

Notice of Decision



S Spicer
Newport City Council
Civic Centre
Godfrey Road
Newport
NP20 4UR

SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0370**

Application Type: **Non-Material Amendment**

Proposal: **NMA APPLICATION TO VARY WORDING/REQUIREMENT OF CONDITION 2 (LANDSCAPING) OF 19/0900 VARIATION OF CONDITION 01 (PLANS) OF PLANNING PERMISSION 16/0215 FOR THE DEVELOPMENT OF A PERMANENT GYPSY AND TRAVELLER SITE COMPRISING 35NO. PITCHES EACH WITH STUDIO UNITS AND ANCILLARY WORK AND CHANGE OF USE OF ROAD SAFETY CENTRE TO SITE OFFICE AND COMMUNITY CENTRE AFFECTING PROW 405/04 LLANWERN**

Site/Location: **Land West Of Newport RSPCA Animal Centre, Hartridge Farm Road, Newport, South Wales,**

Decision Date: **3rd July 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 11th June 2025. The application has been:-

Approved & Conditions

1. The development shall be implemented in accordance with the following plans and documents: site location 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.
2. The development shall be carried out in accordance with the landscaping details approved under 18/0143 or in accordance with any alternative scheme that has been submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of any pitch. Thereafter the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with a management plan that shall also have been submitted to and agreed in writing by the Local Planning Authority. Planting shall be completed in the first full planting season following the occupation of the phase to which it relates (or in accordance with any alternative date or phasing plan that might be submitted and agreed prior to commencement of development of the phase). 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 inclusive.
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. Policies GP2 & GP5.

NOTE TO APPLICANT

This decision must be read in conjunction with planning permission 19/0900 and the development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: site location plan.
2. 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.
3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).