

Highway Response

Ref: 25/0902

Date: 15/12/25

PROPOSAL: CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL

SITE: Caxton Chambers 6 Caxton Place Newport NP20 4BN

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposed use is less onerous in terms of parking and servicing than the extant use.

The submission does not include any detail of cycle parking, but there appears to be access to a rear yard where this could be provided. On that basis there are no highway related objections, subject to the following condition.

Suggested Conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.