

Delegated Decision Report

Application No:	26/0401	Statutory Expires:	Period	29th July 2026
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Site:	High Cross Scouts And Community Hall St Annes Church Church Close Newport NP10 9SH		
Proposal:	SINGLE STOREY EXTENSION TO AN EXISTING BUILDING TO PROVIDE ADDITIONAL TOILET FACILITIES		
Applicant:	D Isaac		
Type:	Full	Ward:	Rogerstone East
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site relates to the High Cross Scouts and Community Hall, located in the Rogerstone East ward of Newport.

2.2 The site is located within the settlement boundary as defined by the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) (LDP). The site is not subject to any Proposals on the LDP Proposals Map, nor any Constraints on the LDP Constraints Map.

2.3 The application site contains two buildings; one being the 28th Newport Scouts Headquarters building, which is the former St Annes Church, and the other being the High Cross Community Hall. The buildings are contained within a spacious plot which is accessed off Church Close. The surrounding area is residential in nature.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for a single storey extension sited on the side (west) elevation of the 28th Newport Scouts Headquarters building.

3.2 The extension would accommodate toilet and shower facilities associated with the use of the main building. The extension would measure maximum dimensions of approximately 7.6 metres in length, 5.9 metres in width and 3.5 metres in height. A new opening would be created in the western side of the existing building to provide access into the extension and an external door would also be sited on the extension, which would be accessed via a new ramp.

3.3 External materials proposed include rendered concrete blockwork, a single ply membrane flat roof and UPVC framed double glazing.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
23/0126	CHANGE OF USE FROM PLACE OF WORSHIP AND CHURCH HALL TO SCOUT HUT AND COMMUNITY HALL	Granted with Conditions	20.04.2023

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

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 Technical Advice Note (TAN) 16: Sport, Recreation and Open Space

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP9 (Conservation of the Natural, Historic and Built Environment)

Policy SP12 (Community Facilities)

Policy GP2 (General Amenity)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy GP7 (Environmental Protection and Public Health)

6. CONSULTATION RESPONSES

6.1 Local Highway Authority:

No objection. No highway impacts anticipated.

6.2 Environmental Health Officer: No response received.

6.3 Drainage: No response received.

6.4 SAB: No objection; a SAB application may not be required.

6.5 Ecology Officer: No response received.

6.6 Landscape Officer: No objection.

The proposal is for a modest extension located between the two existing buildings. The site is set behind an evergreen hedge and the extension will not be a discernible new feature in the landscape setting. No further comments

6.7 Dwr Cymru Welsh Water:

We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

No surface water from an increase in any impermeable surfaces from the development hereby approved shall drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

Advisory Notes

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

7. PUBLIC REPRESENTATIONS

- 7.1 NEIGHBOURS: The application was advertised by direct neighbour notification letter, and a Site Notice was displayed. One letter of support was received which states the following:

As very near neighbours, we wholeheartedly support this application.

The Scouts have been excellent custodians since purchasing the site in 2024. As well as undertaking numerous upgrades and repairs, they have hugely enhanced this much-loved local landmark, increased opportunities for local young people and provided a vibrant community focal point.

The development itself would provide much needed additional facilities for site visitors with a clear emphasis on wheelchair users and others with mobility issues. The design is very well thought-out and is sympathetic to the surroundings. The location between two existing buildings means that visual impact is minimal and would not alter the general aspect or overlook any surrounding properties in any meaningful way. The concept is angled towards improving facilities and not at growing site capacity so it would not directly increase foot or vehicle traffic associated with the site.

This is an exciting development which significantly improves the facilities for a 100% volunteer run youth-group charity organisation.

- 7.2 ROGERSTONE COMMUNITY COUNCIL: No response received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The application site is located within the defined limits of development. The works are proposed in association with the existing Scout Hall, in order to improve site facilities. It is considered that the general principle of the development is acceptable.

- 8.1.2 Policy SP12 of the LDP encourages the development of community facilities in sustainable locations such as the application site, noting the importance of access to a range of facilities and the maximisation of opportunities for community development and social welfare. As such, it is considered the LDP provides direct support for the improvement of the existing community facility.

8.2 Visual Amenity/Character and Appearance:

- 8.2.1 The application site is located off Church Close, which is a no through road whereby there are limited pedestrians and vehicles passing by. Whilst the site is visible from the surrounding residential properties, the proposed extension would be sited in between two existing buildings, which would act to restrict views of the development. When seen, it would be read in the context of existing built form and would not appear out of place. In addition, it is considered that the scale, design and chosen materials are appropriate for a development of this type and would appear appropriate in their setting.

- 8.2.2 Whilst it is noted that the development includes a flat roof which does not follow the roof form of the existing buildings on the site, given it is well screened and subservient to the host building this is not cause for significant concern.

- 8.2.3 Based on the above, it is considered that the proposal is in accordance with Policy GP6 of the NLDP (2011 – 2026).

8.3 Residential Amenity:

- 8.3.1 The proposal would provide facilities for an existing Scout Hall and would not change how the site would function in terms of its overall use. It is acknowledged that there are residential

properties adjacent to the application site, however it is not considered that the works proposed would significantly alter any impacts experienced by occupiers when compared to the existing situation.

8.3.2 The Council's Environmental Health Officer has been consulted on the application and has not returned a response. No objections were received from members of the public following the public consultation of the application. The letter of support is acknowledged.

8.3.3 Based on the above, it is considered that the proposal would have an acceptable impact upon the amenities of surrounding occupiers, in accordance with Policy GP2 of the NLDP (2011 – 2026).

8.4 **Highways:**

8.4.1 No objections have been raised by the Local Highways Authority in respect of the above, with the consultation response reporting that there are no highway impacts anticipated as a result of the proposal.

8.4.2 The development would not impact upon current vehicular access or car parking arrangements.

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.

8.5.2 It is noted that the application has not been accompanied by a Green Infrastructure Statement or details of any scheme of biodiversity enhancement. Notwithstanding this, given the small scale of the development, it is considered that it would be acceptable to secure a proportionate biodiversity scheme via condition. As such the proposal could be compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015), subject to further details which could be submitted at a later date should planning permission be granted.

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 It is considered that the proposal complies with the aforementioned policies and is considered acceptable.

11. DECISION

GRANTED WITH CONDITIONS:

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

Site Location Plan

Proposed Site Plan (Drawing Number A1/2)

Proposed Elevations Plans (Drawing Number A1/4 Rev 1)

Proposed Floor Plan (Drawing Number A1/7)

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 any part of the development being brought into use, 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 maintained for the lifetime of the development

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

NOTES TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, SP12, GP2, GP5, GP6 and GP7 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.