

Address: 8 Aqueduct Close, Caerleon Newport

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: By changing the planning status from hotel C1 to hostel opens up risks of security to the local residential area which is mostly populated by families and small children. By becoming a hostel this opens up the possibility of managing agents exploiting this with very limited security or other risk checks.

Address: 28 College Glade Caerleon Newport

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: Depending on what type of hostel is proposed, I have major concerns regarding local neighbourhood security. Does this effect the proposal for 10 flats, proposed previously?

Address: 60 Anthony Dr Newport

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: It should stay as a it is. The traffic in Caerleon is horrific now, so having another 27 families will be crazy.

Address: 19 Brooklea, Ponthir Road, Caerleon Caerleon Newport

Comments Details

Commenter
Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: There has been no consultation with or information given to local residents regarding chance of use. It is also of some concern that as there already people occupying the building the matter is a "done deal ". The residents spend much of the day time on the steps of the building in their night clothes and some even shop in the nearby supermarket in the same attire . They smoke at the entrance to the building and from the aroma in the air it is fairly obvious what is being smoked. This road is usewd by children walking to and from the local school . These are impressionable young people some of whom will be vulnerable and there are concerns re safeguarding .
There needs to be much more infomation about the running of the proposed hostel eg is there a resident warden , what tenure arrangements are there and

will residence be temporary or long term - before any decision is made .
Thank you

Address: 6 Afon Gardens Ponthir Newport

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This is not the right location for a hostel. The public transport route is poor, and it is too far away from public services. Caerleon has many visitors annually and this tourism could be affected. I am also very concerned that this could increase crime rate within the area as well as anti social behaviour.

Address: 8 Afon Gardens Caerleon

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I feel given that there is no information about the type of hostel, who it will serve, etc, I have no choice but to object at this stage.

Please be clearer about the definitions, or where to find the information as this really isnt a meaningful consultation without it.

Address: 23 Glen Usk View Caerleon

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Strongly object to this based on who maybe drawn to the area where my children walk to school. Strangers coming and going will not make me feel safe within the community in which I live.

Address: 11 the Orchard ponthir Newport

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Too far away from key services , crime rate will go up , a risk to all children in caerleon and ponthir-

Address: 23 Newpark road Risca

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: You mean half way house not hostel . Hostel is a word to hide the real application

Address: 21 Afon Gardens Ponthir Newport

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I walk past regularly with my children and feel intimidated and unsafe due to the current residents frequently gathering outside, usually to smoke. This is unsavoury and makes my family very frightened as I walk to school etc.

Address: 98 Trinity View Caerleon Newport

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: noise pollution, parking

Address: 8 Stockwood close Newport

Comments Details

Commenter
Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: Not great for the area and I think its just a money making scheme for the landlord. Im all for trying to make money but dont agree with someone investor not from the area trying to capitalise on an opportunity like that when there are many other ways to generate jobs for local people with that building

Address: 2 Rising Sun Gardens Ponthir Road, Caerleon Newport

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments:

1. Looking at the plans of the first floor between rooms 1 and 15 there is an external door and between rooms 13 and 14 there is another external door. Both of these exits lead onto my land.
2. When I sold the property the sale was delayed for the new owner to submit plans for 10 apartments which would not have had impact my property value. A hostel will. I would not have sold the property if I ever thought a planning application for a hostel was to put forward.
3. The people currently staying in the building sit out on the main road in their pyjamas at various times of the day
4. I would like to know why planning for 10 apartments was refused as it would have enhanced the area
5. There is currently building work going on in the building, is this in preparation for the hostel?
6. Access to the boiler room is via my land
7. Gas meters are currently still on my land and no effort has been made to move them since the sale of the property

The planning application for the apartments would have removed any issues with Points 1, 6 and 7

Address: 24 the coldra Newport

Comments Details

Commenter
Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: The use of this property as a HMO is unsuitable for vulnerable adults. The location has poor public transport links and I fear that the crime in the area may increase due to the lack of funding these vulnerable people may have. This in turn will have a negative impact within the surrounding areas to the public and businesses.

Address: 5 afon gardens Newport

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: The hostel would be on a route that many school children use to walk to and from the schools in Cearleon.

Address: 23 Greenfield Caerleon

Comments Details

Commenter
Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: I strongly object to the use of this building as a hostel. There is no information on the use of the hostel i.e tourism, illegal immigrants, rehabilitation etc..

There is no public information on what safety assessment has been carried out given the proximity to the nearby Secondary school.

Address: 16 London Street Newport

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Not in keeping with the local area. Better alternatives available throughout the city.

