

Delegated Decision Report

Application No:	26/0368	Statutory Period Expires:	28th August 2026
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Site:	<i>Streethub Unit On Footpath Outside Monmouthshire House John Frost Square Newport South Wales</i>		
Proposal:	<i>PROPOSED INSTALLATION OF 1NO. NEW BT STREET HUB, INCORPORATING 2NO. DIGITAL 75" LCD ADVERT SCREENS, AND ASSOCIATED BT PHONE KIOSK REMOVAL</i>		
Applicant:	<i>S Rana-Jaswal</i>		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 At the application site has been two applications prior the current submission:

22/0906: BT STREETHUB UNIT WITH DOUBLE SIDED DISPLAY was refused for the following reasons:

01 The proposed development has insufficient information to ensure the proposal would not have an adverse impact on the existing street trees and as such the wider street scene and visual amenity, contrary to Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

1.2 22/0924: REPLACEMENT OF EXISTING BT PHONEBOX AND INSTALLATION OF NEW BT STREET HUB was refused on the following grounds:

01 The proposed development has insufficient information to ensure the proposal would not have an adverse impact on the existing street trees and as such the wider street scene and visual amenity, contrary to Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

2. SITE LOCATION AND CONTEXT

2.1 This application site is defined with the City Centre. The application site is situated on Llanarth Street within a commercialised area. The surrounding area has existing street furniture in situ including a phone box, and trees located sporadically. The Town Centre Conservation Area is situated to the East and the site is within the Town Centre Archaeological sensitive area.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application is a resubmission and seeks the proposed installation of 1no. new BT street hub, incorporating 2no. digital 75" LCD advert screens, and associated BT phone kiosk removal.

H: 2.9m

W: 1.2m

D: 0.35m

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
26/0369	ADVERTISEMENT CONSENT FOR THE PROPOSED INSTALLATION OF 1NO. NEW BT STREET HUB, INCORPORATING 2NO. DIGITAL 75" LCD ADVERT SCREENS	PCO	
22/0924	REPLACEMENT OF EXISTING BT PHONEBOX AND INSTALLATION OF NEW BT STREET HUB	R	03.02.2023
22/0906	BT STREETHUB UNIT WITH DOUBLE SIDED DISPLAY	R	03.02.2023

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

Policy 13 – Supporting Digital Communications

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.

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4.1.6 Planning authorities must set out in their development plan an integrated planning and transport strategy. This should set out how the planning authority will: improve physical and digital connectivity

5.2.1 Affordable, secure electronic communications infrastructure is essential to people and businesses. The availability and exchange of information afforded by

telecommunications ensures people are connected to important services, their communities and the wider world and is essential for long term prosperity.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policies GP2 (General Amenity), GP3 (Service Infrastructure), GP4 (Highways and Access), GP5 (Natural Environment), GP6 (Quality of Design), CE6 (Archaeology) and CE7 (Conservation Areas) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 TECHNICAL ADVICE NOTES

- 5.4.1 Technical Advice Note (TAN) 5: Nature Conservation And Planning and Technical Advice Note (TAN) 7: Outdoor Advertisement Control are relevant to the determination of this application and Technical Advice Note (TAN) 24: The Historic Environment.

5.5 HISTORIC ENVIRONMENT (WALES) ACT 2023

6. CONSULTATION RESPONSES

- 6.1 **Natural Resources Wales:** We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics.

6.2 **Local Highways Authority:**

The proposal replaces another phone which is in the same area, which arguably provides some balance in terms of clutter, subject to a condition to remove the old when providing the new; not months later.

- 6.3 **Tree Team:** No objections in principle, providing the instillation and the cable do not impact the trees up the street.

- 6.4 **Welsh Water:** We refer to your planning consultation relating to the above site. We note the proposal is for a replacement hub to be located in the same position as existing. We have no objection in respect to the proposed development.

6.5 **HENEB:**

We have consulted the regional Historic Environment Record and note that the proposal is located within the Newport Archaeologically Sensitive Area (ASA), although there are no known sites in the vicinity. Furthermore, the previous development of the site is likely to have had an adverse effect on any potential remains that may be present. Additionally, the current application is for the installation of a new BT street hub with two advert screens. As such the proposal is limited in scale and it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

- 6.6 **Police DOCO:** No comments received.

- 6.7 **NCC streetworks:** No comments received.
- 6.8 **SAB:** Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100square metres then we would encourage the applicant to contact SAB.
- 6.9 **Senior Scientific Officer:** No comments received.
- 6.10 **Environmental Health:** No comments received.
- 6.11 **Drainage manager:** No comments received.
- 6.12 **Heritage Officer:**

See Annex 1 for policy context

The site in question is located outside of the Town Centre Conservation Area, to the eastern end of Llanarth Street, where the road opens out into John Frost Square.

