to highway safety and contrary to Policy GP4 (Highways and Accessibility) of the Newport Local Development Plan 2011-2026 (adopted January 2015).

02 The proposal is not supported by a biodiversity enhancement scheme as set out within Policy 9 of Future Wales. Therefore, the proposal is contrary to the aims of Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Existing Elevations and Layout, Site Location Plan. Proposed- Layout1, Proposed Pergola- Layout1.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, and GP7 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.