

Notice of Decision



J Griffiths
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SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0398**

Application Type: **Renewals and Variation of Conditions**

Proposal: **S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0636 CONSTRUCTION OF SIDE AND REAR EXTENSIONS AND CONVERSION OF STORAGE AREAS TO HABITABLE ACCOMMODATION INCLUDING RAISING EXISTING EAVES AND ROOF HEIGHTS AND NEW FENESTRATION TO CREATE 2NO. ANNEXES TO MAIN DWELLING. AMENDMENTS INCLUDE REDUCTION IN SIZE OF SOUTH WEST ANNEXE**

Site/Location: **Cross Farm, Farm House , Henton Farm Road, Goldcliff, Newport, NP18 2AT**

Decision Date: **3rd July 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 23rd May 2025. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

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

- PP02D Proposed Plans and Elevations
- PP03 J- Existing and Proposed Site Block Plans
- Bat Survey by Ecological Services Ltd, November 2022 Version V2.0
- Package Treatment Plan Supporting Info Rev 1 (received 27/07/2023)

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 The development hereby permitted shall be used only insofar as it forms 2no. annexes to the existing dwelling and at no time shall these annexes be occupied independently of the main house or sold or let as a separate unit, and no separate curtilage(s) shall be established.

Reason: In order to prevent the creation of dwellings or commercial use which would be contrary to the Council's policies.

03 No work shall be commenced on the construction of the approved scheme until details or samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings in accordance with policy GP6.

04 Prior to the commencement of development, a soft landscape scheme alongside an associated management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the restoration and enhancement of hedgerows within the ownership of the applicant including those forming the boundary between the residential

and agricultural areas.

The scheme of landscaping hereby approved shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the date of this permission. Thereafter the trees, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of residential and visual amenity and rural character having regard to policies SP5, GP2 and GP6 of the adopted Newport Local Development Plan.

05 No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

To protect the SSSI, a buffer zone 7m to the top of the ree bank must be implemented. There should be no storage of materials including soil piles or fuel storage in this buffer and where possible no trafficking of vehicles.

Reason: To ensure necessary management measures are agreed and implemented for the protection of the environment during construction in accordance with policies SP9 and GP5.

06 The mitigation measures stipulated in section 10 of the Bat Survey Report provided by Ecological Services Ltd and dated November 2022 shall be carried out in full prior to the first beneficial use of the development hereby approved.

Reason: In the interests of protecting European Protected Species in accordance with policies SP9 and GP5.

07 Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and policies SP9 and GP5 of the Newport Local Development Plan 2011-2026.

08 The package treatment plant shown on PP03 Rev J - Existing/Proposed Site Plans shall be implemented in accordance with the details outlined in report ref: Package Treatment Plan Supporting Info Rev 1 (received 27/07/2023) prior to the first beneficial use of the development hereby approved.

Reason: In the interests of protecting the SSSI in accordance with policies SP9 and GP5.

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

1. This decision relates to plan no.s:
 - o PP02D Proposed Plans and Elevations
 - o PP03J - Existing and Proposed Site Block Plans
 - o PP04 - Site Location Plan
 - o Bat Survey by Ecological Services Ltd, November 2022 Version V2.0
 - o Package Treatment Plan Supporting Info Rev 1 (received 27/07/2023)
 - o PP01 - Existing Floor Plans and Elevations
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP2, GP6 and CE7 were relevant to the determination of this application.
3. 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.
4. Warning: A European Protected Species (EPS) licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/ or receive an unlimited fine. Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017)

authorising the specified activity/ development to go ahead. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000, or at https://naturalresources.wales/permits-and-permissions/protected-species_licensing/european-protected-species-licensing/information-on-european-protected_species-licensing/?lang

Signed on behalf of the Council



Newport City Council
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Decision Date: 3rd July 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).