The view east along Llanarth Street (from the junction with Commercial Street, Charles Street and Llanarth Street) is identified as an '*Important View*' within the Town Centre Conservation Area Appraisal 2018 Consultation Draft.

Llanarth Street itself had been set out by the 1835 plan of Newport, as an important route connecting Commercial Street to the riverside wharfs. Today it still connects the commercial heart of the city and the riverside. Though much of the historic development to the eastern end of the street has been lost, entrance to this key intersection is still framed to one side by the Grade II Listed Lloyds TSB building (Cadw reference: 23109). The prominent corner location of this building upon the street contributes positively towards its significance – and towards the character and appearance of the conservation area. To the other side of the intersection is 40-41 Commercial Street: a late C20 commercial building designed in a postmodern historicist idiom which consciously reflects the scale and form of the previous building on the site.

As proposed, a double-sided advertising hub, comprising of 2no. 75" LCD advert screens (overall unit size 1236mm x 2980mm) replaces an existing BT KX300 kiosk (dimensions: H 2160mm, W 1170mm, D 1010mm Triangular), located within the middle of the thoroughfare and orientated to face the direction of pedestrian flow.

The new will appear larger in scale than the existing kiosk and more prominent due to illuminated and animated advertising. However, it is located some way from both the key intersection identified above - and from the conservation area boundary. Consequently, the setting of the listed asset will not be harmed. Intervening trees also will provide some visual cover during the summer months, reducing the impact of the new within long views between Commercial Street and river. Upon this basis, it is considered that there will be a low level of harmful impact upon the setting of the Town Centre Conservation Area.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 21/05/2026, Site Notice was put up on 29/05/2026.

7.1 6no neighbouring properties were consulted. No comments received.

8. ASSESSMENT

8.1 Principle of Development

The application site is located within a settlement boundary as defined by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.1.2 Future Wales Policy 13 relates to Supporting Digital Communications. The policy states “Planning authorities must engage with digital infrastructure providers to identify the future needs of their area”. Policy GP3 relates to service infrastructure, and states that development will be permitted where necessary and appropriate service infrastructure can be provided. The kiosk will offer the ability to house 5G small cells and house sensors that count pedestrian, cyclist and vehicle movements as well as monitor air, sound and light. This free information will help the planning system actively manage patterns of growth in support of national air quality objectives and the Governments ten-point plan for a Green Industrial Revolution. Based on the services that the communications kiosk will provide, it is considered that the placement of the kiosk is justified, subject to meeting the requirements of the policies aforementioned above.

8.2 Visual Amenity/ Character and Appearance

8.2.1 The site in question is located outside of the Town Centre Conservation Area, to the eastern end of Llanarth Street, where the road opens out into John Frost Square. The view east along Llanarth Street (from the junction with Commercial Street, Charles Street and Llanarth Street) is identified as an ‘*Important View*’ within the Town Centre Conservation Area Appraisal 2018 Consultation Draft. At Commercial streets intersection with Llanarth street, to one side is the Grade II Listed Lloyds TSB building (Cadw reference: 23109). To the other side of the intersection is 40-41 Commercial Street: a late C20 commercial building designed in a postmodern historicist idiom which consciously reflects the scale and form of the previous building on the site. The development should not adversely impact on the Conservation Area nor listed assets nearby. The heritage officer was consulted on the application and states the new development will appear larger in scale than the existing kiosk and more prominent due to illuminated and animated advertising. However, it is located some way from both the key intersection identified above - and from the conservation area boundary. Consequently, the setting of the listed asset will not be harmed. Intervening trees also will provide some visual cover during the summer months, reducing the impact of the new development within long views between Commercial Street and river. Upon this basis, it is considered that there will be a low level of harmful impact upon the setting of the Town Centre Conservation Area.

8.2.2 Whilst the board may appear more prominent, it is considered there is existing street furniture, larger buildings and trees within the immediate vicinity. Moreover, given the removal of the old phone kiosk, the proposed hub would not add further street furniture to the area. The overall harm is considered low and it provides a benefit to the community, including, the ability to house 5G small cells and house sensors that count pedestrian, cyclist and vehicle movements as well as monitor air, sound and light. This free information will help the planning system actively manage patterns of growth in support of national air quality objectives and the Governments ten-point plan for a Green Industrial Revolution. Overall, the structure is considered to be appropriately scaled and in keeping with the existing street layout, and such features are commonplace within built-up urban areas.

8.3 **Residential Amenity**

8.3.1 Illuminance levels from the screens have been provided. The highways officer has not provided objections on this basis, and the environmental health officer has not provided comments. The LPA take the view that there are no objections. Given the distance to the nearest residential property, the fact that the installation is not at upper floor level, and its alignment with existing street paraphernalia such as lighting columns and signage, it is anticipated that the proposed arrangement would result in a worse lighting impact than the existing situation. No unacceptable impact on the residential amenity of nearby residential occupiers has been identified, in accordance with policy GP2.

