

Delegated Decision Report

Application No:	25/0798	Statutory Period Expires:	20th November 2025
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Site:	<i>Golynos Fach Farm Golynos Lane Rogerstone Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 2 (LANDSCAPING AND TREE PLANTING SCHEME) OF 25/0188 FOR PROPOSED ALTERATIONS TO VEHICULAR ACCESS, CONSTRUCTION OF ENTRANCE GATES AND PIERS</i>		
Applicant:	<i>A. Skarrats</i>		
Type:	Discharge Conditions	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 25/0188 was the parent permission for the application which was granted with conditions for the ***PROPOSED ALTERATIONS TO VEHICULAR ACCESS, CONSTRUCTION OF ENTRANCE GATES AND PIERS.***

2. SITE LOCATION AND CONTEXT

- 2.1 The site location lies outside the Settlement boundaries as shown on the proposals maps that accompany the Newport City Council Local Development Plan (LDP). The site is designated within the Countryside and within a Mineral Safeguarding Area. The site is rural in character and is typically surrounded by open fields and farm holdings.
- 2.2 The current access appears as a gravel/tarmac entrance with hedging either side. On a site visit it appeared some minor works had started as the 5-bar gate has been removed on site and two gate poles installed. The existing hedge either side of the entrance is not to be removed as part of the development.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks to partially discharge condition 02 (landscaping and tree planting scheme) of 25/0188. The applicant has submitted a landscaping plan including a mix of varieties of plants in front of and behind the proposed walls on site.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0188	PROPOSED ALTERATIONS TO VEHICULAR ACCESS, CONSTRUCTION OF ENTRANCE GATES AND PIERS	GC	01.05.2025

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.

6. CONSULTATION RESPONSES

6.1 Ecology: I have nothing to add to the comments made by our Landscaping Advisor, as I would support the use of native hedging and ground cover planting as ecologically appropriate in this situation.

6.2 Local Highways Authority:

As previously advised, highways would expect to see some of the hedge to the north removed or set back to provide appropriate visibility. We would therefore recommend no discharge pending amendment.

6.3 Landscape:

The following comments are made on the 'Planting Proposals' by Buckle Chamberlain. Note there was no landscape consultation for the 25/0188 application. The applicant should refer to Highways comments for 25/0188 which was seeking to 'not reduce' visibility along Golynos Lane and to use low planting – I would suggest this translates into removal of proposed hedge species at south end of north section existing hedgerow

I would recommend the hedgerow is continued north of retaining wall into field to soften rear of wall onto open field as highlighted above. In the decision notice para 8.11 "The applicant has stated that it is proposed to introduce planting in front of the wall, including the use of wild flowers to the field side, to create both a visual and diverse approach to the landscaping. The field side will be sown with a wild flower mix, locally sourced". Either approach would be OK, although a hedgerow is preferred and will be easier to maintain than a very small areas of wildflower/wildgrass mix. I would advise the low groundcover should be native and not ornamental (current proposal is Alchemilla and Geranium) given the countryside location eg plain Hedera helix (ivy), with native bulbs if required. Revisions to the planting proposals are required to ensure visibility is not further reduced and to reflect the countryside location.

6.4 Tree Team: No comments.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 When assessing what is required of condition 02 of 25/0188, it states:

02 Prior to the commencement of development, a landscaping and tree planting scheme indicating the number, species, heights on planting and positions of all trees and shrubs scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: In the interests of visual amenity and ecology, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

8.2 A landscaping scheme has been submitted as part of the application. This includes a mix of plants in front of and behind the proposed walls on site. The Council's Landscape Officer has reviewed the proposal and advises that planting must not impede visibility along Golynos Lane, recommending that only low-level planting is appropriate in this location. The Highways Officer similarly raises concerns, noting that adequate visibility splays cannot be achieved unless part of the northern hedge is either removed or set back. The Landscape Officer notes that the applicant proposes additional hedge planting at the southern end of the existing northern hedgerow, and advises that this should be omitted to avoid further visibility issues. However, it is acknowledged that hedging previously existed in this position, and the applicant seeks to reinforce the historic hedge line. It is considered that the proposed arrangement would not result in a worse relationship with the highway than the previous access arrangements, as illustrated below. On this basis, the landscaping proposals are deemed acceptable.

April 2023:



8.3 The Landscape Officer has also advised that the existing hedgerow should ideally be extended northwards, beyond the wall and into the adjacent field, to help soften the appearance of the rear of the wall when viewed from the open countryside. The applicant has not included this in the proposal. Instead, the scheme includes low-level planting in front of the proposed walls, together with a wildflower mix and wildflower planting within the field behind the wall. While the Landscape Officer notes a preference for a hedgerow

behind the wall, they have not raised an objection to the alternative wildflower planting. The proposed approach is therefore considered acceptable.

- 8.4 The Landscape Officer also advises that the proposed low groundcover planting should comprise native species rather than ornamental varieties, and recommends revisions to the planting schedule accordingly. This view is supported by the Ecology Officer. However, the applicant has provided a sufficient level of landscaping in this area, including a wildflower mix containing pollinator-friendly species. In this instance, the proposed scheme is considered acceptable.

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 Sufficient information has been provided to partially discharge condition 02 of 25/0188.

11. DECISION

GRANTED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan; 1789 PL 03 - Planting Proposal

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 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.