

Delegated Decision Report

Application No:	26/0314	Statutory Period Expires:	3rd July 2026
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Site:	<i>The Gorelands Chepstow Road Newport NP18 2JN</i>		
Proposal:	<i>WORKS INCLUDING FELLING TO PROTECTED TREES</i>		
Applicant:	<i>J Pinder</i>		
Type:	Tree Preservation Orders	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The Gorelands is a two-storey detached property located in the Bishton and Langstone ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent to undertake works, including felling to trees protected by TPO. The list of works is as follows:

Individual Trees Schedule

- T1 – Reduce crown by up to 3m to reduce loading and allow reshoot
- T2 – Fell
- T3 – Remove dead wood from crown
- T4 – Fell
- T5 – Consider fell and replace in an appropriate location
- T6 – Reduce crown by up to 2m ASLB to reduce weight and wind loading or fell and replace tree
- T7 - Remove ivy and dead wood. Brush cut scrub to ground level around tree. Reduce crown over drive by up to 3m ASLB to reduce wind damage potential
- T8 – Fell
- T9 – Remove Ivy and dead wood from crown. Brush cut scrub to ground level around tree
- T10 – Remove dead wood from crown. Lift foliage over to drive to 4m
- T11 – Prune out dead and damaged branches from crown. Consider localised phototropic branch tip weight reductions by up to 3m ASLB on exposed sections.
- T12 – Check ownership. Tree owner has a duty of care to make tree safe. Pollard at 4m or fell.
- T13 - Re point wall. Consider alternative less demanding species. Ongoing wall assessment requirements
- T14 - Re point wall. Ongoing wall assessment requirements
- T15 - Reduce crown back from building by up to 1.5m
- T16 - Fell tree and grind out stump
- T17 - Reduce crown back from building by up to 1.5m
- T18 - Remove dead wood and stubs using NTP
- T19 - Prune out dead and damaged branches from crown. Consider localised phototropic branch tip weight reductions by up to 3m ASLB on exposed sections to keep even silhouette. Remove ivy. Cut scrub to ground level. Remove redundant lights/cables from tree.

Group of Trees Schedule

- G1 - Fell dead stems
- G2 - Fell marked dead tree. Remove dead sections from adjacent tree
- G3 - Remove ivy and dead crown sections. Brush cut scrub to ground level. Coppice paint marked sycamore
- G4 - Remove ivy and dead crown sections. Coppice paint marked dead holly stem

- G5 – Remove Ivy from trees
- G6 - Remove ivy and dead crown sections. Prune out excessive squirrel damaged branches. Fell and poison self-set Ash and sycamore by wall. Carefully remove surface stone and debris from pine tree rooting areas back to original soil level - do not damage roots.
- G7 - Pruning back from roof minimum. Consider coppicing group and allowing re growth
- G8 - Consider coppicing at 450mm height and allow to reshoot as a hedge.
- G9 - Remove dead and damaged branches
- G10 - Remove dead and damaged branches. Remove redundant lights and wires. Check crown for damaged limbs from storm force winds

3.2 The works are taking place to protect public safety, reduce damage to structures and objects from trees, and to reduce the threat to roads and paths.

4. RELEVANT SITE HISTORY

None.

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policies GP2 (General Amenity), GP5 (Natural Environment) and GP6 (Quality of Design), of the Newport Local Development Plan (2011 – 2026) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The Trees, Woodland, Hedgerows and Development Sites Supplementary Planning Guidance

6. CONSULTATION RESPONSES

6.1 TREE TEAM

No Objections for works to be undertaken in line with the submitted Consultants Report. However, the following conditions apply:

1) all works to tpo trees must be in line with BS5837.

2)The felled currently living trees (Dead trees are automatically exempted as per Town and Country planning act) must be replaced at a size of 10-12s on site, the species may be agreed at a later date and should be planted by the end of the following planting season (November-March). evidence of this must be submitted i.e. photos post planting.

6.2 ECOLOGY OFFICER

No response received to date.

- 6.3 WILDLIFE IN NEWPORT GROUP (WING)
No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 29.04.2026, Site Notice was put up on 08.05.2026.

- 7.1 NEIGHBOURS: 3no neighbours were consulted. No representation received to date.
- 7.2 CLLR RAY MOGFORD: No response received to date.
- 7.3 CLLR WILLIAM ROUTLEY: No response received to date.

8. ASSESSMENT

- 8.1 The application seeks to carry out works to trees protected by TPO within the grounds of The Gorelands. The works to be undertaken include felling, dead wooding, removing ivy and reducing the crown of the trees.
- 8.2 The proposed removal of the limited number of trees here is not considered to result in a significant reduction in overall tree coverage or to adversely affect the character of the area or the wider streetscene given the remaining trees. Some trees to be felled are noted as dead. Some are noted as causing damage to the building and being inappropriately located in the long term.
- 8.3 The Council's Tree Officer has no objection to the proposed works, however requests that the felled currently living trees (Dead trees are automatically exempted as per Town and Country Planning Act) listed within the submitted tree survey shall be subject to a 3:1 replanting programme at a size of 10-12s on site. The species may be agreed at a later date. A condition will be added to request a scheme of planting.
- 8.4 The Council's Ecology Officer has not commented on the application. However, given the nature of works and the location, impact to European Protected Species is unlikely and a condition requiring replanting for felled trees will provide acceptable compensation and enhancement for habitat loss.

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 It is considered that the proposed works to the affected trees would not result in a harmful impact on the character and appearance of the area and are justified, therefore, permission is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

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

- Tree Survey Report

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 Prior to felling of living trees T5, T12 and T16 listed on the approved "Tree Survey Report" document, written approval of the Local Planning Authority is required to a scheme of compensatory tree planting for the site. This shall comprise new planting at a ratio of no less than 3:1 for trees to be felled with the species, positions and heights on planting for new trees to be detailed and submitted to the Local Planning Authority. New tree size shall be no less than 10-12cm trunk girth measured 1m above ground at time of planting. 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 felling of the trees detailed in Defective tree list and management recommendations.

Reason: To secure the satisfactory implementation and maintenance of a tree compensation scheme in the interests of visual amenity, species diversity and landscape character having regard to policies SP5, SP9, and GP2 of the adopted Newport Local Development Plan, Planning Policy Wales (Edition 12) 2024 and The Trees, woodland, hedgerows and development sites SPG.

03 The new trees 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. A short report with photo evidence by the Arboricultural consultant to confirm completion of planting in accordance with condition 02 of this permission must be submitted to the Local Planning Authority (LPA) within 6 months of the new planting being completed and agreed in writing by the LPA. It shall clearly show the site before and after planting has been undertaken.

Reason: To secure the satisfactory implementation and maintenance of a tree

compensation scheme in the interests of visual amenity, species diversity and landscape character having regard to policies SP5, SP9, and GP2 of the adopted Newport Local Development Plan, Planning Policy Wales (Edition 12) 2024 and The Trees, woodland, hedgerows and development sites SPG.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Tree Survey Report.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5 and GP6 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.

04 Bats often roost in houses and other buildings and trees, and work on these buildings/trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/trees in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

- a. If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.
- b. Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.
- c. Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.
- d. NRW can be contacted at: Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY, 0300 065 3000

Bat Conservation Trust can be contacted at: Bat Conservation Trust, Studio 15 Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228.