

Delegated Decision Report

Application No:	25/0952	Statutory Period Expires:	30th December 2025
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Site:	<i>Ringland Centre Ringland Circle Newport South Wales</i>		
Proposal:	ADVERT CONSENT FOR 2NO FASCIA SIGNS		
Applicant:	<i>Greggs Plc</i>		
Type:	Advert Consent	Ward:	Ringland
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is an unoccupied A3 retail unit within the Ringland Centre whereby a development has been approved for approximately 170no homes and 1700 square metres of A1/A2/A3 floorspace.

3. DESCRIPTION OF DEVELOPMENT

3.1 Advert consent is sought for the installation of 2no fascia signs to the front and side of the unoccupied A3 retail unit. The first fascia sign would be located on the front of the building on the shopfront. The sign would measure a height of 0.5m, a width of 2.15m and a depth of 0.1m. The height from the ground to the base of the advert would be 2.375m. The sign would be internally illuminated with illuminance levels of 300 cd/m². The second fascia sign would be located on the side of the building and would measure a height of 0.5m, a width of 2.15m and a depth of 0.1m. The height from the ground to the base of the advert would be 2.44m. This sign would also be internally illuminated with illuminance levels of 300 cd/m².

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/1181	OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSPEACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE	GRANTED WITH CONDITIONS	06/03/2019
19/1207	RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE)	APPROVED WITH CONDITIONS	20/01/2022
25/0490	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1207 RESERVED	GRANTED WITH CONDITIONS	28/08/2025

	MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE (STANDARD CONDITION C) FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE AND PARTIAL DISCHARGE OF CONDITION 07 (FUME EXTRACTION) AND 10 (WASTE STORAGE). AMENDMENTS INCLUDE RECONFIGURATION OF GROUND FLOOR LAYOUT IN RETAIL BLOCKS		
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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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP2 (General Amenity)
- GP4 (Highways and Accessibility)
- GP6 (Quality of Design)

5.4 TECHNICAL ADVICE NOTE 7 (OUTDOOR ADVERTISEMENT CONTROL)

TAN 7 states that applications for adverts should take into consideration amenity and public safety. The interest of amenity meaning the visual amenity of the neighbourhood where the advert is to be displayed and the interest of public safety meaning the safety of people using any form of travel likely to be affected by the poster display.

6. CONSULTATION RESPONSES

6.1 Local Highways Authority: No objection. The proposals would have no direct impact on highway, and the lighting level is acceptable. There are therefore no highway related objections.

6.2 Environmental Health: No comments received.

7. PUBLIC REPRESENTATIONS

None.

8. **ASSESSMENT**

8.1 **Amenity**

TAN7 states that applications for adverts should take into consideration amenity, meaning the visual amenity of the neighbourhood where the advert is to be displayed. The application site is within a mixed-use area of both commercial and residential. The unit is the end of a row of 4 no retail units within the site with no residential properties immediately close by. It is considered that the fascia signs are of an appropriate scale and siting in relation to the site and the wider area and would not appear incongruous either in terms of their scale or design.

8.2 **Public Safety**

TAN7 also states that adverts should take into consideration public safety, meaning the safety of people using any form of travel likely to be affected by the poster display. The Council's Highways Officer offers no objection to the proposal and advises that it would have no direct impact on highway safety.

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 proposed adverts would not have a detrimental effect on either amenity or public safety and the application is granted subject to the additional non-standard condition outlined below.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: External Elevations Drawing No. RCEN/S6984/16, Adverts Drawing No. RCEN/S6984/13 and Adverts Drawing No. RCEN/S6984/12.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Location Plan, External Elevations Drawing No. RCEN/S6984/17, External Elevations Drawing No. RCEN/S6984/16, Existing and Proposed GA RCEN/S6984/14, Adverts Drawing No. RCEN/S6984/13 and Adverts Drawing No. RCEN/S6984/12.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4 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