

From: Al-Nuaimi, Miqdad (Elected Member) <Miqdad.Al-Nuaimi@newport.gov.uk>
Sent: 30 July 2026 16:18:17 UTC+01:00
To: "NCC - Planning" <Planning@newport.gov.uk>
Cc: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: Fw: Planning Consultation Request for case ref: 26/0540
Attachments: ufm61_Councillor_Letter.pdf

Thank you for asking me to comment on planning application 26/0540
These are my comments

1. I am of the view that the proposed development of a 5-bedroom HMO at 35 St Mary's St represents an overdevelopment of the site. The communal spaces it offers such as the living-room and kitchen are on the small side. . The one bedroom being only 9 square meter is very small. The plans do not show the so called Garden space
2. Density, It doesn't appear that inworking out the density of HMOs represented by accepting this application, that account has been taken of the development already approved for HMO accommodation in the former Baneswell Community Centre and the Baneswell Nursery.
3. There are no additional parking spaces provided for potentially 5 person living in the resulting HMO. St Mary's ST is a residents only parking area and there is a maximum of 2 permits issued to any house withing that street. Other on street parking available are limited to one hour or 2 hour
4. I found the description of the planning application as "CONVERSION OF A D1 (NON-RESIDENTIAL INSTITUTIONS) TO C4 (HOUSES IN MULTIPLE OCCUPATION) TO INCLUDE THE PROVISION OF EXTERNAL BIN STORE rather misleading. Is no 35 Mary's St already used as an HMO?

For the above reasons I cannot support the application

Kind regards

Councillor Miqdad Al-Nuaimi
Member for Stow Hill Ward
Newport City Council

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: Wednesday, July 29, 2026 10:58
To: Al-Nuaimi, Miqdad (Elected Member) <miqdad.al-nuaimi@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0540

Dear CLLR MIQDAD ALNUAIMI

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 16 July 2026.

Your sincerely
Development Management