

Webster, Ben (Planning Officer)

From: Antonella Mariani <amariani@ra-architects.co.uk>
Sent: 08 July 2026 17:09
To: Webster, Ben (Planning Officer)
Cc: Luke Shakesheff
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello Ben,

Thank you for providing us with the Tree Team's comments.

I can confirm that we agree to the extension of time until Friday 17th July and look forward to receiving the decision notice.

Given the length of time this application has already been under consideration, we would be grateful if any additional details could be secured by way of conditions, rather than delaying the determination of the application further.

We appreciate your assistance in this regard.

Kind Regards
Antonella Mariani
Associate | B.Arch.(Hons)

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amariani@ra-architects.co.uk
+44 (0) 1633 744144



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From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 08 July 2026 16:31
To: Antonella Mariani <amariani@ra-architects.co.uk>
Cc: Luke Shakesheff <luke@lcsriggingltd.com>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello Antonella,

The comments are attached as a PDF. You'll note some conditions have been requested.

I have provisionally added these to the report ahead of submitting for checking and I am recommending that the application is Granted with Conditions.

Management may wish for details upfront, but I thought I'd attempt to add via conditions in the first instance. If there is any development with this, I will let you know.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk
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NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](#)

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The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)

From: Antonella Mariani <amariani@ra-architects.co.uk>
Sent: 08 July 2026 16:16
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Cc: Luke Shakesheff <luke@lcsriggingltd.com>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello Ben,

Thank you for the update.

I would be grateful if you could share the comments from the Tree Team and whether you could anticipate your recommendation.

Kind Regards

Antonella Mariani

Associate | B.Arch.(Hons)

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amariani@ra-architects.co.uk
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From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Sent: 08 July 2026 15:17

To: Antonella Mariani <amariani@ra-architects.co.uk>

Cc: Luke Shakesheff <luke@lcsriggingltd.com>

Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello Antonella,

I hope you are well.

The Tree Team finally provided comments in relation to the Tree information submitted in May. I received these comments late in the afternoon yesterday so I have missed the cut off for this weeks delegated agenda and I am looking to add the report as part of next weeks agenda.

On that note – I am hoping that the decision notice can be issued next Friday. If possible, please could we agree an EOT until July 17th?

I apologise for the delay.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk

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From: Antonella Mariani <amariani@ra-architects.co.uk>

Sent: 08 July 2026 09:26

To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Cc: Luke Shakesheff <luke@lcsriggingltd.com>

Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello Ben,

I hope you're well.

Please could you provide us with any updates on this application, bearing in mind it's been over six weeks since the submission of the arboricultural information.

Kind Regards

Antonella Mariani

Associate | B.Arch.(Hons)

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From: Antonella Mariani

Sent: 18 June 2026 11:58

To: 'Webster, Ben (Planning Officer)' <Ben.Webster@newport.gov.uk>

Cc: 'Luke Shakesheff' <luke@lcsriggingltd.com>

Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello Ben,

I hope you're well.

We would be grateful if you could let us know whether you have any updates on the progress of this application.

Kind Regards

Antonella Mariani

Associate | B.Arch.(Hons)

www.ra-architects.co.uk

amariani@ra-architects.co.uk

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From: Antonella Mariani
Sent: 21 May 2026 12:46
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Cc: Luke Shakesheff <luke@lcsriggingltd.com>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello Ben,

I hope you're well.

Please find attached the tree survey and tree constraints plan for this application, along with the updated proposal and landscaping plan.

Kind Regards
Antonella Mariani
Associate | B.Arch.(Hons)

www.ra-architects.co.uk
amariani@ra-architects.co.uk
+44 (0) 1633 744144

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-----Original Message-----

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 21 April 2026 17:44

To: Antonella Mariani <amariani@ra-architects.co.uk>
Cc: Luke Shakesheff <luke@lcsriggingltd.com>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Good afternoon Antonella,

Thank you for agreeing the extension of time.

The new determination date is 15th May 2026.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd Newport City Council / Cyngor Dinas Casnewydd

/: ben.webster@newport.gov.uk
b: <http://www.newport.gov.uk/>

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CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

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Cyhoeddwyd y Ddogfen Ffioedd ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: Ffioedd ceisiadau cynllunio | LLYW.CYMRU

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-----Original Message-----

From: Antonella Mariani <amariani@ra-architects.co.uk>
Sent: 20 April 2026 09:03
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Cc: Luke Shakesheff <luke@lcsriggingltd.com>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Good morning Ben,

We agree to the extension of time request. Please can you confirm what the new determination date is. Thank you.

