

Delegated Decision Report

Application No:	26/0121	Statutory Period Expires:	10th April 2026
------------------------	----------------	----------------------------------	------------------------

Site:	<i>Somerton Primary School, Hawthorne Fosse, Newport, South Wales NP19 9AB</i>		
Proposal:	<i>REPLACEMENT OF EXISTING DEMOUNTABLE COMMUNITY CENTRE WITH NEW PURPOSE BUILT ACCOMMODATION</i>		
Applicant:	<i>G. Draper</i>		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site forms part of the wider school grounds with the school building and site entrance to the west/north-west and school playing fields to the east. The site is surrounded by established residential development.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to demolish the existing demountable building with a new, purpose built, single storey building occupying the same footprint. The building would measure 10m in length, 4.1m in width and 3m in height. The proposed design comprises a timber framed structure with timber clad, walls and a flat roof. A large, glazed screen of polyester powder coated aluminium double glazing is proposed to the front elevation as well as a matching single door.

3.2 The building is to be used as a multi-use space for use by the school and the local community. Accessible by arrangement during school hours, as well as before and after. The proposal includes an open classroom / meeting space with WC, kitchen space and store.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
06/1396	ERECTION OF SECURITY FENCING	GRANTED	23/11/2006
08/0058	ERECTION OF FENCING, GATES AND SMOKING SHELTER	GRANTED	21/02/2008
09/1145	EXTERNAL CANOPY FOR OUTDOOR PLAY	GRANTED	10/12/2009

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

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy SP3 Flood Risk ensures development is directed away from flood risk areas.

Policy SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy CF1 Protection of Playing Fields, Land and Buildings used for Leisure, Sport, Recreation and Play notes that such sites will be protected unless it can be demonstrated that they are surplus to requirements or adequate alternative provision will be provided.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

WILDLIFE AND DEVELOPMENT 2025

PARKING STANDARDS 2015

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: **Highway recommendation:** No objection.

Highway Comments: The proposals appear to replace an existing unit like for like in terms of function, size and location. There is therefore no anticipated highway impact or objection.

6.2 Landscape officer: The proposed works are to replace an existing demountable Unit with a new purpose-built classroom. The new accommodation will be of similar dimensions to the existing and will provide space for the activities currently provided.

Relatively comprehensive information has been submitted other than landscape details.

The proposed works will occupy the same footprint as the existing unit and will have very little impact on the surrounding area. The grass verges and play spaces around the building will be retained.

There are no objections in principle. However, there is an opportunity to enhance the landscape around this new building, integrate sustainable drainage components, boosting local wildlife and provide opportunities education. This would be strongly encouraged and could include:

- Green biodiverse roof.
- Bioretention planters (SuDS).
- Specimen native tree and shrub planting.
- Wildflower meadow.

Further details are required to be submitted for approval to include:

- Soft Landscape / Planting Plan:
 - Type – Trees/Shrubs/Bulbs/Native/Ornamental/Marginal/Aquatic/Roof gardens/wildflower meadow.
 - Species
 - Size/specification
 - Position
 - Spacing/density
 - Accessories – Tree stakes/watering bags/wire support/trellis/planters
- Hard Landscape/Materials Plan, to include:
 - Surfacing (type/colour/finish)
 - Edging
 - Street furniture

It would be advised that a suitably qualified landscape specialist/professional is used to satisfy the above.

6.3 Drainage officer: No response.

6.4 Environmental Health: No response.

6.5 Fields in Trust: No response.

6.6 Ecology officer: I have no objections to this application, and the GI Statement and proposed biodiversity enhancement measures are adequate. I support the suggestion of additional soft landscaping measures proposed by the Landscape Officer, as these would have further benefits for wildlife.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 24/02/2026, Site Notice was put up on 27/2/2026.

7.1 NEIGHBOURS: 1no objection received as follows: Too many near misses and anti-social driving as it is. You have also not taken the time to consult us to discuss this. These proposals will encourage further antisocial behaviours and nothing suggests this will change. Strongly object.

8. ASSESSMENT

8.1 Principle of Development:

The application site is located within the urban boundary wherein the principle of development is deemed to be acceptable subject to compliance with the relevant policies contained within the Development Plan.

8.2 The building is located on a playing field. Policy CF1 protects playing fields and land and buildings used for leisure, recreation and sport. However, as the proposals include the replacement of an existing building and there would be no additional loss of playing fields the proposals are compliant with this policy.

8.3 Visual Amenity/ Character and Appearance;

The new building will be of similar character and appearance to the existing. It is in keeping with the wider school grounds and would not result in an adverse impact in terms of visual

amenity.

8.4 **Residential Amenity:**

The building replaces one having a similar use and would be over 30m away from the nearest residential property. The proposals are in keeping with the current use of the site and are not considered to result in an adverse impact in terms of residential amenity.

8.5 **Movement:**

It is not proposed to alter current pedestrian or vehicular access arrangements. The proposed new building will cater to the same users as current and will not result in any increase in vehicle or pedestrian numbers or movements. The current 9No. car parking spaces will be retained as will the current footpaths. The proposals are not considered to result in an adverse highway or pedestrian safety impact.

8.6 **Drainage/ Flooding:**

NRW's Flood Map for Planning (FMfP) indicates that the area immediately to the south of the building is subject to surface water and small watercourse Zone 2 flood risk. However, this is a narrow strip of land directly to the south elevation of the building and does not affect the application site itself, or access to and/from the building.

8.7 The hard landscaped area of the new block and the pathways to the main entrance are as existing. As a result there will be no increase in rainwater runoff and no change in terms of drainage. Foul drainage is to be connected to the existing system.

8.8 **Biodiversity:**

The proposals include the demolition of an existing building. The Council's Ecology Officer advises that demountable buildings are rarely suitable habitats for bats, being too hot in the summer and too cold in the winter. However, an advisory note is requested.

8.9 Policy 9 of Future Wales which states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The proposed works will also include bird boxes and wildflower seeding in the grassed area fronting the primary elevation of the new block. The enhancement can be secured by condition.

8.10 **Landscaping**

The Council's Landscape officer has requested a landscaping scheme be provided and that opportunities for sustainable drainage and wildlife enhancement be considered as part of that. Whilst the comments are duly noted, the building replaces an existing dilapidated demountable building and there would be no increase to the footprint. Furthermore, proportionate biodiversity enhancement is proposed and on balance the proposals are considered to be acceptable despite additional soft landscaping proposals.

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 proposals will provide improved facilities at the school and the building is acceptable in terms of scale and design. The proposals will not result in an adverse amenity or highway safety impact

10.2 The application is granted subject to the following conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 1068/25 Rev A, 1068/26 Rev A, 1068/09, 1068/20 Rev A,
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre- first use

02 Prior to the first use of the development as hereby approved, biodiversity enhancement shall be provided in accordance with the approved details and thereafter be retained for the lifetime of development.

Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 1068/25 Rev A, 1068/26 Rev A, 1068/09, 1068/22, 1068/20 Rev A, 1068/12, 1068/11, 1068/10, 1068/08, GIS February 2026, DAS 10th February 2026.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, SP9, GP2, GP5, GP6 and CF1 were 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.

04 Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at: Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY, 0300 065 3000, enquiries@naturalresourceswales.gov.uk

Bat Conservation Trust can be contacted at: Studio 15, Cloisters House, 8 Battersea Park Road, London, SW8 4BG, 0345 1300 228, enquiries@bats.org.uk