

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number		Suffix	
Property Name			
Holly House			
Address Line 1			
Coast Road			
Address Line 2			
St Brides Wentlooge			
Town/city			
Newport			
Postcode			
NP10 8SQ			

Description of site location (must be completed if postcode is not known)

Easting (x)	Northing (y)
328829	181775
Description	

Applicant Details

Name/Company

Title

Mr

First name

Griffyth

Surname

Thomas

Company Name

Address

Address line 1

Greenmoor

Address line 2

St.brides

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

Np10 8sq

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

RETENTION OF REPLACEMENT DWELLING (AMENDED PROPOSAL FOLLOWING APPROVAL 08/1043)

Reference number

10/1120

Date of decision (date must be pre-application submission)

16/11/2010

Please state the condition number(s) to which this application relates

Condition number(s)

(5)Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re enacting that Order), Schedule 2, Part 1, no development within Classes A, B, or E shall be carried out without the prior written permission of the Local Planning Authority.
Reason: To protect the open rural character of the designated green wedge.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/08/2011

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

19/09/2012

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

I believe that the condition was not properly considered at the time, national advice circular 11/95 states that permitted development rights should only be removed in exceptional circumstances. I don't believe there is anything exceptional about the planning granted for the replacement dwelling. I believe that the condition is neither reasonable nor necessary for protecting the open rural character of the green wedge. If such a general restriction was required for the green belt (such as there is for national parks) then this could/would have been introduced as a planning direction, but alas it has not(either at the time of the granting of the condition or since). I have identified case law from several different local authorities where this has been found to be the case. Additionally there are already rules around what can be built under permitted development and this in of itself would restrict any future additions/developments and so protect the green wedge. The majority of the properties surrounding Holly House (former Moorefields) all have permitted development rights and so singling out one property in such a way will have a very limited impact in protecting the green wedge. Finally the property sits on a plot with limited front exposure and so any developments/additions would again naturally be very limited in any impact on the green wedge.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

removed

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Greenmoor

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:

Newport

Postcode:

NP10 8SQ

Date notice served (DD/MM/YYYY):

11/02/2025

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Griffyth

Surname

Thomas

Declaration Date

12/02/2025

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Griffyth

Surname

Thomas

Declaration Date

12/02/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Griffyth Thomas

Date

12/02/2025