

# Notice of Decision



K Hasler  
Church in Wales  
St Stephens Vicarage  
Adeline Street  
Newport  
South Wales  
NP20 2HA

## TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0771**  
Application Type: **Full**  
Proposal: **SITING OF 2 NO. SHIPPING CONTAINERS TO BE USED AS A COMMUNITY OUTREACH WORKER'S OFFICE AND A COMMUNITY FOOD PANTRY STORE**  
Site/Location: **St Stephens Vicarage, Adeline Street, Newport, South Wales, NP20 2HA**  
Decision Date: **27th November 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 17th September 2025. The application has been:-

### Granted with Conditions

#### STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

**Reason:** To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

#### ADDITIONAL CONDITIONS

1. 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.
2. 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.
3. 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).

4. 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 applied and completed in accordance with the approved plans within 6 months of the date of the siting of the containers and retained for the lifetime of the development.  
Reason: To ensure that the development is completed in a manner compatible with its surroundings.
5. 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.
6. 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

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The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email [building.control@newport.gov.uk](mailto:building.control@newport.gov.uk). For advice on obtaining relevant permissions from the Highway Authority, please contact [highway.planning@newport.gov.uk](mailto:highway.planning@newport.gov.uk)

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. 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.
2. 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.

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Signed on behalf of the Council



Newport City Council  
Regeneration and Economic Development  
Civic Centre  
Newport  
South Wales  
NP20 4UR

**Tracey Brooks Bsc Hons Dip TP MRTPI ILM**  
**Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development**  
**Cyngor Dinas Casnewydd / Newport City Council**

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**IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM**

# Notes for Applicants

## TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

### Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
  - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
  - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
  - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework ([gov.wales](http://gov.wales)) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

### Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).