

Notice of Decision



A Ayles
AJ Planning and Development Ltd
Office 3
11 Park Square
Newport
NP20 4EL

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0774**
Application Type: **Full**
Proposal: **CHANGE OF USE AND CONVERSION OF DUTCH BARN TO TOURIST ACCOMMODATION (USE CLASS C6: SHORT-TERM HOLIDAY LET) AND ASSOCIATED DEVELOPMENT**
Site/Location: **The Old Cowshed, Bowdens Lane, Penhow, Newport, South Wales, NP26 3AA**
Decision Date: **15th January 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 18th September 2025. 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

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents: R824-28C Revision B, R824-25A, GIS September 2025.
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. Pre- commencement conditions
Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). 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 completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.
Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

3. Notwithstanding the submitted details the driveway shall not be finished with asphalt and prior to the commencement of development details of the proposed finish of the hard landscaped areas including the driveway and patio shall be submitted to and approved in writing by the Local Planning Authority. The details shall then be implemented as approved and retained in perpetuity. Any proposed driveway finish shall not be of a material that would result in debris spilling onto the highway.
Reason: To ensure the development is finished in a manner compatible with the rural area and in the interests of highway safety in accordance with Policies GP4 and GP5 of the NLDP.
4. Pre -occupation conditions
Prior to the first beneficial use of the tourism unit hereby approved cycle parking shall be provided in accordance with the approved details and then maintained thereafter in that state.
Reason: To provide residents a choice of means of travel and to promote sustainable travel in accordance with Policy SP1 of the NLDP.
5. Prior to the first beneficial use of the tourism unit hereby approved an electric vehicle charging point shall be provided for users of the accommodation in accordance with the approved details and shall be retained in perpetuity.
Reason: To encourage the uptake of low emission / electric vehicles, in the interests of sustainability in accordance with Policy SP1 of the NLDP.
6. Prior to the first beneficial use of the tourism unit hereby approved the access improvements as shown on the approved plans (excluding reference to tarmac) shall be implemented and thereafter retained in perpetuity.
Reason: In the interests of highway safety in accordance with Policy GP4 of the NLDP.
7. Prior to the first beneficial use of the site hereby approved, biodiversity enhancement shall be provided in accordance with the approved details and thereafter be retained for lifetime of development.
Reason: To ensure there is adequate biodiversity enhancement in accordance with Policy GP5 of NLDP.
8. Notwithstanding the provisions of Part 3 of Schedule 2 Class I of The Town and Country Planning (General Permitted Development Order) (Amendment) (Wales) Order 2022 (or any Order revoking and re-enacting that Order with or without modification) the development hereby approved shall be used for use Class C6 short term holiday let only and for no other use whatsoever. No change of use to either C3, C5, a mixed use of either C3/C5, C5/C6 or C3/C6 is permitted.
REASON: The provision of residential accommodation (Use Classes C3, C5, C3/5 or C5/C6) would not be acceptable in the open countryside and contrary to Policy SP5, SP1, H10 and H4 of the Newport Local Development Plan.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B, C, D, E, F shall be carried out without the prior written permission of the Local Planning Authority.
Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.
10. The external materials of the development as hereby approved shall be in accordance with the approved details .
Reason: To ensure that the development is completed in a manner compatible with its surroundings in accordance with Policy GP5 and GP6 of the NLDP.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, Class A, no wall, fence, gate, hedge or other means of enclosure shall be erected or planted without the prior written permission of the Local Planning Authority.
Reason: In the interests of the visual amenities of the area in accordance with Policy GP5 and GP6 of the NLDP.

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 approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and 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. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

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.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: R824-25A, R824-00, R824-04, R824-28C Revision B, R824-27, R824-30, Landscape Images, GIS September 2025, Structural Report N4614, Marketing letter, Planning Statement, Highways and Parking Statement.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP5, SP9, SP13, SP21, GP1, GP2, GP3, GP4, GP5, GP6, GP7, T4, T5, T7 and W3 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.
4. The Applicant should be reminded to avoid disturbance to nesting birds if the development takes place, as these are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.
5. Bats often roost in houses and other buildings, and work on these buildings 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 in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

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.

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.

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.

NRW can be contacted at:-

Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228

Signed on behalf of the Council



Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Newport City Council
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Newport
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NP20 4UR

Application Number: 25/0774

Decision Date: 15th January 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).