Address: 231 pilton vale newport newport

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: too far away from from key transport services, for vunerabke peolle and migrants,
crine rate will rise, and risk to people children in communities

Address: 10 Lliswerry Road Newport

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: It is my strong belief that this would have nothing but a major negative impact on the community and surrounding area.

Address: 5 Afon Gardens Ponthir Newport

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: I do not think the building is suitable as a hostel for the following reasons:-
Close proximity to a very busy road, a lot of people who use hostel facilities have/had issues with substance misuse.
There is no outdoor space for the residents to use, so will congregate at the front if the building causing an obstruction.
There is no parking facilities for the residents of the building.
A lot of children walk past that building daily to go to the local primary & secondary schools in Caerleon.

Address: 2 Owen Close Caerleon Newport

Comments Details

Commenter
Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: Planning has already been refused for development of flats and some houses, so the thought of a hostel refuge is very disappointing. There are house behind which will lose value so very unfair for them. As i drive by daily i witness young women generally in their pyjamas smoking on the front step, not a good look for the area. The building looks a shamble as it is and I dont expect it to look good as a hostel, if anything it will look worse. I strongly object to a hostel would much prefer previous application of flats and houses

Address: 42 College Glade Caerleon Newport

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: What type of hostel?
Who will be offered the accommodation, and how many people will it house?
Where will cars park?
The road is already very busy.
Many new housing developments already built on flood plain opposite Roman Lodge Hotel

Address: 0 00 0

Comments Details

Commenter
Type: Other

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: Just a bit worried what I'll happen if this is passed . Currently th hotel.is being used for HMO. Outside the property there is the usual white goods fridges left on the pavement permanently. To the side of the property there are bins of sorts without lids with rubbish overflowing . Currently the occupiers use a large open skip for waste removal in the pub carpark. The building itself doesn't look fit for purpose and looks in need of repair . The house behind the property is currently being used for HMO(Kardinal House) . Apartments were previously passed on this building which might have been the better option with the building looking so poor .Hopefully common sense will be used when looking at the application and not someone trying to make quick money

Thank you for the letter regarding the above proposal

We have lived at our address for twenty years and have never objected to the changes being made.

The hotel/pub has been through several transitions and now is going to be altered to a hostel.

Our concerns are, who will be in this establishment

Is our community safe? Could there be someone on site who can help the residents with any issues?

27 rooms is an awful lot and does it meet health and safety requirements? I know nursing home standards are regulated and how are they going to be comfortable if they are in small rooms.

We trust the you know who these residents are and are closely monitored and helped accordingly.

It seems as if there are people residing at this address.

We feel apprehensive of future security as there will no doubt be inadequate of this establishment for which the council will be fully liable and responsible for permitting

this kind of establishment and will be held to account for inadequate and irresponsible implementation.

Address: 46 College Glade Caerleon Newport

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: We would like to know the intended use of the Hostel as generally hostels in a residential area attract problems and anti social behaviour.
How many rooms/occupants are proposed.
If approved can a condition be imposed requiring an onsite Manager be present 24 hours 7 days a week
The Building is already being used to home multiple occupants.
There is no available parking, cars will be using the pavement, forcing pedestrians to step into the busy road.
There is a further application, No 23/1073, from the same Applicant C King. This is for 3 Townhouses with parking to which we have no objection. We are concerned that if the Hostel application is approved that these Townhouses may change to expand the Hostel further.

Address: x x x

Comments Details

Commenter
Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: there are residential homes all around. the safety of these neighbours will be compromised due the the nature of the people residing in the hostel. concerned that crime rates may increase. we need to understand the type of hostel this will be, is it for homeless people just for a night or 2, is it for alcoholics, abused people, etc? we understand these people do need a safe place to stay but obviously there will be selfish concerns

Address: 50 College Glade Caerleon Newport

Comments Details

Commenter
Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: My wife and I would like to know the intended use of the property, as generally this type of use of a building, can attract possible anti social behaviour and problems. If the application is approved, would it be managed by an on site manager?

The building is already being used to home people, should this be legal before permission has been granted?

There would also be problems with parking vehicles, which may cause problems if cars have to be parked on pavements.

I believe thereâ€™s a further application 23/1073 by the same applicant to build 3 houses on land opposite,, though I would not have any objection to this, as long as they were not used for further accommodation to the hostel.

Address: 63 Wentwood Road Caerleon Newport

Comments Details

Commenter
Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: Property is sadly looking very run down. Many school children walking past (on route from housing estates etc.) to school, having to see tenants in nightwear, smoking tobacco and drugs. This is potentially a safeguarding risk. Tenants frequenting local shops in dressing gowns all through day. Everything seems to take place at front of building for all of public, including children to see drug use. At no point has detailed information of use, purpose etc been articulated to public. Are there smoking areas provided at back of property? Who is the proposed group who will be accessing accommodation?

