

Delegated Decision Report

Application No:	25/0138	Statutory Period Expires:	10th June 2025
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Site:	56 Bridge Street Newport NP20 4BL		
Proposal:	PARTIAL DISCHARGE OF CONDITIONS 2 (FRONT ELEVATION), 5 (WASTE AND CYCLE STORAGE AND MANAGEMENT), 6 (REAR BOUNDARY TREATMENT), 8 (BIO DIVERSITY ENHANCEMENT SCHEME) RELATING TO PLANNING PERMISSION 24/0880 FOR THE CHANGE OF USE OF REAR GROUND, WHOLE FIRST AND WHOLE SECOND FLOOR OF THREE STOREY A2 OFFICE BUILDING TO 8NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)		
Applicant:	M Layton		
Type:	Discharge Conditions	Ward:	Stow Hill
Decision:	APPROVED		

1. BACKGROUND

- 1.1 24/0880: THE CHANGE OF USE OF REAR GROUND, WHOLE FIRST AND WHOLE SECOND FLOOR OF THREE STOREY A2 OFFICE BUILDING TO 8NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) was granted with conditions.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises a mid-terrace 3 storey property located on the north side of Bridge Street. The site falls within the designated City Centre and Settlement boundaries as shown on the proposals maps that accompany the Newport City Council Local Development Plan (LDP). 56 bridge Street is currently arranged as an education/training centre at ground floor the upper floors are currently vacant and are thought to be most recently used as office accommodation. Opposite the application site is the Grade II listed 24 Bridge Street. The site is outside of but within close proximity to the Town Centre Conservation Area and within an Archaeological sensitive area. There are a mix of commercial and residential units within the vicinity. There are flats situated at no. 55 adjacent to the property, and flats situated to the three properties to the rear, no. 24, 25 and 16 Railway Street. When approaching East down Bridge Street toward the Town Centre, property appearances change, with larger buildings such as Travel Lodge and the Queens Hotel.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks the discharge of conditions 2 (front elevation), condition 5 (waste and cycle storage and management), condition 6 (rear boundary treatment), and condition 8 (biodiversity enhancement scheme) of application 24/0880.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
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24/0880	THE CHANGE OF USE OF REAR GROUND, WHOLE FIRST AND WHOLE SECOND FLOOR OF THREE STOREY A2 OFFICE BUILDING TO 8NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)	GC	13/02/2025
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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.

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer: I have no concerns with the details provided for the conditions and am happy for them to be discharged.

6.2 Local Highways Authority:

We would comment as follows on Condition 5. The site is not suitable for any satisfactory storage of cycles or waste management, due to the lack of rear access. The submission makes it clear that access is problematic for both bins and bikes. In terms of bike storage, the proposed provision is not only difficult to access safely but not suitable for long stay use (residents'). The storage must be enclosed to give protection from the weather to be considered suitable. In terms of waste management, the submission recognises the need for someone to place bins on highway and remove them again. However no individual is identified to be responsible. We would therefore expect the bins to be left on footway permanently. This raises an obstruction and amenity issue. In conclusion we would object to the discharge of condition 5, but have no comments regarding the other conditions.

6.3 Environmental Health: No comments.

6.4 Ecology Officer: No comments.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 The application seeks the discharge of conditions 2 (front elevation), condition 5 (waste and cycle storage and management), condition 6 (rear boundary treatment), and condition 8 (biodiversity enhancement scheme) of application 24/0880.

- 8.2 Firstly, Condition 02 of 24/0880 states:

02 Prior to their installation, further details of the proposed windows and door on the front elevation, drawn at a scale of at least 1:20, shall be submitted and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved detail.

Reason: In the interest of preserving the setting of the listed building in accordance with section 314A of the Town and Country Planning Act 1990.

- 8.3 The details submitted clearly show the changes made to the front elevation for a new doorway to access the flats and alterations to windows. The Principal Heritage Officer holds no objections to the partial discharge of Condition 02 (front elevations) following submitted information and detail of the changes. The information is satisfactory to partially discharge condition 02.

- 8.4 Condition 05 of 24/0880 states:

05 Prior to the commencement of development, full details of refuse storage, waste management plan and cycle storage detailing the means of disposal of all waste generated by the residential property shall be submitted to and approved by the Local Planning Authority and shall be retained for the lifetime of development.

Reason: To ensure that adequate on-site cycle parking and waste storage is retained in the interest of highway safety and residential amenity to be compliant under Policy GP2 and GP4 of Newport Local Development Plan (2011-2026).

- 8.5 The Highways officer held objections to the partial discharge of condition 05 (waste and cycle store and management), owing to the location of the stores to the rear of the property and the lack of rear access. Additionally, concerns were made over the Sheffield bike racks not being appropriate for long terms residents as it was not enclosed. In terms of waste, concerns were made over the lack of detail on that no individual was identified to be responsible for waste management and highways objected on these grounds.

- 8.6 Since these comments, the applicant has provided an enclosed bike shelter to the rear of the property which would now alleviate highways comments. There is no scope for the applicant to place bike storage elsewhere and would be unreasonable to refuse on these grounds. The applicant has provided a waste storage to the rear and has provided detail on a management plan, identifying how tenants will be responsible for waste and that the

applicant will sign up to the City Centre Living scheme where waste is collected daily from the roadside. The information now provided is deemed satisfactory to partially discharge condition 05.

- 8.7 Condition 06 of application 24/0880 states:

06 No development, other than demolition, shall commence until full details of the proposed rear boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the approved details prior to the first occupation of the associated dwelling and then retained thereafter.

Reason: To ensure the development is completed in a satisfactory manner and to preserve the character of the area.

- 8.8 The applicant proposes 2m bamboo fencing to the rear amenity space boundary in front of the existing palisade fencing and the proposed fencing would preserve the character of the area. There are no objections, and the information is deemed satisfactory to partially discharge condition 06.

- 8.9 Condition 08 of application 24/0880 states:

08 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 and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

- 8.10 There are no objections to the partial discharge of condition 08 (biodiversity enhancement scheme), following information of 2no.bird boxes constructed on the rear boundary fence 1.5m above ground level. This information is adequate to partially discharge condition 08.

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 information provided to discharge conditions 2, 5, 6 and 8 of application 24/0880 is satisfactory and the conditions can be partially discharged.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Revised 56BridgeStreet - Cycle StorageV3; 56BridgeStreet - Site Plan.; 56 Bridge Street Newport- FrontElevationProposed.; 56 Bridge Street Newport- FrontElevationExisting; 56BridgeStreet - Rear Boundary Fence Treatment; 56BridgeStreet - Biodiversity Enhancement Scheme.

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.