

Delegated Decision Report

Application No:	25/0188	Statutory Period Expires:	5th May 2025
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Site:	<i>Golynos Fach Farm Golynos Lane Rogerstone Newport NP10 9GR</i>		
Proposal:	<i>PROPOSED ALTERATIONS TO VEHICULAR ACCESS, CONSTRUCTION OF ENTRANCE GATES AND PIERS</i>		
Applicant:	<i>A. Skarrats</i>		
Type:	Full	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The neighbouring property at Golynos Fach Farm held an application for entrance gates and pillars below.

03/1380- The Barn at Golynos Fach Farm applied for the RETENTION OF ENTRANCE WALL/GATES AND CURTILAGE BUILDING FOR USE AS CAR PORT AND DOMESTIC STORE

This application was granted and demonstrated below.



2. SITE LOCATION AND CONTEXT

- 2.1 The site location lies outside the Settlement boundaries as shown on the proposals maps that accompany the Newport City Council Local Development Plan (LDP). The site is designated within the Countryside and within a Mineral Safeguarding Area. The site is rural in character and is typically surrounded by open fields and farm holdings.
- 2.2 The current access appears as a gravel/tarmac entrance with hedging either side. On a site visit it appeared some minor works had started as the 5-bar gate has been removed on site and two gate poles installed. The existing hedge either side of the entrance is not to be removed as part of the development.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The development seeks approval for amendments to an existing access, with the construction of gates and piers to an existing access. The double gate would be vertically boarded composite boards in grey on a steel box frame and would be approximately 1.85m in height and set back 9m from the highway. The piers either side of the gates would be Forterra Hampton rural stock facing brick at a height of 2.17m. There would be 2 no. walls either side of the gates at 1.8m in height with planting in front. The wall to the North of the gate would be 5m in length and the Wall to the south would be 7m in length. These would be brick flanking walls- Forterra Hampton rural blend stock. To the front of the gate, the existing tarmac will be grubbed up and new permeable block paving in grey will be laid. The existing driveway will remain as tarmac/gravel.
- 3.2 The applicant has stated the gates have been set back from the edge of the highway to enable vehicles with trailers to park off the public highway if the gates are closed. The existing hedgerow will remain, and it is proposed to construct brick piers with splayed walls to secure the site. The altered access will enable large vehicles to enter and exit the site. Visibility when exiting the site will also be improved.

4. RELEVANT SITE HISTORY

None.

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.

5.3.4- Green infrastructure measures to mitigate negative effects and enhance environmental quality and connectivity should be considered at an early stage.

5.3 TECHNICAL ADVICE NOTES

TAN 5: Nature conservation and planning

TAN 12: Design (2016)

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)
Policy GP4 (Highways and Accessibility)
Policy GP5 (Natural Environment)
Policy GP6 (Quality of Design)
Policy SP5 (Countryside)
Policy M1 (Safeguarding of Mineral Resource)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

6. CONSULTATION RESPONSES

6.1 Local Highways Authority:

No objection. The proposed access is an improvement on the existing and therefore considered safer and welcomed. However, the replacement of part of the hedge to the north reduces visibility significantly and we would suggest that this should not be re-hedged. A low wall or planting along the line of the temporary fencing would be preferable on safety grounds.

7. PUBLIC REPRESENTATIONS

Site Notice was put up on 11/04/2025.

7.1 Rogerstone Community Council: No comments received.

8. ASSESSMENT

8.1 Principle of Development

The application site is not defined within the settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is not a presumption in favour of development. The site is defined within the Countryside and development will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. A full assessment is carried out below.

8.2 Visual Amenity/ Character and Appearance

The application site is within a rural context and defined within the countryside. Policy SP5 states,

8.3 DEVELOPMENT IN THE COUNTRYSIDE (THAT IS, THAT AREA OF LAND LYING BEYOND THE SETTLEMENT BOUNDARIES SHOWN ON THE PROPOSAL AND INSET MAPS) WILL ONLY BE PERMITTED WHERE THE USE IS APPROPRIATE IN THE COUNTRYSIDE, RESPECTS THE LANDSCAPE CHARACTER AND BIODIVERSITY OF THE IMMEDIATE AND SURROUNDING AREA AND IS APPROPRIATE IN SCALE AND DESIGN. HOUSING DEVELOPMENT, RURAL DIVERSIFICATION AND RURAL ENTERPRISE USES, BEYOND SETTLEMENT BOUNDARIES, WILL ONLY BE APPROPRIATE WHERE THEY COMPLY WITH NATIONAL PLANNING POLICY.

