

Notice of Decision



S Harrison
Steve Harrison Property Ltd
Brooklands
Llanvaches
Caldicot
Newport
NP26 3BA

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0206**
Application Type: **Full**
Proposal: **CHANGE OF USE OF OFFICE BUILDING TO SHORT TERM HOLIDAY LET (USE CLASS C6)**
Site/Location: **Wentwood Lodge , Gilvach Lane, Llanvaches, Newport, NP26 3BA**
Decision Date: **18th June 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 21st March 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. Approved Plans & Conditions

The development shall be implemented in accordance with the following plans and documents: Revised Proposed Elevations (Received 08/06/2026); Revised Parking Plan (Received 08/06/2026); Proposed Floor Plan.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

2. Pre -occupation conditions

Cycle Parking

Details of cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The approved facilities shall be provided prior to the first occupation/use of the development and retained thereafter for the lifetime of development.

Reason: To encourage active travel and promote a sustainable form of development at the site in accordance with Policy SP1 and GP4 of the NLDP 2011-2026 (adopted January 2015).

3. **Refuse Storage**
Details of refuse/recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The approved facilities shall be provided prior to the first occupation/use of the development and retained thereafter for the lifetime of development.
Reason: To provide acceptable waste storage on site in accordance with Policy SP1 and W3 of the NLDP 2011-2026 (adopted January 2015).
4. **Bird Box Installation**
Prior to the first use of the development hereby approved, the bird box as shown on the approved plans shall be installed and retained thereafter for the lifetime of the development.
Reason: To provide biodiversity enhancement on site, in accordance with Policy SP1, SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015) and Chapter 6 of PPW12.
5. **Car Parking Provision**
The area allocated for car parking as shown on the approved plans shall be made available for such use prior to the first use/occupation of the development hereby approved. Thereafter, the spaces shall be kept free from obstruction and shall be available for parking use at all times for the lifetime of development.
Reason: To ensure suitable parking provision on site in order to preserve matters of highway safety in accordance with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).
6. **General conditions**

Restriction of Use
Notwithstanding the provisions of Schedule 2, Part 3, Class I of The Town and Country Planning (General Permitted Development Order) 1995, as amended (or any Order revoking and re-enacting that Order with or without modification) the development hereby approved shall be used for use Class C6 short term holiday let only and for no other use whatsoever.
Reason: The provision of residential accommodation that is not short term lets has not been shown to be acceptable in this location and would be contrary to Policy SP1 and SP5 of the NLDP 2011-2026 (adopted January 2015).
7. **Permitted Development Rights Removal**
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B, C, D, E, F shall be carried out without the prior written permission of the Local Planning Authority.
Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties in accordance with Policy SP5, GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).
8. **Permitted Development Rights - Boundary Treatments**
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, Class A, no wall, fence, gate, hedge or other means of enclosure shall be erected or planted without the prior written permission of the Local Planning Authority.
Reason: In the interests of the visual amenities of the area in accordance with Policy GP5 and GP6 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: Site Location Plan with Blue Line (Revised); Amended Visibility Splay (05.02.2026); Covering

Letter; Aerial View of Access for Highways Context; Existing Floor Plan; Existing Elevations; Existing Block Plan; Trees and Hedgerows; Various Supporting Photographs; Green Infrastructure Assessment.

2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP5, SP8, SP9, GP1, GP2, GP4, GP5, GP6, GP7, T4, CF8, M1 and W3 were relevant to the determination of this application.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
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Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).