

Notice of Decision



S Thomas
Barratt Redrow
Barratt Redrow House
Copse Walk
Cardiff Gate Business Park
Pontprennau
Cardiff
CF23 8RH

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0250**
Application Type: **Renewals and Variation of Conditions**
Proposal: **S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 21/0223 CONSTRUCTION OF PROPOSED COMMUNITY CAR PARK AND PATHWAY FOR USE IN ASSOCIATION WITH LLANWERN VILLAGE HALL**
Site/Location: **Car Park, Milton Hotel, Milton Hill, Llanwern, Newport, South Wales,**
Decision Date: **8th July 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 1st April 2026. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

1. The development shall be implemented in accordance with the following plans and documents: Drawing No. LCC-CP-01 Rev G - Car Park - GA; Drawing No. LCC-CP-04 Car Park - Finished Levels; Drawing No. LCC-CP-03 - Construction Details- Rev B;
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

2. Pre -occupation conditions

Prior to the commencement of development, a proposed scheme of soft landscaping and biodiversity enhancement (based on principles of the GIS) for the development (including location, species, height and spacing) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be carried out in its entirety by a date not later than the end of the full planting season following the first beneficial occupation of the development hereby approved. Thereafter the soft landscaping shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established.

For the purpose of this condition, the planting season shall mean the period of October to March.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of visual amenity and biodiversity/ecological enhancement having regard to Chapter 6 of Planning Policy Wales Edition 12 and Policy SP5, GP2 and GP5 of the adopted Newport Local Development Plan 2011-2026 (adopted January 2015).

3. Prior to the first beneficial use of the car park, the proposed post and rail fence shall be constructed in accordance with the details hereby approved and retained in that state for the lifetime of development. No other boundary enclosure shall be installed on site.
Reason: To ensure the car park is suitably enclosed in the interests of visual amenity and protecting rural character in accordance with Policy SP5, GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).
4. Prior to the first beneficial use of the car park hereby approved, the pathway shall be installed in full and made available for use and retained in that state thereafter for the lifetime of development. No alternative surfacing of the pathway shall be undertaken at any time.
Reason: In the interest of public safety and to ensure the development is justified within the countryside location, in accordance with Policy GP2 and SP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
5. Prior to the first beneficial use of the car park hereby approved, the 4.5 metre wide vehicular access and visibility splays measuring 2.4 metres by 43 metres shall be constructed in accordance with Drawing No. LCC-CP-01 Rev G - Car Park - GA.
The access and visibility splays shall thereafter be retained and the visibility splays permanently maintained free from any obstruction exceeding 0.6 metres in height above adjacent carriageway level. The proposed gate shall open inwards only.
Reason: In the interests of highway safety in accordance with Policy GP4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
6. Prior to the first beneficial use of the car park hereby approved the provision of the Sheffield cycle shelter for 10no. cycles shall be installed and made available for use as shown on approved drawing "Drawing No. LCC-CP-01 Rev G - Car Park - GA" and retained thereafter for the lifetime of the development.
Reason: In the interests of providing cycle storage and promoting sustainable travel in accordance with Policy SP1 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
7. General conditions
The development hereby approved shall only be used in association with the use of the Llanwern Village Hall and shall not at any time be used as an all purpose public car park for general use unconnected with operations at the Village Hall. In the event the use of the Village Hall ceases, the use of the car park and pathway shall cease and all surfacing, boundary treatments and development associated with it shall be removed from the land and the land restored to its former condition.
Reason: The development is in countryside and is only justified to facilitate safe access to and support the use of the community facility, accordance with Policy SP5 of the NLDP 2011-2026 (Adopted January 2015).
8. The development hereby approved shall be carried out in full accordance with the measures set out in Appendix A (Precautionary Method Statement) of the approved document "Eco Vigour Ltd Technical Note (dated 22/02/2026)" and shall be adhered to at all times during site clearance and construction works.
Reason: To ensure compliance with Policy GP5 of the NLDP 2011-2026 (Adopted January 2015).
9. Pathway lighting shall only be installed and thereafter retained in accordance with the approved lighting details. No additional or alternative external lighting shall be installed on the site unless full details are first submitted to and approved in writing by the Local Planning Authority.
Reason: To protect the amenity of neighbouring residential properties and the surrounding environment in accordance with Policies GP2 and GP5 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

1. This decision relates to plan Nos: Traffic Survey Data; Flood Risk Updated (March 2026); Covering Letter; Site Location Plan.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, SP5, SP9, GP2, GP4, GP5, GP6, GP7, T4 were relevant to the determination of this application.

3. 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.

Signed on behalf of the Council



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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).