

Delegated Decision Report

Application No:	25/0114	Statutory Period Expires:	15th May 2025
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Site:	<i>Alway Primary School Aberthaw Road Newport NP19 9QP</i>		
Proposal:	<i>SAFEGUARDING FENCING AND SECURITY PEDESTRIAN AND VEHICULAR GATES TO ENCLOSE BOUNDARY TO SCHOOL</i>		
Applicant:	<i>G Draper</i>		
Type:	Full	Ward:	Alway
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Alway Primary School is located on Aberthaw Road, in the Alway ward. The school is surrounded by recreational green space, residential space, and serves a car park to the south. An existing grey fence closes the school off to the west, and an existing green fence closes it off to the south.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to erect a green mesh fence and gate around the car park and to the South/Southwest and East openings of the school. This will replace the existing green and grey steel fences. The proposed fence will be 2.4m in height. All fencing is to be located behind existing hedges. Steel horizontal weld mesh apertures, 2.4m in height, powder coated finish RAL 6005 green. 2no single leaf pedestrian gates and 1No. double vehicle gate comprising steel horizontal weld mesh design, 2.4m in height and 2m in width/leaf are also proposed.

4. RELEVANT SITE HISTORY

REFERENCE	DESCRIPTION	DECISION
07/0080	EXTENSION TO SCHOOL CAR PARKING AREA	GRANTED WITH CONDITIONS
08/0023	ERECTION OF A STORAGE CONTAINER	GRANTED
09/0170	EXTERNAL CANOPY FOR OUTDOOR PLAY	GRANTED
11/1093	EXTERNAL CANOPY FOR OUTDOOR PLAY	GRANTED
16/1090	CONSTRUCTION OF TIMBER CANOPY TO SIDE ELEVATION	GRANTED WITH CONDITIONS
17/1123	ERECTION OF 2.4M HIGH FENCING AND 3NO. GATES	GRANTED WITH CONDITIONS

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 9 - Resilient Ecological Networks and Green Infrastructure

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.

5.3.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP2 (General Amenity)
- GP5 (Natural Environment)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE - OUTDOOR PLAY SPACE PROVISION SPG

6. CONSULTATION RESPONSES

6.1 Tree Officer: No objections, subject to conditions.

6.2 Highway Officer: No objections, subject to conditions.

The plans show the gates opening outwards towards highway. This is not acceptable for highway safety reasons.

Subject to a condition to open inwards there would be no objection to the proposal.

6.3 Ecology Officer: No comment

6.4 Landscape Officer: No objections in principle.

Although there are no objections in principle, there is an opportunity to incorporate some soft landscape planting behind and/or in front of the fence to mitigate its visual impact. This could be in the immediate soft landscape within the school site and could be in the form of native shrubs, hedgerow and trees, details of which should be submitted in the form of a soft landscape plan. Additionally, exact measures of how the existing tree Root Protection Area will be protected during construction should be submitted for approval and I would refer this case to our Tree Officers.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: 76no neighbours, opposite and sharing a common boundary, were consulted and one response was received in support of the proposal.

16 Parry Drive – I would like to express my support in the above mentioned project.

8. ASSESSMENT

8.1 Principle of Development:

The fence will enable views through as it is of mesh material. The area proposed to be enclosed is a car park with parts of the school's boundary to be replaced with a similar fencing. The fence at the front elevation of the school is proposed on top of the existing boundary wall. This is in an effort to avoid removing the brick boundary wall and to ensure that the height will be continuous. The application is for a fence only and does not seek a

change of use or other operational development. Key considerations are how the fence impacts the amenity of the car park but also how it impacts key vistas in amenity terms. The proposals do not impact neighbour amenity, and no objections have been received from nearby residents.

- 8.2 The implementation of the fence would not have a detrimental effect on the car park or school itself. The green colour of the fence ensures that it does not appear out of place. Existing landscaping is to be retained within the car park and school. The original submission was not accompanied by information on how the Root Protection Areas would be protected, in relation to nearby trees. Subsequently, a Combined Arboricultural Impact Assessment/ Method Statement was submitted detailing control measures for the Root Protection Area. The NCC Tree Officer supports these recommendations and offered no objections. This is therefore in accordance with policy GP2 and GP6.

8.3 **Ecology Matters**

- 8.3.1 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. Ecological and biodiversity enhancement was proposed via the plans. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).
- 8.3.2 The applicant proposes biodiversity enhancement which includes the installation of bird boxes, bat roosting boxes, maintenance/monitoring, implementation timetable, monitoring/reporting and retention of enhancements. This is considered acceptable and in accordance with Policy GP5.

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 fence has an acceptable form and size and is typical of school settings. In large part it replaces existing fencing and is limited in its area. Whilst it is visible, it proposes a colour that will blend in with its surroundings and will not appear as an incongruous addition to the streetscape. Its relationship to the neighbouring fence and locality is acceptable. Planning permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 PLANS CONDITION

The development shall be implemented in accordance with the following plans and documents:

- Always PS Location 01-NPS Minor A3 Landscape
- Always PS Fencing Details 02-A2 Landscape
- Tree Protection Plan-Layout1
- Tree Constraints Plan-Layout1
- Combined AIA and Method Statement (Received: 11/04/25)
- BS5837 Tree Survey and Categorisation (Received: 11/04/25)
- Biodiversity Statement Always Primary (Received: 12/02/25)

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 GATE CONDITION

Any gate or other form of barrier across the access shall be constructed to open into the site only.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Always PS Location 01-NPS Minor A3 Landscape
- Always PS Fencing Details 02-A2 Landscape
- Tree Protection Plan-Layout1
- Tree Constraints Plan-Layout1
- Combined AIA and Method Statement (Received: 11/04/25)
- BS5837 Tree Survey and Categorisation (Received: 11/04/25)
- Biodiversity Statement Always Primary (Received: 12/02/25)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP1, GP2, GP5, GP6, GP7 and CE3 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations