

Delegated Decision Report

Application No:	25/0653	Statutory Period Expires:	7th October 2025
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Site:	Silver Birches Wentwood Road Penhow Newport NP26 3AE		
Proposal:	PARTIAL DISCHARGE OF CONDITION 3 (LANDSCAPING) OF 24/0563 PROPOSED TWO STOREY SIDE AND REAR EXTENSIONS AND SINGLE STOREY FRONT EXTENSION AND RAISING THE RIDGE HEIGHT OF THE DWELLING BY 450 MM		
Applicant:	Phillips		
Type:	Discharge Conditions	Ward:	Bishton And Langstone
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. RELEVANT SITE HISTORY

24/0563	PROPOSED TWO STOREY SIDE AND REAR EXTENSIONS AND SINGLE STOREY FRONT EXTENSION AND RAISING THE RIDGE HEIGHT OF THE DWELLING BY 450MM	GRANTED WITH CONDITIONS
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3. CONSULTATION RESPONSES

3.1 Landscape officer: Albeit submitted retrospectively, the submitted planting works, species mix, recent photos of the newly planted hedge and management schedule are sufficient enough for this condition to be discharged.

3.2 Tree officer: No objections.

3.3 Ecology officer: No response.

4. ASSESSMENT

4.1 This application seeks to discharge condition 3 relating to landscaping of the above planning permission. The condition states:

03 Notwithstanding the details provided, prior to the commencement of construction above slab level, written approval of the Local Planning Authority is required to a scheme of landscaping and tree planting to the western site boundary (indicating the number, species, heights on planting and positions of all trees and shrubs and a management schedule/plan). 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 substantial completion of that development or immediately following confirmation of the LPA written approval of landscape details (whichever is sooner). Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with the 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 in accordance with Policies SP5 and GP6 of the NLDP.

4.2 Information has been submitted that satisfies the requirements of the condition including a management schedule.

4.3 The Council's Landscape officer confirms no objection is offered to the partial discharge of the condition.

5. OTHER CONSIDERATIONS

5.1 *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.

5.2 *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.

5.3 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.

5.4 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.

6.5 *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.

6.6 *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.

7. CONCLUSION

7.1 The information provided is acceptable and the condition can be partially discharged.

8. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: SD299-00C, Planting schedule/specification/management details.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.