

From: Thomas, Kate (Elected Member) <Kate.Thomas@newport.gov.uk>
Sent: 23 April 2026 12:32:23 UTC+01:00
To: "Ostler, Marnie (Planning Officer)" <Marnie.Ostler@Newport.gov.uk>
Subject: Planning Application 26/0212

Dear Ms Ostler,

As an Elected Member for Stow Hill I would like to object to this application on High Street being granted and I request it is referred to the Full Planning Committee.

This area of the City Centre is highly sensitive to the types of development sited there however, the positioning of the licensed establishments have contributed to a revival of the live music and entertainment offer in the city. These busy and if loud enterprises are highly valued, offering our visitors the type of enhanced experiences which Newport was formerly famous for. It would be wrong if established venues were forced to change their businesses because short-term renters and the property owners receive complaints.

It is likely any additional accommodation business positioned in the area, without extensive noise mitigation, will create complaints which could impact existing businesses. Such a development could be positioned at numerous other sites, where there is less residential accommodation and where live music isn't produced. Also, where there is less late night footfall, as customer behaviour sees considerable movement between the different pubs and clubs into the early hours.

The proposed provision of a substantial number of small units in one building may also lend itself to use as longer lets however, brief stay visitors, or its potential use for rental units will not provide the enhanced experience of living in a residential community. We are aware that more than one other development has experienced substantial un-neighbourly and indeed antisocial behaviour. Residents or visitors there have no investment in contributing to the creation on a city centre community.

I note that there is very limited proposed safe storage for bikes, limited space for recycling but no proposal for main waste storage. Also, given the potential for unruly behaviour in an area with a high concentration of licensed premises, it should provide on-site supervisor's accommodation. I note that the developer proposes minimal investment in the conversion of each unit and it is unrealistic and unsatisfactory that kitchen and dining proposed space is so limited.

Yours sincerely,

Kate Thomas
Cllr Stow Hill