

Planning Department  
Newport City Council  
Civic Centre  
Newport  
NP20 4UR

4<sup>th</sup> June 2025



Dear Sir/Madam,

**RE: Proposed Agricultural Storage Building - Lower Wenallt Farm, Golynos Lane, Rogerstone, Newport, NP10 9GR**

Acorus Rural Property Services Ltd has been instructed by Mr Stark to prepare and submit a full planning application for the siting of a new agricultural storage building on land at Lower Wenallt Farm, Golynos Lane Rogerstone.

The planning application submission includes the completed application form, Planning Statement, location and block plans, elevation and floor plan drawings and a Green Infrastructure Statement.

This application has been made following an earlier prior notification submission, reference 25/0109 where the LPA deemed prior approval to be required and subsequently refused. The grounds for refusal were twofold and are set out under paragraph 10.1 in the Officer Report and in the Decision Notice dated March 27<sup>th</sup> 2025.

These grounds were namely:

- (i) the levelling of the land at the site constituted commencement of the works ; and
- (ii) there was insufficient information to demonstrate that the building and engineering works is reasonably necessary for the purposes of agriculture or that the operation complies with the requirements of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

This fresh application provides a justification for the proposed agricultural storage building by setting out a background and description of the extent of farming operations at Lower Wenallt Farm within the Planning Statement.

Should you have any queries then please do not hesitate to contact me.

Yours faithfully

*H.A.Nash*

Dr Hazel Ann Nash  
Planning Consultant  
Acorus Rural Property Services Ltd

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