

Delegated Decision Report

Application No:	25/1085	Statutory Period Expires:	11th February 2026
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Site:	<i>Land West Of Newport RSPCA Animal Centre Hartridge Farm Road Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 02 (LANDSCAPING) OF 25/0370 NMA APPLICATION TO VARY WORDING/REQUIREMENT OF CONDITION 2 (LANDSCAPING) OF 19/0900 VARIATION OF CONDITION 01 (PLANS) OF PLANNING PERMISSION 16/0215 FOR THE DEVELOPMENT OF A PERMANENT GYPSY AND TRAVELLER SITE COMPRISING 35NO. PITCHES EACH WITH STUDIO UNITS AND ANCILLARY WORK AND CHANGE OF USE OF ROAD SAFETY CENTRE TO SITE OFFICE AND COMMUNITY CENTRE AFFECTING PROW 405/04 LLANWERN</i>		
Applicant:	<i>S Spicer</i>		
Type:	Discharge Conditions	Ward:	Ringland
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0370	NMA APPLICATION TO VARY WORDING/REQUIREMENT OF CONDITION 2 (LANDSCAPING) OF 19/0900 VARIATION OF CONDITION 01 (PLANS) OF PLANNING PERMISSION 16/0215 FOR THE DEVELOPMENT OF A PERMANENT GYPSY AND TRAVELLER SITE COMPRISING 35NO. PITCHES EACH WITH STUDIO UNITS AND ANCILLARY WORK AND CHANGE OF USE OF ROAD SAFETY CENTRE TO SITE OFFICE AND COMMUNITY CENTRE AFFECTING PROW 405/04 LLANWERN	APPROVED & CONDITIONS	3/7/2025
19/0900	VARIATION OF CONDITION 01 (PLANS) OF PLANNING PERMISSION 16/0215 FOR THE DEVELOPMENT OF A PERMANENT GYPSY AND TRAVELLER SITE COMPRISING 35NO. PITCHES EACH WITH STUDIO UNITS AND ANCILLARY WORK AND CHANGE OF USE OF ROAD SAFETY CENTRE TO SITE OFFICE AND COMMUNITY CENTRE AFFECTING PROW 405/04 LLANWERN	GRANTED WITH CONDITIONS	31/10/2019
16/0215	DEVELOPMENT OF A PERMANENT GYPSY AND TRAVELLER SITE COMPRISING 35NO. PITCHES EACH WITH STUDIO UNITS AND ANCILLARY WORK AND CHANGE OF USE OF ROAD SAFETY CENTRE TO SITE OFFICE AND COMMUNITY CENTRE AFFECTING PROW 405/04 LLANWERN	GRANTED WITH CONDITIONS	11/08/2016

3. CONSULTATION RESPONSES

- 3.1 Landscape officer: Proposals are fully specified across Planting Plan, Planting Schedule, and Landscape Maintenance Specification all rev PO1.
There is reliance on retained shrub willow to maintain a suitable buffer between the RSPCA centre and the site which is important to achieve in addition to retention of other existing vegetation blocks as shown on the submitted plans. Note that management of these areas is not covered in the Maintenance Specification.
No further comments.

4. ASSESSMENT

- 4.1 This application seeks to partially discharge condition 2 of the above planning permission. The condition states:

The development shall be carried out in accordance with the landscaping details approved under 18/0143 or in accordance with any alternative scheme that has been submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of any pitch. Thereafter the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with a management plan that shall also have been submitted to and agreed in writing by the Local Planning Authority. Planting shall be completed in the first full planting season following the occupation of the phase to which it relates (or in accordance with any alternative date or phasing plan that might be submitted and agreed prior to commencement of development of the phase). Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April inclusive.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner. Policies GP2 & GP5.

- 4.2 The applicant wishes to provide an alternative landscaping scheme and has submitted full details. The details include a maintenance schedule. The Council's Landscape officer has been consulted and advises that whilst she is generally satisfied with the scheme, some aspects are not covered within the maintenance schedule. However, given that the Council is responsible for the scheme it can be ensured that the landscaping is satisfactorily maintained and no objection is offered to the partial discharge the condition.

5. OTHER CONSIDERATIONS

5.1 **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.

5.2 **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.

- 5.3 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.

- 5.4 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.

5.5 *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.

5.6 *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.

6. CONCLUSION

6.1 The submission includes the information required by the condition and the application is approved.

10. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Landscape Maintenance Specification P01 16/12/2025, Planting Schedule P01, Planting Plan P01.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.