

From: Screen, Allan (Elected Member) <Allan.Screen@newport.gov.uk>

Sent: 11 May 2026 12:30

To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>; Linton, Malcolm (Elected Member) <Malcolm.Linton@newport.gov.uk>

Cc: Howells, Rhian (Elected Member) <Rhian.Howells@newport.gov.uk>

Subject: Application 26/0029

Good afternoon Marnie,

1. I am only calling the application in if the officers are minded to approve it.
2. The objections are as detailed below.
 - The applicant's property already benefits from a purpose-built communal access onto St. Mellons Road, which provides adequate visibility splays and was clearly designed to serve the development safely and appropriately. The creation of a second, individual access is therefore unnecessary. The new access has been formed at the location of a historic access point associated with the former Marshfield House, which has since been demolished to accommodate the current development. This unauthorised access was previously refused planning permission due to inadequate visibility caused by the retained boundary wall.
 - The current application seeks to overcome that refusal by proposing a reduction in the height of the existing wall to achieve the required visibility splay. However, this wall is approximately 150 years old, of substantial construction with integral pillars, and forms part of a shared boundary. Any meaningful reduction in height would not be feasible without effectively demolishing the structure entirely, which would fundamentally alter the character of the boundary and surrounding area.
 - Importantly, the wall is a party wall, and as such, the applicant does not have the unilateral right to carry out works to it without the consent of adjoining residents under the Party Wall etc. Act 1996. Planning permission does not override these legal requirements, and there is no indication that such consent has been obtained. This raises serious concerns about the deliverability of the proposal.
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 - In addition, the required visibility splays cannot be achieved within land solely controlled by the applicant, as they rely on alterations to a shared structure. This conflicts with established guidance set out in Planning Policy Wales and the Manual for Streets, which require that safe access arrangements must be achievable within land under the applicant's control. Technical Advice Note 18 also makes clear that development should only be permitted where safe and suitable access can be provided. In this case, a safe access already exists, and the proposed additional access would introduce unnecessary risk onto St. Mellons Road.

- The proposal would also have a detrimental impact on the character of Orchard Close. As a private road with a consistent and coherent layout, the introduction of an additional vehicular access point would erode the established street scene and set an undesirable precedent for similar alterations in the future. Furthermore, the loss or significant alteration of a long-standing boundary wall would harm the visual amenity and historic character of the area.
- It is also of concern that this is a retrospective application following the creation of an unauthorised access, which has already been refused. This suggests a disregard for the planning process and established controls

I would be grateful for confirmation that this application will go to planning committee in the event that officers approve it.

Regards

Allan

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