

Delegated Decision Report

Application No:	25/0874	Statutory Period Expires:	16th December 2025
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Site:	<i>Pillbox Hall 13A Church Street Newport South Wales NP20 2BY</i>		
Proposal:	<i>CHANGE OF USE TO A GYMNASISTICS AND SOFT PLAY CENTRE</i>		
Applicant:	<i>C Hawke</i>		
Type:	Full	Ward:	Pillgwenlly
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is located within the urban boundary, in Flood Zone 3, Parking Zone 4 in the ward of Pillgwenlly. The site is located north of Church Street; a no through road. Vehicle access to the site is provided from St Michael Street and Commercial Road. The single width vehicle access east of the building leads into a courtyard serving a computer repair company and security door company. To the east and west of the site lies existing terraced residential properties.

2.2 Pillbox Hall is single storey featuring a single window and door to the front elevation onto Church Street, along with regularly spaced windows to the east side elevation. The building is of some age as demonstrated by the presence of period features.

3. DESCRIPTION OF DEVELOPMENT

3.1 Change of use of building to gymnastics and play centre – D2 (assembly and leisure) of the Town and Country Planning (Use Classes) Order 1987 as amended. The scheme seeks to provide classes for all ages and abilities in acrobatic gymnastics, cheerleading, general & pre-school gymnastics, TeamGym and tumbling.

3.2 Hours of operation are proposed to be Monday, Wednesday and Friday 1000 – 1900 hours, Tuesdays and Thursdays 1600 – 1900 hours and Saturdays 0900 – 1300 hours.

4. RELEVANT SITE HISTORY

4.1 None.

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

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP2 – Health
- SP3 – Flood Risk
- SP12 – Community Facilities

- SP18 – Urban Regeneration
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Waste Storage and Collection
- Wildlife and Development
- Parking Standards

6. CONSULTATION RESPONSES

6.1 Environmental Health Officer: No response.

6.2 Senior Scientific Officer: No response.

6.3 Waste Manager: No response.

6.4 South Wales Fire Service: No objection.

6.5 Highways Officer: I am content to accept these arrangements. The key is not having children in the service yard and having small staggered classes. Parents often use cars unnecessarily (eg when late or in bad weather), but of course many will walk anyway, so the numbers are inevitably small and impact modest if even noticeable.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on the 6th November 2025 and 17th November 2025 respectively.

7.1 NEIGHBOURS: 1no. objection and 4no. support (summarised):

- General support for new gymnastics provision.

7.1.1 OFFICER NOTES

The 'objection' received includes comments which obviously support the scheme, and as such it is considered that an error was likely made by the third party when choosing the drop down menu when registering their comments. However, to ensure clarity, representations are recorded in this report how they have been received.

7.2 COUNCILLORS: No responses.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is located within a settlement boundary and therefore benefits from the principle of development given its inherent sustainability in accordance with Policy SP1.

8.2 Impact on Health

8.2.1 The proposal would provide additional opportunities for the continuation and uptake of physical activity which is considered to have a demonstratable positive impact on health and wellbeing. The proposal accords with Policy SP2.

8.3 Impact on Flooding

8.3.1 The site is located within Flood Zone 3 (sea) and Flood Zones 2/3 (surface water) to the north and south of the building. The proposed use is considered to be a *less vulnerable* type of development.

8.3.2 The application is supported by flooding information curated by Natural Resources Wales which confirms that the site has a *low risk* of flooding each year ranging from 0.1% and 1% from rivers, sea, surface water and small watercourses. The proposal does not include any

additional hardstanding, therefore the proposal would not result in increased flooding elsewhere and the occupiers are aware of the flood risk associated with the site.

8.3.3 The consultation response from Natural Resources Wales raises no objection and confirms that the proposed use is a less vulnerable use. They find that the proposal could be acceptable subject to the developer being made aware of the potential flood risks and consequences. As such, an informative note is added to the recommendation.

8.3.3 As the proposal would continue to have a *low vulnerability* in flooding terms, and that no other material factors are being altered, it is considered that the proposal is acceptable in terms of flooding in accordance with Policy SP3.

