

Delegated Decision Report

Application No:	26/0012	Statutory Period Expires:	13th March 2026
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Site:	Langstone Methodist Church Catsash Road Newport NP18 2LZ		
Proposal:	PARTIAL DISCHARGE OF CONDITIONS 2 (SCHEME OF FOUL DRAINAGE) AND 6 (FRONT BOUNDARY DETAILS) OF PLANNING PERMISSION 23/1150 CHANGE OF USE AND EXTENSION TO EXISTING CHAPEL BUILDING TO FORM A SINGLE DWELLING		
Applicant:	C Davies		
Type:	Discharge Conditions	Ward:	Bishton And Langstone
Decision:	APPROVED		

1. BACKGROUND

- 1.1 An application seeking consent for the PARTIAL DISCHARGE OF CONDITIONS 2 (FOUL DRAINAGE), 6 (BOUNDARY DETAILS) AND 7 (WINDOW DETAILS) OF 23/1150 CHANGE OF USE AND EXTENSION TO EXISTING CHAPEL BUILDING TO FORM A SINGLE DWELLING was part refused part granted by the Local Authority under reference 25/0430.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is the former chapel known as Langstone Methodist Church, located to the west of Catsash Road, in the Langstone ward.
- 2.2 The site is rectangular in shape, and the chapel building is located centrally within the site and broadly aligns with the existing building line of the residential properties either side. It currently benefits only from a pedestrian access off the highway, and the site is laid to grass around the building. There are 2no. trees (Oriental Beech and Silver Birch) located forward of the building and the site is set behind a low stone wall and pillars. Either side and to the rear the site adjoins residential properties, and the general character of the area is suburban residential.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application is seeking partial discharge of conditions 2 (scheme of foul drainage) and 6 (front boundary details) of planning permission 23/1150 change of use and extension to existing chapel building to form a single dwelling

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
23/1150	CHANGE OF USE AND EXTENSION TO EXISTING CHAPEL BUILDING TO FORM A SINGLE DWELLING	GRANTED WITH CONDITIONS (SUBJECT TO S106)	16.01.2025
25/0430	PARTIAL DISCHARGE OF CONDITIONS 2 (FOUL DRAINAGE), 6 (BOUNDARY DETAILS) AND 7 (WINDOW DETAILS) OF 23/1150 CHANGE OF USE AND EXTENSION TO EXISTING CHAPEL BUILDING TO FORM A SINGLE DWELLING	Part Approved / Part Refused	07.08.2025

5. PLANNING POLICY

- 5.1 N/A
- 5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)
- N/A

5.4 SUPPLEMENTARY PLANNING GUIDANCE

N/A

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales:

We have reviewed the planning consultation 26/0012, the discharge of conditions 2 (Foul drainage), 6 (Front Boundary details) of 23/1150 change of use and extension to existing chapel building to form a single dwelling.

We have no record of being consulted on the original planning application 23/1150. We therefore do not have any comment to make on the discharge of these conditions.

Please note, our decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development.

We trust the above information is of assistance however, should you have any queries or if there is something specific you are seeking our advice on, please re-consult us stating what you require our specific advice on.

6.2 Welsh Water:

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Dwr Cymru Welsh Water have no objection to the partial discharge of condition 2 and condition 6 of planning permission 23/1150.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 Condition 02 (Foul Drainage) states:

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul or surface waters shall be allowed to connect directly or indirectly with the public sewerage system. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy GP3 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

8.1.2 The condition was applied to ensure that public health and safety is maintained by preventing hydraulic overloading. The submitted planning statement included a plan showcasing that the foul drainage will utilise the existing assets at the site. This will include using the existing connection pipes and manhole.

8.1.3 The details are considered to be acceptable, and Condition 02 can be partially discharged.

8.2 *Condition 06 (Front Boundary Details) states;*

Prior to the commencement of development, final elevation details (including materials) of the proposed front boundary enclosure measuring a maximum height of 600mm shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary enclosure shall be constructed in accordance with the approved details prior to the first use of the dwelling hereby approved and retained in that state thereafter.

Reason: In the interest of visual amenity and preserving the character and appearance of the street scape in accordance with Policy GP2(ii) and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

8.2.1 The condition was attached to secure more appropriate detailing of the boundary wall in the principal elevation of the site. The submitted planning statement includes details of the 600mm dwarf wall location, proposed design example and elevation detailing of the wall. The wall is to be constructed from block and rendered with lime mortar to match the existing church elevation and painted in Glacier White Sandtex External Paint.

8.2.2 The details are considered to be acceptable, and Condition 06 can be partially discharged.

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 Conditions 02 and 06 are approved as the details are acceptable to partially discharge the condition.

**11. DECISION
APPROVED**

NOTE TO APPLICANT

01 This decision relates to plan Nos: Covering Letter from Mainty Group Consulting LTD (Dated 07/01/26)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies 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.