

Highway Response

Ref: 26/0594

Date: 24/08/26

PROPOSAL: CHANGE OF USE FROM OFFICE (CLASS B1) TO COMMUNITY CENTRE (CLASS D1) TO PROVIDE EDUCATIONAL MENTORING AND COMMUNITY WELFARE SERVICES

SITE: Land North of White Hart House West Market Street Newport South Wales

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

No objections subject to conditions.

Highway Comments:

The Proposals include indoor cycle storage with Sheffield style racks. It is suggested that this accommodates four cycles. This is not practical unless a wider door is fitted. At most two cycles could be accommodated. There should be provision for staff and visitors.

Bin storage is accessed via the cycle parking, accentuating the issues. To encourage cycle use these should be separated.

The bins are stored inside, but there is no collection area identified. Assuming that the intention is to present bins on the footway we would seek a refuse management condition. Refuse and cycle issues should be addressed by way of condition.

In terms of parking both the existing and proposed uses require only space for a commercial vehicle within zone 1. The site is at the edge of zone 1 adjacent to commercial and residential properties. There is parking behind the building which does not appear to be allocated and ownership is unknown. There are also some areas of kerbside parking available, but there is high demand for these.

Advice to patrons includes encouraging them to park in the Asda car park. This is private and cannot be relied upon as its management can change at any time but currently allows 3-hour stays.

The proposals include marshalling of parking along the frontage, and we would request this is secured by way of condition, at least at times of child drop-off and pick-up. Notwithstanding the Parking Standards SPG, we would expect some parking impacts.

In summary there are no highway objections, subject to the following conditions.

Suggested Conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

Prior to first occupation of the development hereby permitted a servicing and waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority. For the avoidance of doubt the strategy shall include details of operational proposals for servicing and the storage, transfer and collection of waste ensuring that appropriate arrangements are made and that logistical requirements are appropriately considered and addressed. The strategy should also include management and marshalling of parking and drop-off activities. The strategy shall be subsequently implemented in accordance with the approved details.

Reason: To ensure that adequate on-site provision is made for servicing and waste management collection including allowance for the storage, transfer and collection of waste to reduce impact on residential amenity and the general amenity of surrounding occupiers.