As someone living in close proximity to the property concerned, I strongly object to the proposal to change its use to a hostel. Firstly, there is no detail at all about what type of hostel it will be, how it will operate, who the intended occupiers will be, whether it will be a secure site, whether there will be a site manager with daily responsibility etc. More information should clearly be provided. Furthermore, there are a lot of families with young children in the area and many children use the road to walk to/from school without adult supervision. Can their safety be guaranteed? Another issue which has already surfaced (before the plans have even been approved) is that there seem to be lots of different people staying there, with many congregating on the pavement directly outside the property at all hours, but particularly in the evening/night. This causes an obstruction and is actually quite intimidating. Given how many rooms are proposed in the plans, I can only see that getting worse if the plans are approved. There could also be potentially negative consequences for house prices in the immediate area. In addition, if vulnerable or out of work individuals are housed there, has any consideration at all been given to the location? There are no services that I am aware of in the immediate area which would be beneficial for vulnerable or unemployed people, it is some distance from such services in the city centre, and public transport to the city centre is limited to fairly infrequent buses. Doesn't seem like a great location to give people who might need help a proper chance to improve their lot. In fact, it feels as though they would be quite isolated. The building itself also seems to be in a poor condition, and unless major works are done to improve that, you have to be concerned for anyone who will

be an occupant there. I feel that everyone should have somewhere to call a home, but this doesn't seem like a good fit.

Thank you for considering my comments.

52 College Glade, Newport, NP18 3TE

I have missed the 21 day window regarding this application but due to recent events and a great number of comments on "open Caerleon" Facebook page, I feel I do need to comment on this application.

I live immediately behind Kardinale House which is already a HMO and although I don't have any comments to make on the occupants, I don't think it is acceptable to house another 27 plus vulnerable adults in such close proximity. I say vulnerable adults but it is just not clear from the application just what criteria the occupants (if granted) will fulfill. Will they be sex offenders, adults with addiction problems, paedophiles?? Will they have a live in supervisor? Will they be monitored and visited regularly. If so where is anyone going to park. I have frequently had to walk in the road to avoid the parked vehicles on the pavement.

When I was driving home this week I saw 2 young people, carrying bags of rubbish, crossing the road outside the Roman Lodge, presumably to put in the overflowing skip in the car park opposite. This is an extremely dangerous place to cross the road. The speed limit is 30mph and it is a blind corner. With all the proposed residents installed I am assuming that the council will class this area as residential and make the speed limit 20mph.

I have also witnessed people in nightwear smoking on the pavement. Neighbours have indicated that it's not only cigarettes that are being smoked. As a pensioner over 70 I find it very intimidating walking past these people and I have now stopped using the steps at the side of my house which come out at the side of the Roman Lodge. It is very creepy not knowing who is hanging around. The school children use the steps to get down on to Ponthir Road to walk to school and I don't think they should be subjected to "running the gauntlet" past smoking unkempt adults in pyjamas on the street.

I think a few residential flats with suitable parking would be a much better option.

I do not understand how this property has been used by homeless people since June 2024 when change of use hasn't been granted.

I hope you will consider my comments when making a decision.

College Glade Caerleon

I have grave concerns, as since the building has been used for temporary accommodation there has been an increase in ASB which I have witnessed.

The building is on a main road near several residential areas and is used as the main footpath and road into caerleon to attend the local primary and comprehensive.

Despite this and the many children that travel, some of the residents have been frequently smoking cannabis. You are able to smell and see this when travelling through.

There has been an increase in litter and although the owner has recently cleaned this, local residents should not be subjected to this on a regular basis. Neither should the many tourists that attend caerleon from all over the world. It is an exceptional area that should be protected.

We are very fortunate in caerleon to not have to put up with much asb and drug use in plain sight, as residents reside in the area on a permanent basis, many of which pay an extortionate amount to do so for the benefit of their children.

I do not come from money but have worked extremely hard to ensure that my children - biological and foster, have the best start in life. This includes the excellent schooling, facilities and environment they are brought up in. This has been a conscious decision and although we could have resided anywhere having returned from London, I chose caerleon for my children.

I appreciate other areas have to frequently put up with asb and illegal drug use in plain sight. However, the majority of people would choose not to. Therefore, I am asking as a local Caerleon resident that the planning permission is rejected as it is not in keeping with the area and residents should not be subjected to such activities.

