

Delegated Decision Report

Application No:	25/0771	Statutory Period Expires:	28th November 2025
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Site:	<i>St Stephens Vicarage Adeline Street Newport South Wales NP20 2HA</i>		
Proposal:	<i>SITING OF 2 NO. SHIPPING CONTAINERS TO BE USED AS A COMMUNITY OUTREACH WORKER'S OFFICE AND A COMMUNITY FOOD PANTRY STORE</i>		
Applicant:	<i>K Hasler</i>		
Type:	Full	Ward:	Pillgwenlly
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 St Stephens Vicarage is a Church located within the Pillgwenlly ward. The application site features the Church and a more modern pebble-dashed pitched roof building. The area itself comprises of properties that vary in design and scale. The site is located within Flood Zone 3.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal includes the siting of 2no. containers at the east end of the car park of St Stephens Church, located within the Pillgwenlly Ward. The larger container, which is parallel to Alexandra Road will be 12.19m in width and 2.43m in depth. The smaller container, which will face Adeline Street will be 6.06m in width and 2.43m in depth. No details of height have been provided for either container. The containers will be placed on 4inch supports directly on the car park surface. The larger container will be used as a base for interviews and personal support. The smaller container will be used as a storage unit in association with the Pill Trust, who provide a Food bank.

4. RELEVANT SITE HISTORY

4.1 None.

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 8 - Flooding

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 11 – National Growth Areas

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.

4.4.1 - Community facilities are vital to the health, social, economic, and environmental sustainability of communities, and contribute to quality of life and well-being.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP2 (General Amenity), GP3 (Service Infrastructure), GP4 (Highways and Access), GP5 (Natural Environment), GP6 (Quality of Design), SP12 (Community Facilities) and SP3 (Flood Risk) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 Parking Standards Supplementary Planning Guidance is also relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 **Natural Resources Wales:** No objection.

6.2 **Highways:**

Highway recommendation:

Objection on grounds of loss of parking/manoeuvring space and potential impact on highway.

Highway Comments:

Highways previously advised that it would be necessary to show how the arrangement could be made to avoid loss of parking or parking demand / provision could be shown to be/remain adequate. This information has not been provided.

The existing parking provision does not appear to be formalised, and the plan does not match the images available on Google maps. The submitted plan indicates a poor layout with some spaces being difficult to use.

When the containers are added, two more spaces become obstructed.

We would suggest that the layout is reconsidered as it appears that the nine spaces could be provided alongside the proposed containers.

In any event, we would still request some assessment of current use, as it appears that there is space for more than nine cars, but we do not have any data about demand.

Should the application be successful, highways would request a condition to mark out the parking formally as this ensures efficient use.

6.3 **Ecology Officer:** No response received

6.4 **Tree Officer:** No objection

6.5 **Drainage Officer:** No response received

6.6 **Environmental Health Officer:** No objection

6.7 **Waste Manager:** No response received

6.8 **Welsh Water Dwr Cymru:** This site is crossed by a public sewer with the approximate position(s) being marked on the attached statutory public sewer/watermain record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to Drawing reference 02, it appears the proposed development would be situated within the protection zone of the public asset measured 5 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

In this instance, it appears there is sufficient space and scope to re-position the development outside the protection zone of the asset. Therefore, it is strongly recommended that the drawing reference 02 is amended to take into account the location of the asset crossing the site and we respectfully request we are re-consulted on receipt of this information. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset and establish their relationship to the proposed development

Accordingly, for the reasons outlined above, we offer a **Holding Objection** until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 29.09.2025. A Site Notice was put up on 04.10.2025.

7.1 NEIGHBOURS: 160no. neighbours were consulted. No representations were received.

7.2 COUNCILLORS: Cllr Saeed Adan and Cllr Debbie Jenkins were consulted. No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site comprises a Church that is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 Character and Appearance

8.2.1 In terms of visual amenity, the storage containers would be timber clad. Whilst the timber would not match the materials of the Church and within the Church yard, the timber is considered to soften the typical industrial appearance of the containers. Additionally, the site is surrounded by several TPO trees, which provide screening and views of the containers from the outside will be limited. To ensure that the timber is used, a condition will be added. No objection is raised with regards to the use of the storage units on the character of the area as the use would be in association with the Church. Overall, no harm has been identified and the proposals do not conflict with the aims of policy GP6.

8.3 Residential Amenity

8.3.1 Due to the distance between the proposed location and neighbouring properties (approximately 20m) it is not considered that there will be any unacceptable adverse impact on the residential amenity of neighbouring occupiers as a result of the proposals.

