

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/09/2025 1:19 PM

Application Summary

Address:	2 Tyn-Y-Brwyn Farm Cardiff Road Newport NP10 8UD
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED ANNEXE
Case Officer:	Marnie Ostler

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	Oak Barn Tyn-Y-Brwyn Farm Gwent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Newport Planning Office Re: Application for Lawful Development Certificate 25/0440 For reasons stated below we wish to object strongly to the decision by our neighbour to apply to site a double width caravan on agricultural land using a Lawful Development Certificate as we feel he has done so, as to not be transparent or allow his neighbours to be notified. We all share a small private courtyard that is maintained by all residents, so increasing traffic by means of an extra dwelling and associated services all residents should be made aware. Oak Barn has a similar curtilage to No.2 made up of both garden and agricultural land, considering the property was sold to the resident in *REDACTED* in 2022, after living there for several years as a tenant. I am sure he is aware of the boundaries and land use from both his previous landlord and conveyancing solicitor. *redacted* is aware of the 'no caravan' rule, as we personally made him aware of this condition of planning for stables at our property, when he complained to Newport council on behalf of the Tyn y Brwyn residents, about a caravan sited on agricultural land nearby. Copies of emails can be provided upon request. (18/0739 Reason: flood risk, the rural character of the countryside setting, the special landscape character of the green wedge) 'Another justification for the complaint made about the nearby caravan, was that the caravan was visible from the Castleton Circular public footpath. *Recated* proposed caravan would be visible from the same public footpath.

He states in his application that the structure will Be externally finished in a way that is sympathetic to its rural surroundings. I fail to see how a upvc/composite caravan is in keeping with a converted farm with sympathetically converted stone outbuildings.

Finally, considering how exposed to the elements we are at Tyn y Brwyn Farm and the suitability of a caravan to be used as a dwelling during the winter months by elderly occupants. I am not convinced the caravan will be used for this purpose. I feel that this is a tactic to start an Air B&B operation whilst protecting himself against future enforcement action.

Kind regards