Kind Regards
Antonella Mariani
Associate | B.Arch.(Hons)(Italy)

<http://www.ra-architects.co.uk/>
amariani@ra-architects.co.uk
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-----Original Message-----

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 17 April 2026 16:26
To: Antonella Mariani <amariani@ra-architects.co.uk>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Good afternoon Antonella,

I hope you are well.

Thank you for the update.

If possible, please could we agree a 28-day extension of time while we await the tree information?

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd Newport City Council / Cyngor Dinas Casnewydd

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-----Original Message-----

From: Antonella Mariani <amariani@ra-architects.co.uk>
Sent: 17 April 2026 15:27
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello Ben,

I hope you're well.

I just wanted to let you know that the applicant has appointed an arboriculturist to provide the information requested by the tree team.

We will submit this information as soon as this becomes available.

Kind Regards
Antonella Mariani

Associate | B.Arch.(Hons)(Italy)

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-----Original Message-----

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 06 March 2026 15:52
To: Antonella Mariani <amariani@ra-architects.co.uk>
Subject: FW: Planning Re-Consultation Request for case ref: 25/0757

Good afternoon Antonella,

Please see attached comments from the Tree Team regarding 24 Park End (25/0757).

My apologies for the late request. The request was sent on the 13th of February but I am only now receiving the response.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd Newport City Council / Cyngor Dinas Casnewydd

/: ben.webster@newport.gov.uk
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CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.

Cyhoeddwyd y Ddogfen Ffioedd ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: Ffioedd ceisiadau cynllunio | LLYW.CYMRU

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

The Fee Document has been published on the Welsh Government website, and it can be accessed on the following link: Planning application fees | GOV.WALES

-----Original Message-----

From: NCC - Planning <Planning@newport.gov.uk>

Sent: 06 March 2026 10:06

To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Subject: FW: Planning Re-Consultation Request for case ref: 25/0757

-----Original Message-----

From: NCC - Tree Team <Tree.Team@newport.gov.uk>

Sent: 06 March 2026 10:01

To: NCC - Planning <Planning@newport.gov.uk>

Subject: FW: Planning Re-Consultation Request for case ref: 25/0757

FYI

-----Original Message-----

From: Vaughan Lewis <vaughan@amblerlewistrees.com>

Sent: 06 March 2026 09:14

To: NCC - Tree Team <Tree.Team@newport.gov.uk>

Subject: RE: Planning Re-Consultation Request for case ref: 25/0757

Hello all,

Please find the arb planning response to the above application. Please note that a Tree Survey and Tree Constraints Plan will be required in the first instance, followed by a combined Arboricultural Implications Assessment and Arboricultural Method Statement to support the scheme.

Recommend an objection until arb reports are submitted.

Kind Regards,

Vaughan Lewis – Director. Tec.Arbor.A. MArborA.

Head of Consultancy – Arboriculture & Woodland Consultant Email - vaughan@amblerlewistrees.com Mob - 07961 322908

Ambler-Lewis Tree Specialists Ltd

Web - Home - Ambler-Lewis Tree Specialists Ltd

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-----Original Message-----

From: NCC - Tree Team <Tree.Team@newport.gov.uk>

Sent: 23 February 2026 11:40

To: Vaughan Lewis <vaughan@amblerlewistrees.com>

Subject: FW: Planning Re-Consultation Request for case ref: 25/0757

Hi Vaughan,

Please could you comment on the below application.

Cofion Cynnes / Kind Regards,

Richard Baron

Swyddog Coedyddiaeth / Arboricultural Officer Cefn gwlad a Chadwraeth/ Countryside & Conservation
Gwasanaethau'r Ddinas / City Services Cyngor Dinas Casnewydd / Newport City Council

Rhif ffôn / Phone number: 07583 140076

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 13 February 2026 09:36

To: NCC - Tree Team <Tree.Team@newport.gov.uk>

Subject: Planning Re-Consultation Request for case ref: 25/0757

Dear Head Of Environment & Public Protection

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0757

Address: 24 Park End Langstone Newport NP18 2NB

Proposal: CONSTRUCTION OF A GARDEN RETAINING WALL AND DOUBLE GARAGE TO THE SIDE OF THE PROPERTY

submitted on 12 September 2025.

View details of 25/0757 at Newport Council - Planning Online:
<https://publicaccess.newport.gov.uk/online-applications/plan/25/0757>

Your sincerely

Development Management

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

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Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i
<http://www.newport.gov.uk/ymwadiad>

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