

Sent: 28 April 2026 17:31

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

Subject: 25/0897

Dear Planning Team,

I am writing to make a representation regarding the above planning application for the site at Caerleon Road Newport NP19 7FX.

Although I understand that the formal consultation period has now closed, I would be grateful if you could still take the following points into consideration before a decision is made.

I am part of a business that will shortly be taking over the lease of the neighbouring premises at 117b Caerleon Road, with the intention of opening a coffee shop/neighbourhood cafe in the coming weeks (in June 2026). As an incoming occupier, we have a direct and immediate interest in the use and development of the adjacent site.

We would like to raise the following concerns in relation to the proposal.

We believe the introduction of an additional café-style business in such close proximity will lead to an over-concentration of similar uses within a very small area, which could affect the diversity and balance of the local high street. The current business at the property we are taking on is also a coffee shop (which closed its doors last week) and there is another local independent coffee shop a few 100 metres away. If this planning permission was to be granted, there would be 3 coffee shops/cafe's within a few hundred metres of each other with 2 directly next to each other. In this economy especially, that would be nothing short of detrimental for both us and I imagine, the other independent coffee shop on Caerleon road. I also believe it would benefit the community more to have something else that is already lacking on Caerleon Road, there instead.

We were outside the property we are going to be leasing today to take measurements for signage when we spoke to the person who claimed he was the owner of the plot of land this planning application is for. The applicant did not know we are going to be the new tenants of 117b, just that we were there to measure signage, but spoke to us at length about his plans and his views on the local area. He described his plans to us and we were very concerned as they go against the planning permissions for the building we are leasing and involve blocking our air vents (visible from the image attached) - this makes us concerned as we want to avoid any criminal damage or destruction to the property we are leasing and also in case the applicant hasn't fully disclosed their plans to yourselves.

The applicant told us he is not a local resident which demonstrates to us that they do not have a personal interest in the best for the community and that he doesn't believe a coffee shop will be successful in our property which led to us wondering why he wants to open a cafe in his plot or if that truly is his intention. He also told us he's had interests from big chains about opening a cafe in this plot of land which

would only be extremely further detrimental to not just us & the other coffee shop but other independent shops which currently exist on Caerleon Road.

He told us he's already been granted permission for the following:

- the same building specifications as 177b, build directly next to each other wall-to-wall (which goes against the planning permissions that already exist for 177b)
- an outside shop front with two entrances which lead to a garden space with an inward facing pergola
- to turn the public toilets into a cafe

We can see that it doesn't seem a decision has been made yet so we can only assume the applicant lied to us directly about this. They invited us into their land to see what they were doing so I am attaching a photo of the works that have already commenced which he told us was to put in 3 foundation posts so he can start building the front facade of the property.

That brings me on to my second point I wanted to raise to you in that we are concerned that works have already commenced on the site, including excavation and preparation for structural posts, despite planning permission not yet having been granted.

As a new and small business investing in the area, it is important to us that all development is carried out in accordance with the appropriate planning processes and regulations with landowners who hopefully can be trusted to care about the local area and their neighbours.

We appreciate your time and consideration, and would be grateful for any updates regarding both the application and the status of the works currently taking place on site.



Kind regards,

9 Temper Mill Way, Newport