

Delegated Decision Report

Application No:	25/0606	Statutory Period Expires:	23rd September 2025
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Site:	<i>Welfare Ground, Unit Known As The Glade Cafe Tregwilym Road Rogerstone Newport NP10 9EQ</i>		
Proposal:	ERECTION OF PERGOLA (RESUBMISSION OF 25/0122)		
Applicant:	A Holdaway		
Type:	Full	Ward:	Rogerstone West
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The Local Planning Authority holds no record of consent being granted either for the existing café structure nor for the proposed use. However, from a desk top survey it is clear that the structure has been in situ for a significant period of time and is therefore immune from any enforcement action. The Agent acting in this matter has provided information relating to the use of a café operating from the unit for a significant period of time, this application is neither seeking consent for the use of a café nor is it seeking to determine that the use is lawful. This application will be assessed on the merits of the information provided and determine the application in accordance with the description of development. This application offers no opinion nor does it grant consent for the use of a café on this site.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises an area of land currently arranged as carparking adjacent to The Glade Café, a small A3 unit operating from a unit adjacent to the tennis courts and cricket grounds in the Welfare Ground, situated in the Rogerstone West ward. To the North West of the café there is Tydu Community Hall, Tydu House and the Pavillion.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The pergola would be located at the front of the café and constructed from timber with shingled tile roofing. The pergola would be free standing and provide cover for an outside seating area. The height of the pergola would be 2.3m to the eaves and 3.27m to the highest part of the pitched roof. The width of the area covered by the pergola would measure 9.49m and the depth of the area covered by the pergola would measure 5.02m.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
25/0122	ERECTION OF PERGOLA OVER OUTDOOR SEATING	REFUSED

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)

Policy GP2 (General Amenity)

Policy GP4 (Highways)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy GP7 (Environmental Protection and Public Health)

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales:

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes less vulnerable development, erection of a pergola. The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Rivers. Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

Other Matters

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

6.2 Local Highways Authority:

No objection-

The proposals result in the loss of four parking spaces. Surveys have been conducted to demonstrate that this is not critical. The surveys were undertaken on busy days with most activities peaking during the surveys. The only facilities not fully occupied were the tennis courts.

We note that all of the facilities are seasonal and therefore complementary. Occupancy was recorded at 30 min intervals. This could have missed some detail of pick-up/drop off for parties, however the demand was never close enough to the capacity for this to result in a different conclusion.

No survey data has been provided or detailed methodology. Based on the results however it is concluded that there is ample parking capacity.

The seating and pergola would have no other discernible impact and therefore there are no objections to the proposals.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 04.08.2025 and a site notice was put up on 06.08.2025.

7.1 NEIGHBOURS: *None.*

7.2 COUNCILLORS: *None.*

7.3 COMMUNITY COUNCIL: *None.*

8. ASSESSMENT

Principle of Development

8.1 This application seeks consent for the erection of a pergola over the current outside seating area primarily associated with the Unit Known as The Glade Café. The proposed development is located within the defined settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. This application has been considered against the requirements of the LDP Policies relating to leisure related developments and no conflict has been identified. The proposal would provide an area of covered seating in the Welfare grounds, there is no in-principle objection to the proposal irrespective of the lawfulness of the use of the building as a café.

Visual Amenity/ Character and Appearance;

8.4 The proposed development would be visually prominent due to its siting within the Welfare Grounds. It is considered that the proposed scale, siting and proposed materials of the development are acceptable and would not result in any unacceptable adverse visual impact that would prejudice the amenity or character of the area. The pergola is open on its sides and therefore would still maintain visual permeability. Character is not limited to appearance it also encompasses how a place is used/functions, in this case the proposed development would allow for a covered area of seating in a recreation space. No concern or objection is raised in this respect. The proposed development is considered to be acceptable in respect of its visual impact and its impact upon the character of the area.

Residential Amenity:

- 8.5 The site is not within a close proximity to any neighbouring residential properties, and therefore it is likely that the proposed development would not have an adverse impact on residential amenity.

Highways:

The area is already used as a seating area and is arranged over 4 car parking spaces. The erection of a pergola would result in a more permanent fixture on this site and result in the loss of the carparking spaces. A parking survey has been undertaken and submitted to accompany this application, The survey concluded that the proposed development would have no discernible impact upon parking availability/highway safety. The Local Highways Authority have been consulted on this application and raise no objection to its positive determination.

Drainage/ Flooding:

NRW's Flood Map for Planning identifies the application site to be at risk of flooding within Flood Zone 3 (Rivers). The scale and nature of the proposal is such that no concern is raised in respect of flooding/flood risk. The site is already hard-surfaced therefore no additional impact in respect of surface water run off would be experienced as a result of the proposal. It is not considered that the proposed development would result in any unacceptable impact in respect of flooding/flood risk on or off site. Natural Resources Wales have been consulted on this application and raise no objection to its positive determination.

Biodiversity

- 8.6 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. A biodiversity enhancement has not been provided, therefore this will be conditioned below. It is acknowledged that, in accordance with chapter 6 of PPW12 this application should have been accompanied by a Green Infrastructure Statement, given the limited scale/extent of the proposal and due to the limited ecological value of the site a GIS has not been requested and it is considered that the development can progress irrespective of the lack of a GIS.

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 proposed pergola would not have an adverse effect on visual amenity, residential amenity, or highways. Therefore, this application is granted with conditions.

**11. DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents Existing Elevations and Layout, Site Location Plan, Proposed Pergola, Parking Survey Plan.

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 the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

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

02 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.