

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 - Article 21

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Llanfair Farm

Address Line 1

Church Lane

Address Line 2

Marshfield

Town/city

Cardiff

Postcode

CF3 2UF

Description of site location (must be completed if postcode is not known)

Easting (x)

326346

Northing (y)

182502

Description

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Hinksman

Company Name

Address

Address line 1

31 Inkerman Drive

Address line 2

Dyffryn

Address line 3

Town/City

Newport

Country

Postcode

NP10 2UF

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Ieuan

Surname

Williams

Company Name

Reading Agricultural Consultants Ltd

Address

Address line 1

Beechwood Court

Address line 2

Long Toll

Address line 3

Woodcote

Town/City

Reading

Country

United Kingdom

Postcode

RG8 0RR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

OUTLINE APPLICATION FOR A RURAL ENTERPRISE WORKER'S DWELLING (ALL MATTERS RESERVED)

Reference number

23/1058

Date of decision (date must be pre-application submission)

03/12/2024

Please provide a description of the reserved matters for which you are seeking consent

Reserve Matters Planning Application for a Rural Enterprise Worker's Dwelling including details in respect of reserved matters conditions 3 (parking),conditions 4 (dwelling plans and elevations), Condition 6 (CEMP), Condition 7 (drainage), Condition 8 (boundary treatments), Condition 9 (levels), Condition 10 (WSI archaeology),11 (landscaping) and Condition 12 (LEMP) and details in respect of non-reserved matters and pursuant to outline planning permission 23/1058 approved on 03/12/2024

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site location plan July 2024
Supporting Agricultural Appraisal November 2023 by Reading Agricultural
Preliminary Ecological Appraisal by Ashley Butler dated 23 October 2023
Written Scheme of Historic Environmental Mitigation January 2024 by Cardiff Archaeological Consultants
Flood Consequence Assessment March 2014 by Vale Consultancy
Drainage Strategy and Water Quality Assessment February 2024.

Please list all drawing numbers submitted with this application for approval

Covering letter
Landscape condition plan 3 Rev A
CEMP
Llanfair Farm Drainage Strategy
Llanfair Farm Lemp
RAC 9644 Proposed Elevations A
RAC 9644 Proposed Plans
RAC 9644 Proposed Site plan A
RAC 9644 Proposed Site Section A
RAC 9644_1 Location Plan 022024
WSI Llanfair Farm dwelling
Graf One2Clean + Package Brief

If applicable, please state the reasons for any changes to the original drawings

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

To submit your building control application you must agree to the below declaration.

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Approval of reserved matters: Approval of reserved matters I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Newport City Council

- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ieuan Williams

Date

01/04/2025