8.4 Community Facilities and Urban Regeneration

8.4.1 Policies SP12 and SP18 have general support for the provision of new community facilities in sustainable locations and the reuse of derelict or underused building. The proposal achieves both of these strategic aims.

8.5 Impact on Residential Amenity

8.5.1 The proposal does not include any alterations to the existing built form or window openings. Therefore, the proposal would not alter the levels of daylight, sunlight or overshadowing experienced by existing commercial or residential properties.

8.5.2 The site is located adjacent existing residential properties; as the site has been underused for a period of time, residents will likely experience an increase in movements to and from the site. The site would operate Monday to Saturday with varying hours across those days, with earliest start time being 0900 hours on Saturdays and the latest closing time of 1900 hours Monday to Friday. It is considered that the daytime operating hours is reasonable and would not result in a significant adverse impact on the residential amenity afforded to any residential property. The hours of operation are further controlled by way of condition. Subject to condition, the proposal is in accordance with Policy GP2.

8.6 Impact on Highways and Parking

8.6.1 The proposed layout does not include any onsite parking due to the physical site constraints. Additional information provided outlines how the site will operate utilising the Pill Millenium Centre dedicated parking, public car parks at Mill Parade and Courtybella Terrace, and the unrestricted on-street parking. The class sizes are limited to 10 persons typically, but would be 15 at peak times in the evening.

8.6.2 Class times are to be staggered which ensures there would be no overlap between classes; as such the drop-off and pick-up times would not overlap each other thereby preventing traffic build up.

8.6.3 The supporting information sets out that no vehicles are proposed to enter the service yard area for pickup/drop off as those arriving by car will be informed to use the onstreet parking for drop off and enter the building through the principal elevation door; with those arriving by foot entering the building via the side entrance within the service yard area.

8.6.4 The Highways Officer finds no conflict with pedestrian safety on this issue given the limited use of the service yard and the parking arrangements acceptable. Therefore, the proposal is considered to accord with Policies GP4 and T4.

8.7 Impact on Biodiversity

8.7.1 The scheme does not include any form of biodiversity enhancement or Green Infrastructure Statement. Given the scale of the development proposed and that it relates to an existing building in an urban location, it is considered in this instance that a Green Infrastructure Statement can be omitted because of the site features.

8.7.2 However, in order to achieve the aims of Planning Policy Wales (Ed.12) and Policy GP5 it is considered appropriate to ensure that the scheme delivers a biodiversity enhancement through the provision of a bird and/or bat box to be attached to the building.

8.8 Impact on Character and Appearance

8.8.1 The proposal does not include any changes to the external elevations; as such, the proposal would have a neutral impact on the wider character and appearance of the area. However, the scheme would bring about wider benefits to the area through the reuse of a vacant building.

8.9 **Impact on Waste and Recycling**

8.9.1 The proposed use would require a commercial waste collection agreement; no information has been provided of where the bins could be stored. However, it is noted that the existing commercial uses site wastebins in the service yard area. It is considered that the siting of a bin serving the proposed use in the service yard is acceptable.

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 proposed change of use accords with the relevant national and local policies and is hereby granted.

**11. DECISION
GRANTED WITH CONDITIONS:**

01 The development shall be implemented in accordance with the following plans and documents:

- Proposed Floor Plan (Received: 14.10.2025)
- Site Location Plan (Received: 14.10.2025)

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 first beneficial use a scheme of biodiversity enhancement, which includes a bird/bat box, shall be installed on the building and retained for the duration of the use.

REASON: To provide a biodiversity enhancement in accordance with the aims of Planning Policy Wales (Ed.12) and Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 The hours of operation shall be limited to 1000 – 1900 hours Monday to Friday (excluding Bank Holidays) and 0900 – 1300 hours on Saturdays.

REASON: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2025 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP3, SP12, SP18, GP2, GP4, GP5, GP6, T4 and W3 were relevant to the determination of this application.

02 Please refer to the guidance on resilient design for areas at risk of flooding within Chapter 13 of Technical Advice Note 15 – Development, flooding and coastal erosion and incorporate where feasible.

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.