

Notice of Decision



C Boardman
Boardman Planning Ltd
19 Starling Walk
Cwm Calon
Hengoed
Caerphilly
CF82 6BH

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0197**
Application Type: **Full (Major)**
Proposal: **CHANGE OF USE TO COMMERCIAL DOG WALKING FIELD AND ASSOCIATED WORKS**
Site/Location: **Penhow Film Studios, Old Turnpike Road, Llanvaches, Newport, South Wales, NP26 3AD**
Decision Date: **1st July 2026**

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 17th March 2026. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of **FIVE YEARS** from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.

- (a) stating the date on which the development is to begin;
- (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended (the Order).

REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: Revised Site Layout, Detailed Soft Landscape Proposals, walking path location layout, and the documents entitled; Dog Walking Field, Pike Road - Pre-Development Tree Survey & Assessment, Planning Statement (by Boardman Planning Ltd), Preliminary Ecological Assessment, Landscape Specification & Management Plan, and Green Infrastructure Statement.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The hours of operation shall be restricted to the following:
Between 1st April and 31st October: 06:00 to 21:00 Monday to Sunday including Bank Holidays, with the last daily booking being no later than 20:00; and
Between 1st November and 31st March: 07:00 to 19:00 Monday to Sunday including Bank Holidays, with the last daily booking being no later than 18:00.

Outside of these hours the site shall be vacated and closed to the public.

Reason: In the interests of amenity, in accordance with policy GP2 of the Newport Local Development Plan 2011-2026.

3. The dog walking area hereby permitted shall be by appointment only, in accordance with the terms of the bookings set out in the document entitled 'Planning Statement' by Boardman Planning Ltd dated March 2026. Access to the field shall be limited to 4 users per 55 minutes appointment.
Reason: In the interests of amenity and highway safety, in accordance with policies GP2 and GP4 of the Newport Local Development Plan 2011-2026.
4. No lighting shall be installed unless details have first been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed in accordance with the details approved and retained in that state thereafter.
Reason: In the interests of local amenity and the natural environment in accordance with Policy SP5, SP8, SP9, GP2 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
5. The parking layout and turning area as shown on the 'Site Plan' hereby approved shall be retained as such for the lifetime of the development. Ref: CAS-04703-L3C4W2 4 Reason: In the interests of highway safety, in accordance with policy GP4 of the Newport Local Development Plan 2011-2026.
6. If the use of the land for the permitted purposes ceases (either permanently ceases or there is a period of continuous inactivity for a duration of 6 months or more), all operational development (including fencing, pathway and car parking) must be removed from the land in its entirety within 3 months of the cessation of the use, unless otherwise approved in writing with the Local Planning Authority.
Reason: In the interests of the character and appearance of the area, and the preservation of best and most versatile agricultural land in accordance with policies SP1, GP5 of the Newport Local Development Plan 2011-2026 and Planning Policy Wales.
7. The scheme of landscaping, tree planting and management schedule hereby approved in documents 'Landscape Specification & Management Plan' (received 12/03/2026) and 'Detailed Soft Landscape Proposals' (received 12/03/2026) shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the decision date. Thereafter the trees 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. For the purpose of this condition, a full planting season shall mean the period from October to April.
Reason: To secure the satisfactory implementation of the proposal.
8. No moveable structures or equipment shall be installed on the land without the prior written permission of the Local Planning Authority.
Reason: In the interests of the visual amenities of the area.

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.

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk.

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.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

1. This decision relates to plan Nos: Revised Site Layout, Detailed Soft Landscape Proposals, walking path location layout, and the documents entitled; Dog Walking Field, Pike Road - Pre-Development Tree Survey & Assessment, Planning Statement (by Boardman Planning Ltd), Preliminary Ecological Assessment, Landscape Specification & Management Plan, and Green Infrastructure Statement.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, SP5, SP7, SP9, GP2, GP4, GP5, GP6, GP7, CE4, W3, T4 were relevant to the determination of this application.
3. 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.



Regeneration and Economic Development
Civic Centre
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NP20 4UR

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Cyngor Dinas Casnewydd / Newport City Council

Application Number: 26/0197

Decision Date: 1st July 2026

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).