

Delegated Decision Report

Application No:	25/1041	Statutory Period Expires:	13th February 2026
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Site:	Newport Rspca Animal Centre Hartridge Farm Road Newport NP18 2LL		
Proposal:	INSTALLATION OF 3NO. NEW GLAZED CANOPIES TO EXISTING CATTERY		
Applicant:	R Pavelin		
Type:	Full	Ward:	Ringland
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 RSPCA Newport Animal Centre is situated along Hartridge Farm Road just off the A48 on the eastern edge of Newport. The centre is located on approximately half a hectare of land and is surrounded by a school, Llanwern Golf Club and a railway line to the rear. The centre caters for abandoned and sick domestic animals including dogs, cats and around 55 other small domestic animals.

2.2 The centre has a number of buildings including two dog kennels, a reception building with stores, a first-floor residential unit, and two catteries. The works will be to the cat isolation block as identified on the accompanying site location plan. The cattery isolation block currently has 22 individual pens located on the east, west and south elevations of the block respectively.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to install 3no new glazed canopies along the eastern, western and southern elevations of the cattery. The proposed canopy along the eastern elevation would project 2.7m beyond the existing elevation and would measure 11.4m in width. The proposed canopy along the western elevation would project 2.2m beyond the existing elevation and would measure 11.4m in width. The proposed canopy along the southern elevation would project 2.2m beyond the existing elevation and would measure 8.6m in width. Each canopy would extend beyond the eaves height of the existing cattery, measuring up to 3.2m from the ground level and would slope inwards, terminating in the slope of the corrugated tin roof. It is understood that this has been designed so that the canopies fall back towards the cattery isolation block meaning the existing rainwater system will not need to be adapted to accommodate the proposals. In terms of materials, the canopies would include SHS steel columns with a glazed roof above and for drainage, a UPVC gutter on a steel C channel would be fixed to the existing structure.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
93/0416	PROPOSED EXTENSION TO CATTERY	GRANTED WITH CONDITIONS	25.06.1993
94/0736	ADDITIONAL CAT ACCOMODATION AND SMALL ANIMAL UNIT AT EXISTING HOME	GRANTED WITH CONDITIONS	10.10.1994

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 states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

5.4 SUPPLEMENTARY PLANNING GUIDANCE NONE.

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 08.12.2025, Site Notice was put up on 12.12.2025.

7.1 NEIGHBOURS: 11no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

The proposed canopies would be positioned along the eastern, southern, and western elevations of the existing cattery building. This building is located in the southwestern corner of the site and is effectively screened by several single-storey structures that form the remainder of the animal centre. The boundaries adjacent to the cattery are bordered by woodland, meaning that the proposed canopies would not be visible from the public realm. Moreover, it is considered that a canopy is not an uncommon feature for a commercial building of this nature and the proposed canopies would not appear incongruous or out of keeping in the context of the site. The canopies are in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.2 **Residential Amenity:**

The nearest residential property is in excess of 100m from the proposed development and the development is limited to the installation of 3no canopies on an existing building. As such, there is unlikely to be any effect on residential amenity as a result of development, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.3 **Biodiversity:**

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. No ecological enhancement is proposed as part of the development, however given the scale of development there is no reason why this could not be achieved through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

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 proposal would not have a detrimental effect on residential amenity nor the visual amenities of the application site or the wider area in accordance with Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). A condition will be added to ensure the submission of a biodiversity enhancement scheme to ensure compliance with Policy GP5.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- 001 - Site Location Plan
- 003 - Proposed Floor Plan
- 005 - Proposed Elevations
- 006 - Canopy Images
- Design and Access Statement.

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 This decision relates to plan Nos: 001 - Site Location Plan, 002 - Existing Floor Plan, 003 - Proposed Floor Plan, 004 - Existing Elevations, 005 - Proposed Elevations, 006 - Canopy Images, Design and Access Statement.

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

03 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.