

Delegated Decision Report

Application No:	25/0568	Statutory Period Expires:	3rd April 2026
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Site:	<i>Orchard House 11A Norman Street Caerleon Newport NP18 1BB</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 07 (LANDSCAPING) OF PLANNING PERMISSION 18/1236 FOR REFURBISHMENT AND ALTERATIONS TO ORCHARD HOUSE TO CREATE 7NO. SELF-CONTAINED SUPPORTED LIVING APARTMENTS, DEMOLITION OF SELECTED OUTBUILDINGS AND CONSTRUCTION OF SINGLE STOREY COMMUNAL GARDEN PAVILION INCLUDING ASSOCIATED LANDSCAPING WORK</i>		
Applicant:	<i>J. Page</i>		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	Approved		

1. BACKGROUND

- 1.1 The site received planning permission for the refurbishment of and alterations to Orchard House to create 7no. self-contained supported living apartments, the demolition of selected outbuildings and construction of single storey communal garden pavilion including associated landscaping work in January 2022 under planning application Ref.18/1236.

2. SITE LOCATION AND CONTEXT

- 2.1 Orchard House is currently occupied by the National Autistic Society (NAS) who provide accommodation and associated services for adults with autism. The existing building is a large red brick Victorian house of an 'L' shape and provides 10 bedrooms, some with en-suite bathrooms, a number of communal lounges, kitchens and dining areas and, in some cases, more independent 'apartment' style living for residents. The site is located centrally within Caerleon in a predominantly residential area and is approximately 1.46ha in size. It is largely screened from the surrounding area by mature trees and hedgerows. The site is bound by residential properties at Mill Street to the north, the residential Norman Street to the east, residential properties at Holmlea and Goldcroft Court to the south and the Caerleon House nursing home to the west.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is sought to partially discharge Condition 07 (Landscaping) of ref.18/1236.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/1236	REFURBISHMENT AND ALTERATIONS TO ORCHARD HOUSE TO CREATE 7NO. SELF-CONTAINED SUPPORTED LIVING APARTMENTS, DEMOLITION OF SELECTED OUTBUILDINGS AND CONSTRUCTION OF SINGLE STOREY COMMUNAL GARDEN PAVILION INCLUDING ASSOCIATED LANDSCAPING WORK	GRANTED WITH CONDITIONS	27.01.2022

5. PLANNING POLICY

- 5.1 N/A

6. CONSULTATION RESPONSES

- 6.1 LANDSCAPE OFFICER
I can confirm that the information is acceptable.

7. PUBLIC REPRESENTATIONS
N/A

8. ASSESSMENT

- 8.1 Planning condition 07 for planning permission (18/1236) states that

“Prior to the commencement of development, other than demolition, is commenced, written approval of the Local Planning Authority is required to a scheme of hard and soft landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To ensure a suitable scheme of landscaping and tree planting is secured. Policy GP5”

- 8.2 A detailed landscape proposal has been submitted and provides details of soft & hard landscaping for the site, including a planting schedule and tree pit details. The proposal includes a site plan which provides sufficient details of the number, species, heights on planting and positions of all trees and shrubs. The scheme has been submitted prior to the commencement of development, excluding demolition.

- 8.3 The Council's Landscape Officer has confirmed that the information provided is acceptable.

- 8.4 Sufficient information has been provided, in line with the details specified in Condition 07 of 18/1236. The details are sufficient to partially discharge the condition in so far as the submission of a scheme of hard and soft landscaping and tree planting for the site, but the landscape management and maintenance plan remains to be adhered to.

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 Sufficient information has been provided, in line with the details specified in Condition 07 of 18/1236. The details are sufficient to partially discharge the condition in so far as the submission of a scheme of hard and soft landscaping and tree planting for the site, but the landscape management and maintenance plan remains to be adhered to.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: TDA.3147.01(A) Detailed Landscape Proposals, 3258-PEN-ZZ-ZZ-DR-A-1000-S3-C1 - Site Location Plan, Annual Landscape Maintenance Plan, Proposed Site Plan, Covering Letter.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP5 was relevant to the determination of this application.

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.