

Delegated Decision Report

Application No:	26/0015	Statutory Period Expires:	7th July 2026
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Site:	<i>Oakdale Cottage Magor Road Newport NP18 2EB</i>		
Proposal:	<i>CHANGE OF USE OF PART OF FIELD AND SITING OF A CONTAINER TO STORE SCOUT GROUP EQUIPMENT</i>		
Applicant:	<i>M Curwood</i>		
Type:	Full	Ward:	Bishton And Langstone
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site consists of a detached dwelling set within a large curtilage, located in the Bishton and Langstone ward and is designated as countryside. Planning permission (ref. 07/0707) previously approved an extension to the curtilage, however does not include the northernmost part of the site, where the container is proposed to be sited. This land is agricultural. In the area where the proposed storage container is to be located, there is already an existing storage container and a small caravan which appears to be stored. The surrounding land is primarily agricultural, with an additional storage container situated nearby. A track providing access to the agricultural land runs to the east of the site. The garden can be accessed either directly from the rear of the dwelling or via a gated entrance located near the property's driveway. A public right of way runs through the adjacent agricultural land, approximately 130 metres from the proposed storage container.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent to change the use of the land for the siting of a container for the storage of scout equipment as this is clearly not agricultural. The storage unit measures 6.1m in length, 2.44m in width and 2.59m in height. It is single storey. The container is a fully enclosed unit with corrugated metal with double access doors to its front elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
07/0702	CHANGE OF USE FROM AGRICULTURAL LAND TO PRIVATE GARDEN	Granted with Conditions	15.08.2007

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)

5.3.1 Policies SP5 (Countryside), GP2 (General Amenity), GP5 (Natural Environment) and GP6 (Quality of Design) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 ***Landscape Officer:***

No objection in principle however these two storey shipping containers would likely be visible from the adjacent Public Right of Way in the field to the east.

To soften their appearance and mitigate their visual impact on landscape character as well as benefit biodiversity, native tree and shrub planting would be recommended. Planters with climbing plants trained up trellis to provide screening as well as any other native planting measures are other possibilities that would be encouraged.

It is also unclear as to the proximity to and likely impact on existing trees.

Further details are therefore required to be submitted for approval to include:

- Soft Landscape/Planting plan. o Type, E.G. -
Trees/Shrubs/Bulbs/Native/Ornamental/Marginal/Aquatic/Roof gardens/wildflower meadow
- o Species
- o Size/specification
- o Position
- o Spacing/density
- o Accessories – Tree stakes/watering bags/wire support/trellis/planters
- A tree survey to BS5837. o Tree Root Protection Area methodology (if required).

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 24.02.2026. A Site Notice was put up on 27.02.2026.

7.1 NEIGHBOURS: 2no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 **Principle of Development**

8.1.1 The site is within the countryside as defined by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). This designation does not preclude development but any proposals must demonstrate that they are appropriate and have been designed to respect the valued characteristics of the recognised landscape.

8.2 **Character and Appearance**

8.2.1 The application seeks to change the use of the land to site a container, used only for the storage of Scout group equipment. The applicant has confirmed that there would be no group meeting at the site and is for storage of equipment only to facilitate the operation of the group and securely store items such as outdoor accoutrements and activity items. Although the proposal would result in the loss of a small area of agricultural land, there is little evidence to suggest that the land has been actively used for agricultural purposes for many years. The site contains a domestic shed and a storage container, both of which appear to have been present for many years, indicating that the land has already taken on a less agricultural character. As such, the land no longer appears to function as part of a wider agricultural use. As such, there is no objection raised to the use of the land for the siting of the storage container for scout paraphernalia.

8.2.2 The Council's Landscape officer offers no objection in principle subject to the submission of landscape visuals, based upon which planting mitigation may be required. Whilst the Landscape officer's comments are duly noted, a recent site visit undertaken by the case

officer has identified that this section of land is not visible from outside of the site and is well hidden by the residential property and extensive vegetation. As such, it is not considered that the request for further planting would be justified or proportionate in this case. It is not considered that the siting of the storage container in this location would result in an adverse visual impact to the countryside and will be viewed alongside other structures in any case. Overall, it is considered that the change of use and siting of the storage container would accord with policy GP6.

8.3 Residential Amenity

8.3.1 The application site is nearby 2no. neighbour residential dwellings. It is noted that the entrance to the land is from a shared driveway with the residential property Oakdale Farm. The use of the container is for storage purposes only and is not expected to generate any significant increase in visits to the site. The nature and extent of the use would be limited, with activity largely confined to the storage container alone and only when equipment is needed for the group. Due to the distance between the proposed location of the container and nearest neighbouring property (approximately 150m), it is not considered that there will be any unacceptable adverse impact on the residential amenity of neighbouring occupiers as a result of the proposals.

8.4 Highways

8.4.1 Given that the use is for storage purposes only, there would not be a requirement for additional parking. There would be no impact on highway safety as a result of the proposals.

8.5 Biodiversity

8.5.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6.

8.5.2 In this case no biodiversity enhancement or GI statement has been submitted to accompany the application and the applicant has not indicated any measures as part of the application. Given the scale of development, it is considered that these details could be secured via condition.

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 The change of use of the land for the siting of the storage container is considered to be acceptable as will not harm landscape character or the openness and amenity of the countryside. Whilst it is sited on agricultural land, it is of small size and in an area that has clearly not been in agricultural use for many years. It is not considered that the container would have an adverse impact on the countryside, residential amenity or highway safety and accords with the aforementioned policies.

11. DECISION

GRANTED WITH CONDITIONS

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

Image of example container, Proposed Block Plan, Layout Plan for Container, Confirmation on use of container, Site Location Plan, Location Plan for Shipping Container

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 container shall be removed, and the land restored to its former condition within 6 months of the cessation of use hereby approved.

Reason: To safeguard visual amenity in accordance with Policies GP6 and SP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015)

03 The container hereby approved shall be used for storage of scout group equipment and for no other purpose.

Reason: In the interests of residential amenity and the character and appearance of the countryside, in accordance with Policies GP2 and SP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to: Image of example container, Proposed Block Plan, Layout Plan for Container, Confirmation on use of container, Site Location Plan, Location Plan for Shipping Container

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP5, SP9, GP2, GP4, GP5, GP6, GP7 were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.