8.4 Highways

8.4.1 The Local Highways Authority have raised an objection to the proposed development on this basis of a loss of on site parking provision. The parking space(s) referred to are considered by the LPA to be an area used informally for parking and are not formal/official parking spaces/provision. The informal nature of the parking area is confirmed and accepted by the LHA. Notwithstanding any loss of the parking area, the application site is situated within a highly sustainable area, accessible via sustainable and public modes of transport with a bus stop located immediately outside of the application site. The Planning Officer has also observed ample on-street parking during site visits. Therefore whilst the informal parking spaces would be lost, on balance, it is not considered that the loss or lack of parking is a reason to withhold consent as it has not been possible to identify harm as a result of the loss of parking spaces.

8.5 Biodiversity

8.5.1 Policy 9 of Future Wales 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 GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The application is accompanied by

details of a nest box, affixed to the side of the container. Given the scale of development, this is deemed acceptable.

- 8.6.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.

8.6 **Trees**

- 8.6.1 Several TPO trees are situated along the perimeter of the application site. A Tree survey has been submitted with the application. Given the location and scale and location of the development, it is not anticipated that the proposed development would cause harm to these nearby trees. The Council's Tree Officer was consulted on the application and offer no objections to the scheme subject to a watching brief condition being added to any consent issued. Given that the containers would be positioned near the TPO trees, it is also considered appropriate to condition that the works are carried out in strict accordance with the requirements of British Standard: BS 5837:2012 (Trees in relation to design, demolition and construction).

8.7 **Drainage**

- 8.7.1 Comments have been received by DCWW as statutory undertaker for the area noting that the site is crossed by a public sewer and a trunk/distribution watermain, with an approximate location provided on the associated plans. DCWW have requested that additional investigation be undertaken to establish the exact location of their assets. This is not considered to be necessary as the site is already developed and the proposed development would not interfere with the operation of the main/sewer. Should a build over or similar style of agreement be required this will be a matter to be resolved by the owner/operator of the site and DCWW.

8.8 **Flood Risk**

- 8.8.1 The application site lies entirely within Flood Zone 3 as defined by the Flood Maps for Planning. As the containers would be sited within an existing church yard, a Flood Consequences Assessment is not considered necessary in this case. It is not anticipated that the proposals would contribute to an increased flood risk. Natural Resources Wales have offered no objection to the scheme. The proposals accord with policy SP13.

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 proposed development would not impact on residential amenity and would have limited impact on the character and appearance of the Church and wider area. The concern with regards to parking is noted, however it is not reasonable to withhold consent on this basis. The proposed development accords with the aforementioned policies.

11. RECOMMENDATION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Drawing 01 - Existing Car Park Layout Plan, Drawing 02 - Proposed Containers Layout Plan, Drawing 03 - Proposed Community Outreach Workers Office North Elevation, Drawing 04 - Proposed Community Outreach Workers Office South Elevation, Drawing 05 - Proposed Community Outreach Workers Office, Drawing 06 - Proposed Community Food Pantry Store, Drawing 07 - Proposed Community Food Pantry Store, Drawing 08 - Proposed Biodiversity Measures Community Food Pantry Store East Elevation, Vastern-Timber- British Larch Cladding - Technical Specification, Tree Report, Biodiversity Enhancements

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 The development hereby approved shall be carried out in strict accordance with the requirements of British Standard: BS 5837:2012 (Trees in relation to design, demolition and construction).

Reason: To ensure the development does not prejudice the health or wellbeing of the Protected Trees on site.

03 The biodiversity enhancement scheme as detailed in Biodiversity Enhancements (Received 14/09/2025) shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

04 The materials on the Storage Containers hereby approved shall only be of timber cladding as detailed in Vastern-Timber- British Larch Cladding - Technical Specification. The materials shall be implemented within 6 months of the date of this decision and retained for the lifetime of the development.

Reason: To ensure that the development is completed in a manner compatible with its surroundings.

05 No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for –

(a) site meeting with contractors and agreeing all lines of communication /

(b) Ensuring compliance Tree Technical Note Client: St Stephens Church Site Address: Place of Worship, Adeline Street, Newport, NP20 2HA Note by: James Pinder Tech Cert (Arbor A) Date: 15.08.2025

c)The Arboricultural Consultant will provide site report to the Council's Tree Officer stating that the installation of the containers has been overseen and carried out in accordance with Tree Technical Note Client: St Stephens Church Site Address: Place of Worship, Adeline Street, Newport, NP20 2HA Note by: James Pinder Tech Cert (Arbor A) Date: 15.08.2025 Reason: To protect important landscape features within the site.

06 The development hereby approved shall be used only as community outreach worker's office and a community food pantry store and for no other reason.

Reason: in the interests of residential amenity and flood risk.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP3, GP4, GP5, GP6, SP3, SP12 were relevant to the determination of this application.

02 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.