

From: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Sent: 24 June 2025 14:02:31 UTC+01:00
To: "Sanders, Francesca (Senior Planning Officer)"
<Francesca.Sanders@newport.gov.uk>
Subject: RE: 25/0355

No not really, I can see what it is.

Thanks

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 24 June 2025 13:57
To: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Subject: RE: 25/0355

Thanks kevin 😊

Okay great, do you still need a revised drawing with the correct vis splay?

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
Godfrey Road
Newport NP20 4UR
Tel/Ffôn 01633 831694
francesca.sanders@newport.gov.uk

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**sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch
TG awtomataidd y Cyngor**

From: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Sent: 24 June 2025 13:49
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Subject: RE: 25/0355

Hi Francesca
Congratulations and good luck!

The visibility splay is not drawn as it should be but the design is acceptable, so I would have no objection to that drawing being approved within the conditions.

Regards
Kevin

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 24 June 2025 11:33
To: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Subject: FW: 25/0355

Hi Kevin,

Sorry for the very short notice but I am due to go on maternity leave shortly and want to get this one out the way before I go. Is there any chance you could review the attached today? No worries at all if not.

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
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From: Richard Phillips <richard@rpduk.com>

Sent: 24 June 2025 08:40

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: Re: 25/0355

Morning Francesca

Sorry for not getting this to you yesterday as promised – we had a nightmare getting home from holiday due to flights being cancelled over Qatar, I blame Donald Trump!

Anyway – see attached revised dwg 04_A showing the permeable paving and the vision splays, it was difficult to get the vision splays to work due to the shape of the boundary and the footpath, although we can't quite achieve the 2m both ways between the boundaries the curve of the existing footpath will give plenty of vision for pedestrians. I trust this is acceptable.

I assume you are happy with the proposals for the extension? It is along the same line as the neighbouring property, see attached pic.

I am in the office all day today if you need any further amendments.

Regards

Richard

Richard Phillips

For and Behalf of RPD Building Consultants Limited

E – richard@rpduk.com

T – 01633 677514

M – 07884 383546

From: Sanders, Francesca (Senior Planning Officer)
<Francesca.Sanders@newport.gov.uk>

Date: Thursday, 19 June 2025 at 09:18

To: Richard Phillips <richard@rpduk.com>

Subject: RE: 25/0355

Great thanks richard

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
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From: Richard Phillips <richard@rpduk.com>

Sent: 18 June 2025 22:24

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: Re: 25/0355

Yes, sorry for the delay, I'm away.

Back Saturday morning so will get this info to you by COP Monday.

Congrats by the way. Hope all goes well.

Regards

Richard.

Sent from [Outlook for iOS](#)

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Sent: Wednesday, June 18, 2025 11:48:06 AM

To: Richard Phillips <richard@rpduk.com>

Subject: RE: 25/0355

Hi richard,

I am due to go on maternity leave shortly and therefore need to resolve this case as soon as possible. Are you able to send over the requested information by COP on Monday 23rd June 2025 please?

Thanks

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
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From: Sanders, Francesca (Senior Planning Officer)

Sent: 12 June 2025 09:37

To: Richard Phillips <richard@rpduk.com>

Subject: RE: 25/0355

Thanks richard, no problem if its been removed. Are you able to ask the applicants to send me a recent photo of the front of the house please including the garden area from the road?

In addition, we need a scheme for the proposed access/parking works. The highways officer has advised it should be designed in accordance with the following.

the drive shall comply with the following design requirements: Be surfaced with permeable bound material for the first 5m from highway boundary. Provide pedestrian visibility splays of 2 x2m at 600mm height. Nothing shall be built planted or able to grow above 6000mm within the visibility splay. No gates will be supported. The surface water drainage of the plot shall be designed to prevent the discharge of water on to the highway

Are you able to send this over as soon as possible?

Thanks

Kind regards
Francesca Sanders

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From: Richard Phillips <richard@rpduk.com>

Sent: 11 June 2025 22:05

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: Re: 25/0355

Hi Francesca.

The hedge in the photo appears to be within the application site, however it was not there when I measured up, it must have been removed. I will ask the applicant if he knows when it was

removed however, I believe they have only recently purchased the property and that photo is apx years old according to google.

Sorry I can't be any more help, by the time I got involved there had been extensive works to the house and garden.

