

Delegated Decision Report

Application No:	26/0600	Statutory Period Expires:	13th September 2026
------------------------	----------------	----------------------------------	----------------------------

Site:	<i>Ship Inn New Road Caerleon Newport South Wales</i>		
Proposal:	<i>WORKS TO A MIXED TREE GROUP (FELLING) PROTECTED BY THE CAERLEON CONSERVATION AREA</i>		
Applicant:	<i>W Boocock</i>		
Type:	Trees in Conservation Areas	Ward:	Caerleon
Decision:	NO OBJECTIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises grounds of a public house, The Ship Inn, located within the Caerleon ward and Caerleon Conservation Area.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks permission to fell a group of conifer trees to the rear of the public house. The applicant advises that the trees have 'outgrown their location causing problems with falling debris and conflict with cables and buildings. The trees pose a risk to occupants of the pub garden and buildings.'

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
14/0652	FELLING OF CONIFER TREES LOCATED IN CAERLEON CONSERVATION AREA	NO OBJECTIONS	11/08/2014

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)

- CE7 (Conservation Areas)
- GP2 (General Amenity)
- GP5 (Natural Environment)

- SP9 (Conservation of the Natural, Historic and Built Environment)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Trees, Woodland, Hedgerows and Development Sites (2017).

5.5 HISTORIC ENVIRONMENT WALES (ACT) 2023

5.6 TECHNICAL ADVICE NOTES

- Technical Advice Note (TAN) 5: nature conservation and planning
- Technical Advice Note (TAN) 10: tree preservation orders
- Technical Advice Note (TAN) 24: historic environment

6. CONSULTATION RESPONSES

- 6.1 Tree Team: I have reviewed the supplied information and had a look at the trees and they do not merit a TPO. Therefore, there are no objections to the application.
- 6.2 Principal Heritage Officer: As per NCC's Caerleon Conservation Area Appraisal, mature trees within the area provide high levels of public and visual amenity – and they are considered to form an integral part of both the character and appearance of the area. I will leave it to the expertise of our tree team to conclude whether the trees in question merit a tree preservation order.
- 6.3 Ecology: No comments received.
- 6.4 Wildlife in Newport: No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 07/08/26 and a Site Notice was put up on 14/08/26. No comments were received.

8. ASSESSMENT

- 8.1 The site is located within the Caerleon Conservation Area. The principal Heritage Officer has been consulted on the application and advises 'As per NCC's Caerleon Conservation Area Appraisal, mature trees within the area provide high levels of public and visual amenity – and they are considered to form an integral part of both the character and appearance of the area. I will leave it to the expertise of our tree team to conclude whether the trees in question merit a tree preservation order.'
- 8.2 The Council's Tree Team were also consulted on the application and advised that the trees are considered to be of poor quality. Historically they have been topped at approximately 5m. Cypress trees when topped rarely form quality unions when they regrow, leading to an increased likelihood of failure within the proximity of the public house.
- 8.3 The trees are visible within the immediate and wider environment and whilst they may meet the visible aspect for considering whether they are suitable for TPO, they fail the quality side. Therefore, the trees do not merit TPO and the Tree Team offer no objection to the works.
- 8.4 The site is adjacent to the Caerleon Air Quality Management Area and we know that trees contribute to air quality benefits. In this case, the tree loss is limited. Due to the limited felling of poor-quality trees, it is not considered in this instance that the proposed works would harmfully impact the adjacent AQMA.

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 There is no objection raised to the proposed felling of the trees.

11. **DECISION**

NO OBJECTION

NOTE TO APPLICANT

01 This decision relates to plan Nos: Application Form and Photo Received 03/08/2026.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE7, GP2, GP5 and SP9 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.