

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

From: *REDACTED*

Sent: 14 April 2026 15:41

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

Subject: Planning application 26/0212

Dear Sir/Madam,

I write to formally object to planning application 26/0212, which proposes a change of use from office to an Apart Hotel (Sui Generis) at 51-52 High Street, Newport, NP20 1GA.

While I do not reside in Newport City Centre, I have worked in the area for over 30 years in the maintenance of multiple licensed premises. This experience has given me a detailed and practical understanding of the challenges facing Newport City Centre, particularly in relation to noise and the pressures of the night-time economy.

1. NOISE AND DISTURBANCE — CONFLICT WITH EXISTING LICENSED PREMISES

The High Street and surrounding area is home to a number of well-established licensed premises that operate legitimately at night. I work in the maintenance of several of these venues and can confirm that, as businesses, they are not the problem. They operate within their licensing conditions and are a legitimate and longstanding part of Newport's night-time economy.

However, placing a hotel in the midst of these premises would be deeply problematic. Hotel guests — particularly those unfamiliar with the area — would be sleeping in close proximity to venues that are, by their nature, active and audible during the evening and night. This will inevitably generate noise complaints directed at the existing licensed premises, threatening their licences and livelihoods through no fault of their own.

This is a well-recognised planning issue: introducing sensitive uses such as hotels or residential accommodation into established night-time economy areas creates conflict where none previously existed. The licensed premises were there first. Approving this application would effectively place a noise-sensitive use into an environment that cannot and should not be expected to change to accommodate it.

2. EXISTING LOCAL PRECEDENT — THE BELLEVILLA HOTEL

This is not a hypothetical concern. There is already a hotel operating in a similar location in Newport City Centre — the Bellevilla — which is currently experiencing exactly these problems. Inadequate soundproofing has resulted in ongoing noise complaints, demonstrating in practice what happens when accommodation is placed in close proximity to active licensed premises without adequate mitigation.

The Bellevilla situation should be treated as a direct warning. Approving a further apart hotel in the same environment, without absolute certainty that soundproofing and noise mitigation measures meet the required standard, risks repeating and compounding these problems. I would urge the authority to investigate the ongoing issues at the Bellevilla before granting any further permissions of this nature in the city centre.

3. ANTI-SOCIAL BEHAVIOUR AND SAFETY

Newport City Centre has faced persistent challenges with anti-social behaviour. Short-stay hotel guests have little connection to or investment in the local community, and the proximity of the proposed apart hotel to active licensed premises increases the risk of disturbance and incidents, making the area feel less safe for those who work and visit here.

4. IMPACT ON LOCAL CHARACTER AND REGENERATION

Newport City Centre is undergoing regeneration, and it is essential that new developments contribute positively to the area's long-term identity. An apart hotel of this type risks creating friction between land uses rather than complementing them. The loss of office space also removes the opportunity for employment-generating uses that would better serve the sustainable economic development of the city centre.

I urge the planning authority to give serious consideration to these concerns, particularly the very real and evidenced risk that approving this application will generate noise complaints that threaten the licences of well-run, long-established businesses in the area. I respectfully request that this application be refused.

Yours faithfully,

REDACTED

58 council street Ebbw

Ebbw vale

Np23 6jt

REDACTED