

Delegated Decision Report

Application No:	26/0414	Statutory Period Expires:	13th July 2026
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Site:	13 Caerau Crescent Newport NP20 4HG		
Proposal:	WORKS TO 1NO. MAGNOLIA TREE (PRUNING) PROTECTED BY THE STOW PARK CONSERVATION AREA		
Applicant:	R Radford		
Type:	Trees in Conservation Areas	Ward:	Stow Hill
Decision:	GARNTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 20/0679 was granted for TRIMMING OF MAGNOLIA TREE PROTECTED BY THE STOW PARK CONSERVATION AREA at the application site due to a structural survey of the property had advised a size reduction to prevent further structural damage to the building. The Council's Tree Officer had no objections and there was no impact to the Conservation Area.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site is a residential property within the Stow Park Conservation Area subject to an Article 4 Direction. The area is predominantly residential properties. The application site has off-street parking with some landscaping features to the front of the house. There is only 1no. tree located to the front of the application site within the front garden, adjacent to the highway, and this is subject to the works proposed.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks works to 1no. magnolia tree (pruning) protected by the Stow Park Conservation Area. The applicant has advised these works need undertaking due to the proximity to overhead wires, and to remove low overhang from the public pathway, including the removal of foliage/limbs touching the property to prevent damage. The tree is located to the front of the property.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
20/0679	TRIMMING OF MAGNOLIA TREE PROTECTED BY THE STOW PARK CONSERVATION AREA	NO	03/12/2020

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 The Historic Environment Act 2023

5.4 Technical Advice note

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 10: tree preservation orders

Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy CE7 (Conservation Area)

5.4 SUPPLEMENTARY PLANNING GUIDANCE TREES, WOODLAND, HEDGEMROWS AND DEVELOPMENT SITES

6. CONSULTATION RESPONSES

6.1 Tree Team:

Upon review there are no objections with the following conditions:

1. all pruning must be to BS 3998 using natural target pruning.
2. the hight reduction may be to 1m under the phone lines
3. the crown raising may be to 3m over the footpath and 5.2m over the road.
4. the tree may be reduced to provide 1-2m away from the property.

6.2 Wildlife in Newport: No comments received.

6.3 Ecology Officer: I have no objection to this application. The tree is very unlikely to support roosting bats and I think because of the nature and location of the tree, there are unlikely to be nesting birds present either.

6.4 Heritage Officer:

As per the CAA appraisal for Stow Park:

The mature trees in the Stow Park Conservation Area are an integral part of its character.

Aim & Objective 5.

The rich green-ness of the Conservation Area should be protected through the considered management of existing trees and careful design of new planting.

Reason: To protect a defining characteristic of the Conservation Area and to manage trees in line with other local policy.

It is proposed to prune a prominent and mature magnolia tree to the front boundary of 13 Caerau Crescent, to:

- remove excess height that is growing into overhead cables/wires
- remove low overhang onto public pathway
- remove foliage/limbs touching property to prevent damage

Mature trees provide both public and visual amenity – and they are considered to form an integral part of the character and appearance of Stow Park Conservation Area. As such, this tree should be preserved in good health, wherever possible.

I see that our tree team have responded with no objections, pending certain conditions. Therefore, I have nothing further to offer.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 05.06.2026, Site Notice was put up on 12.06.2026.

7.1 7 neighbours were consulted. No comments received.

7.2 Councillor Miqdad Alnuaimi and Councillor Kate Thomas were consulted. No comments received to date.

8. ASSESSMENT

8.1 This application seeks consent for works to 1no. magnolia tree protected by the Stow Park Conservation Area. The applicant has stated that these works need to be undertaken as there is a need to remove excess height that is growing into the overhead cables/wires within the streetscene, there is a need to remove low overhang onto public pathway and to remove foliage/limbs that are touching the property to prevent damage. It is therefore considered these works are being undertaken to prevent risks of future damage and protect pedestrians.

8.2 When assessing the impact on the Conservation Area, the tree is highly visible from the streetscene given its location. The Heritage Officer was consulted and suggests the Stow Park Conservation Area Appraisal states that *the mature trees in the Stow Park Conservation Area are an integral part of its character*. Mature trees provide both public and visual amenity and they are considered to form an integral part of the character and appearance of Stow Park Conservation Area. As the tree is being retained, the heritage officer has no formal objections to the application in line with Policy CE7.

8.3 The Ecology Officer was also consulted on the application and states that there are no objections to this application. The tree is very unlikely to support roosting bats, and because of the nature and location of the tree, there are unlikely to be nesting birds present either. Therefore, the development is compliant with Policy GP5.

8.4 The tree team were consulted and do not have objections, subject to a number of conditions including that all pruning must be to BS3998, the extent of height reduction shall be no more than 1m under the phone lines. The crown raising permitted shall be no more than 3m over the footpath and 5.2m over the road. The extent of pruning permitted shall be no more than 2m away from the property. This can be reasonably attached within a condition.

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 Overall, the works are proposed are acceptable. The tree is being retained, and the works are needed for safety reasons. The tree will still provide a visual benefit within the conservation area. The tree team have no objections to the development subject to conditions to limit the amount of pruning. Therefore, the application is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Site Location Plan; Site Plan; Verification; Supporting Close Up Photograph
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 The pruning works hereby approved shall be limited to;

- The extent of height reduction shall be no more than 1m under the phone lines.
- The crown raising permitted shall be no more than 3m over the footpath and 5.2m over the road.
- The extent of pruning permitted shall be no more than 2m away from the property.
- All pruning must be to BS 3998 using natural target pruning.

Reason: To ensure the tree health is maintained.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP5, CE7 were relevant to the determination of this application.

02 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.