The reasons are:

1. The area is predominately family/elderly community so it is not in keeping.
2. There has been an increase in asb and illegal drug use
3. It's the main thoroughfare for many families to attend school who should not be subjected to the asb and drug use in plain sight.
4. The area is of significant historical interest and is not in keeping with this and will impact tourism attendance and thoughts on the area

I live directly behind the property and my house looks directly into two of the bedrooms on the first floor. We have some concerns regarding the planned 27 hostel and the fact it was already running as one before planning was sought.

We had no issues initially apart from cars parking outside the property which impacted our view of oncoming traffic (which after speaking to the owner he reminded the owners of cars to not park there again) Unfortunately since then we have witnessed a few disturbing incidents, one being a woman resident dropped home by a male and said woman clearly under the influence of something as she staggered up the private lane to the rear of the property before she staggered back down and walked to the front of the Roman Lodge. This in itself is minor but to then see said woman climb out her bedroom window to meet another male which my step daughter witnessed and questioned isn't acceptable. We have also witnessed drug taking which yes although the owner of property dealt with swiftly how can we insure this wont happen again? Thankfully none of children witnessed this.

We have photo evidence of the parking issues, unfortunately no evidence of tenant climbing through window but we have video evidence of said drug taking.

We have also been told that our house value will drop considerably due to having not only a hostel but also a HMO in such close proximity, this does worry us as although we were able to get a lower purchase price on our property, it seems unlikely we will even near to what we paid if we were to sell. We understand that there is a massive cry for more hostels like these but why should we suffer when we have had to work hard to pay so much for our property?

I would like to express my concerns and objections for the former Stuffed Dormouse hotel to become a hostel.

As I do a lot of walking I have encountered smelling drugs and people partaking in drug activities outside at various times of the day.

The car park will remain a dumping ground as it is not controlled. I complained to the Council regarding the skip as rats were seen around it.

More importantly this establishment is on a walk to school route for children of all ages who have to come in contact with this drug related activity.

There will be major issues if this development goes ahead. I would like this stated in record.

Regards

I would like to object to the planning application to change the use of the Stuffed Dormouse, Ponthir Road to a hostel.

I have major concerns already about the number of people who are hanging about all day taking and smoking drugs. They are on the side of a busy road and so their lives are potentially at risk. A lot of children walk past this building on their way to and from school. I do not want my daughter or any other child exposed regularly to drug taking.

The council are also unable to guarantee the type of residents it will house in the hostel and therefore it could house sex offenders and convicted criminals. Again, this could put the many children who walk past every day in danger.

The building is opposite a shop and garage and the impression it gives to visitors to the historic town of Caerleon does not present a welcoming image. If I was intending visiting the historic amphitheatre and baths, and saw drug takers hanging around, I would be put off visiting. The hostel is likely to have a negative impact on tourism in Caerleon.

It is on these grounds that I object to the proposal to change use of the Stuffed Dormouse to a hostel.

I wish to express my very basic concern regarding this planning application.

I own Ponthir Group a business on Ponthir Road, our main showroom site is around 50 metres from the Hotel building.

I employ at that site around 60 people, since this Hotel has been used as a Hostel we have had no particular problems except a regular pungent smell of Dope.

This has prompted comments from customers and staff, one customer found the smell so overwhelming they left the site.

Whilst I accept cannabis use is common in society I have operated this business since September 2001 from this site without issue.

I therefore question if the use as a Hostel is entirely appropriate given the location.

I understand that planning has been put in place for a change of building consent from a restaurant to a hostel.

I have grave concerns, as since the building has been used for temporary accommodation there has been an increase in ASB which I have witnessed.

The building is on a main road near several residential areas and is used as the main footpath and road into Caerleon to attend the local primary and comprehensive.

Despite this and the many children that travel, some of the residents have been frequently smoking cannabis. You are able to smell and see this when travelling through.

There has been an increase in litter and although the owner has recently cleaned this, local residents should not be subjected to this on a regular basis. Neither should the many tourists that attend Caerleon from all over the world. It is an exceptional area that should be protected.

We are very fortunate in Caerleon to not have to put up with much ASB and drug use in plain sight, as residents reside in the area on a permanent basis, many of which pay an extortionate amount to do so for the benefit of their children.

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asking as a local Caerleon resident that the planning permission is rejected as it is not in keeping with the area and residents should not be subjected to such activities.

The reasons are:

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2. There has been an increase in asb and illegal drug use
3. It's the main thoroughfare for many families to attend school who should not be subjected to the asb and drug use in plain sight.
4. The area is of significant historical interest and is not in keeping with this and will impact tourism attendance and thoughts on the area