8.4 On assessment of Policy SP5, the development should demonstrate that the use is appropriate and respects the landscape. When assessing the scheme, it is considered

that the development/alterations would be within an existing access point so would not create a new incongruous access point. The scale of changes would not hold a demonstrable impact to the Countryside, and whilst the existing access point appears to have held a more simple rural character with post and wire fencing and 5 bar gate, the proposed alterations would use sympathetic materials and would not appear industrial within the rural countryside. The set back within the site would also limit its prominence within the streetscene. Additionally, planting along the proposed walls would help soften the development. Therefore, it is considered that the proposed changes would not cause a negative impact to the Countryside in line with Policy SP5 and GP6.

- 8.5 The access allows for vehicles with trailers to park off the public highway if the gates are closed to service Golynos Fach Farm and therefore the use is appropriate within the countryside in line with Policy SP5.
- 8.6 Moreover, the approved access to the neighbouring property under 03/1380 holds a similar style development to that proposed under the current submission and would appear sympathetic to each other.

Existing entrance at The Barn, Golynos Farm:



8.7 **Movement**

As forementioned, the accesses' function is to serve Golynos Fach Farm and would allow longer vehicles to wait off the highway whilst the gates are opened. The application suggests that visibility is improved.

- 8.8 The highways officer has provided comment on the application and holds no objection. The officer states, the proposed access is an improvement on the existing and therefore considered safer and welcomed. However, the replacement of part of the hedge to the north reduces visibility significantly and we would suggest that this should not be re-hedged. A low wall or planting along the line of the temporary fencing would be preferable on safety grounds.

- 8.9 Whilst some of the hedge to the North has been previously removed due to damage as shown on the images below, the scheme does not propose to re-plant this area in its entirety with hedge and will be partly filled with the proposed wall and planting. The plans indicate that a marginal section of the hedge will be reinstated, however, this appears minimal, and the majority of the gap is filled with the proposed wall and planting, set back from the road. On assessment, the access has become wider and safer than the existing access as stated by the highways officer in line with Policy GP4 and therefore, the marginal hedge planting does not create a more harmful access over the existing.

April 2023:



April 2025:



8.10 **Biodiversity:**

A section of the existing hedge has been removed to the North of the access due to damage, however, the remaining hedge would not be removed and would be protected with Heras fencing during construction.

- 8.11 The applicant has stated that it is proposed to introduce planting in front of the wall, including the use of wild flowers to the field side, to create both a visual and diverse approach to the landscaping. The field side will be sown with a wild flower mix, locally sourced. New planting will be maintained annually to encourage healthy growth. Planting will be 3.0m wide to the full length of the wall.
- 8.12 Where the existing hedgerow has been damaged, it will be reinforced with native species planting consisting of the following: Hawthorn 40% Hazel 15% Blackthorn 10% Holly 10% Field Maple 10% Dogwood 7% Guelder Rose 8%.

8.13 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. The applicant has stated above that planting and a wildflower meadow for pollinators are proposed as part of the development. As such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.14 PPW12 6.2.12 states, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* The applicant has suggested that no GI is lost during construction and biodiversity enhancements have been provided. When looking at the step-wise approach, it is considered the development adheres to step number 1, Avoid. *'to avoid damage to biodiversity in its widest sense (i.e. the variety of species and habitats and their abundance) and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered'*. Therefore, given the site is already an access point, there is no need to consider an alternative site. Additionally, as there is an enhancement scheme with planting maintained annually, this would be appropriate and in accordance with PPW12.

8.15 **Other Issues**

The site is defined within a mineral safeguarding zone. Therefore, Policy M1 applies. Given that access point is existing and no intensive ground works would be needed, the scale of the development would likely not jeopardise the safeguarding of the mineral resource. Therefore, the development is in accordance with Policy M1.

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 Overall, it is considered that the proposed access would not demonstrably harm the setting of the countryside. It would appear sympathetic to the neighbouring property and its use would be appropriate within the countryside. Whilst the highways officer holds no objections, concerns were raised over the replacement hedge. On assessment, this planting is marginal and would not be worse than that of the previous access. A biodiversity enhancement in terms of planting has been provided and therefore, the scheme is granted with conditions.

11. **DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents: Site Location Plan; 1789 PL 02 - Proposed Part Site Plan and Elevations; 1789 PL 01 - Existing Part Site Plan; Green Infrastructure 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 landscaping and tree planting scheme indicating the number, species, heights on planting and positions of all trees and shrubs scheme shall be submitted to and approved in writing by the Local Planning Authority. 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 completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an 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: In the interests of visual amenity and ecology, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, SP5, M1 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.