

Delegated Decision Report

Application No:	25/0267	Statutory Period Expires:	31st May 2025
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Site:	<i>Bethesda Baptist Church Cefn Road Rogerstone Newport South Wales</i>		
Proposal:	<i>NEW LIFT AND ASSOCIATED WORKS</i>		
Applicant:	<i>W Thomas</i>		
Type:	Full	Ward:	Rogerstone West
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a Church situated within a predominantly residential area in the Rogerstone West ward. The car park at the front of the property fronts Cefn Road. The application site is situated approximately 100m away from the Mon & Brecon Canal Conservation Area.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the construction of a new lift and associated works. The purpose of the lift is to facilitate access between floors. The lift would be situated on the North West elevation of the Church. The lift would have a maximum height of 7.2m. It's sloped roof would adjoin the roof line of the existing Church. The lift would have a width of 5m and a depth of 2m. The materials would be brick and tiles to match the existing church.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
94/1073	ERECTION OF TWO STOREY CHURCH BUILDING WITH ALTERATIONS TO EXISTING CAR PARK AND PEDESTRIAN ACCESS	Granted with Conditions	03.03.1995
07/0163	EXTENSION OF UPPER CAR PARK INTO DISUSED BURIAL GROUND TOGETHER WITH IMPROVEMENTS TO SITE ACCESS	Granted with Conditions	09.05.2007

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)

5.3.1 Policies GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design) and CE7 (Conservation Areas) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 **Principal Heritage Officer:** No objections.

6.2 **Ecology Officer:** No comments received.

6.3 **Landscape Officer:** No objections.

6.4 **Environmental Health Officer:** No comments received.

6.5 **Senior Scientific Officer:** No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 17.04.2025. A Site Notice was put up on 25.04.2025.

7.1 NEIGHBOURS: 42no. neighbours were consulted. No representations were received.

7.2 ROGERSTONE COMMUNITY COUNCIL: No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site comprises an existing property that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 Character and Appearance

8.2.1 The lift would be situated on the west elevation, which faces the car park. The lift would be of materials to match the existing property, and the roof form would be pitched to match the existing side extension. The site is situated 100m from the Mon & Brecon Canal Conservation Area. The Principal Heritage Officer has been consulted on the application and offers no objection to the proposals. It is not anticipated that the proposed lift structure would have a detrimental impact on the character and appearance of the host property or wider street scene.

8.3 Residential Amenity

8.3.1 Due to the location of the lift and application site itself, it is not anticipated that there would be a detrimental impact on neighbouring properties by way of loss of light or overbearing impact. The proposals accord with policy GP2.

8.4 Movement

8.4.1 Due to the location of the proposed lift, it is not anticipated that there would be an impact on highway safety or parking, in accordance with policy T4 and GP4.

8.5 Biodiversity

8.5.1 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 Green Infrastructure Statement has

been provided which indicates that there would be no impact on the biodiversity of the area, however no biodiversity enhancement scheme has been proposed in order to provide a net benefit. As such, a scheme will be secured via a suitably worded condition.

- 8.5.2 In accordance with Chapter 6 of PPW 12, the application has been accompanied by Green Infrastructure Statement (GIS). The GIS indicates that the existing established hedgerows will be protected so that their ecological value can be maintained. The Landscape Officer has offered no objections to the scheme.

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 proposals accord with the aforementioned policies. It is not considered that there would be a detrimental impact on visual or residential amenity. There would be no impact on Highway safety. The proposals are considered acceptable.

11. DECISION

Granted with Conditions

01 The development shall be implemented in accordance with the following plans and documents: LocationPlan, jw1192-114 Proposed Plans_Northeast Elevation, jw1192-113 Proposed Plans_Northwest Elevation, jw1192-112 Proposed Plans_Roof Plan, jw1192-111 Proposed Plans_Upper Ground Floor Plan, jw1192-110 Proposed Plans_Lower Ground Floor Plan.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan nos: jw1192-104 Existing Plans_Northeast Elevation, jw1192-103 Existing Plans_Northwest Elevation, jw1192-102 Existing Plans_Roof Plan, jw1192-102 Existing Plans_Roof Plan jw1192-100 Existing Plans_Lower Ground Floor Plan

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, CE7 and GP6 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.