Regards

Richard

Richard Phillips

For and Behalf of RPD Building Consultants Limited

E – richard@rpduk.com

T – 01633 677514

M – 07884 383546

From: Sanders, Francesca (Senior Planning Officer)

<Francesca.Sanders@newport.gov.uk>

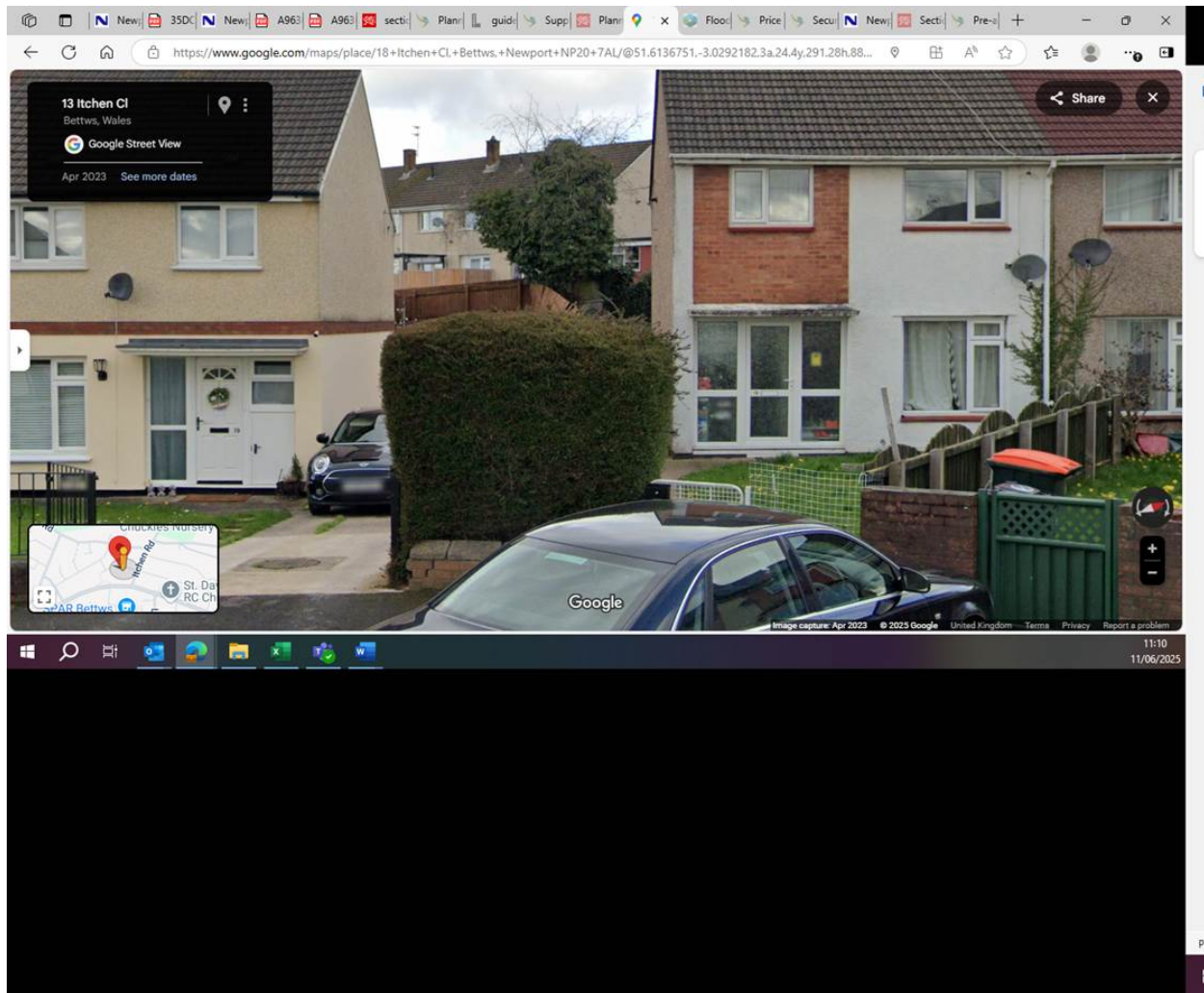
Date: Wednesday, 11 June 2025 at 11:11

To: Richard Phillips <richard@rpduk.com>

Subject: 25/0355

Hi,

In relation to the above application can you please advise who's ownership the hedgerow falls under as shown on the image below?



Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
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