8.4 **Movement**

8.4.1 The Highways Officer has not raised objections, however, a condition should be added to ensure the old phone kiosk is removed prior to construction of the new hub. The proposal is therefore acceptable and complies with policy GP4.

8.5 **Biodiversity**

8.5.1 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. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6.

8.5.2 In this case no biodiversity enhancement or GI statement has been submitted to accompany the application. Whilst typically a biodiversity enhancement scheme would be requested, due to the limited scale of the development, an on-site enhancement would not be appropriate. The step-wise approach indicates that an enhancement scheme could be requested off-site. However this would need to be secured via legal agreement. Given the scale of development and that the proposal is located within a developed area with little to no biodiversity benefit, it would be disproportionate to request an off-site biodiversity enhancement scheme.

8.6 **Archaeology**

8.6.1 The site is defined within an archaeological area. HENEB were consulted and do not hold objections as the proposal is limited in scale and it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. If any

material is encountered, work should cease and HENEB should be contacted. The scheme is currently in line with Policy CE6.

8.7 **Trees**

- 8.7.1 The application site is situated on Llanarth street which contains street trees. It is noted that previous applications nearby the site for a BT hub have been refused due to the lack of information submitted for the trees on site. The tree team have reviewed the application and stated that they have no objections in principle, providing the installation and the cable do not impact the trees up the street. On further correspondence with the tree team, they have stated that any works around the tree should be within the BS5837 standard, and the cabling should not be within 4m of the tree stem. The applicant has agreed to this and will be secured via condition.

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 Having regard to the relevant policies of Future Wales and the Newport Local Development Plan, the proposed communications kiosk is considered acceptable in principle. The development would provide enhanced digital infrastructure and data gathering capabilities that support national objectives relating to connectivity, air quality monitoring and sustainable growth. While the kiosk would be more prominent than the existing structure, any impact on the character and appearance of the area, including the setting of nearby heritage assets, is considered to be low and outweighed by the public benefits of the proposal. Furthermore, no unacceptable impacts have been identified in relation to residential amenity, highway safety, biodiversity, tree protection, or archaeology, subject to appropriate conditions. Accordingly, the proposal is considered to comply with the relevant development plan policies and is recommended for approval.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: NPO-05 - Proposed Site Plan.; NPO-05 - Proposed Elevation Plan.; NPO-05 - Site Location Plan; NPO-05 - Photomontage.; Planning Statement.; NPO-05 - BT Street Hub ICNIRP Certificate; Product Statement; Anti-Social Behaviour Management Plan; BT Street Hub Overexposure and Glare Evaluation.; 2023 PLG05-23 - The Brightness of Illuminated Advertisements Including Digital Displays
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 construction of the proposed BT Streethub unit hereby approved, the existing BT phone kiosk shall be removed from the site in its entirety.
Reason: to ensure that street furniture is limited to protect the visual amenity of the surrounding area.

03 No underground cabling associated with the BT hub hereby approved shall be laid within 4 metres of the tree stem. All works including the removal of the phone kiosk and installation of the BT hub shall be constructed in accordance with the BS5837 standards as agreed by the applicant stated on document: *Email confirming cabling proximity from Louis Freeman 20/08/2026.*
Reason: To ensure trees are protected within the streetscene.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP3, GP4, GP5, GP6, CE6, CE7 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.

Annex 1- Heritage policy context

Planning Policy Wales (Edition 12, 2024) states that:

”6.1.6 The Welsh Government’s specific objectives for the historic environment seek to:

- *preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;*

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings...

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area’s character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.”

Policy CE7 of Newport Local Development Plan 2011 – 2026, January 2015 states that:

“DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS WILL BE REQUIRED TO:

i) BE DESIGNED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, HAVING REGARD TO THE CONSERVATION AREA APPRAISAL WHERE APPROPRIATE.

ii) AVOID THE REMOVAL OF EXISTING HISTORIC FEATURES, INCLUDING TRADITIONAL SHOPFRONTS AND JOINERY.

iii) USE MATERIALS WHICH ARE TRADITIONAL, OR APPROPRIATE TO THEIR CONTEXT.

iv) COMPLEMENT OR REFLECT THE ARCHITECTURAL QUALITIES OF NEARBY BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA.

v) PAY SPECIAL ATTENTION TO THE SETTINGS OF BUILDINGS, AND AVOID THE LOSS OF ANY EXISTING DOMESTIC GARDENS AND OPEN SPACES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.

vi) AVOID ADVERSE IMPACT ON ANY SIGNIFICANT VIEWS, WITHIN, TOWARDS AND OUTWARDS FROM THE CONSERVATION AREA.”