

Delegated Decision Report

Application No:	25/0963	Statutory Period Expires:	19th December 2025
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Site:	<i>Ty-Llan Bryn Road Redwick Caldicot South Wales</i>		
Proposal:	<i>WORKS TO TREES PROTECTED BY REDWICK CONSERVATION AREA</i>		
Applicant:	<i>R. Cooke</i>		
Type:	Trees in Conservation Areas	Ward:	Llanwern
Decision:	NO OBJECTIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is a two storey detached dwelling located within the Redwick conservation area. The site is also within an archaeologically sensitive area and special landscape area and adjacent to a listed building to the southeast of the site.

3. DESCRIPTION OF DEVELOPMENT

3.1 Consent is sought for works to trees protected by the Redwick conservation area. In the front garden, works are proposed to reduce the Ash tree by approximately 2m. In the rear garden, works are proposed to reduce the Sycamore and Ash tree by approximately 3m in height and spread as well as reducing the side growth of the Walnut tree by approximately 2-3m.

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 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP5 (Countryside)
- SP8 (Special Landscape Area)
- SP9 (Conservation of the Natural, Historic and Built Environment)
- CE5 (Locally Listed Buildings and Sites)
- CE6 (Archaeology)
- CE7 (Conservation Areas)
- GP2 (General Amenities)

- GP5 (Natural Environment)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Trees, Woodland, Hedgerows and Development Sites SPG

6. CONSULTATION RESPONSES

- 6.1 NCC Heritage Officer: Much of this strongly rural character is also derived by the generous plot sizes derived from its historic development. The mature trees to hedgerows and enclosures also make considerable positive contribution towards this bucolic character, with the roadside boundary to the property in question having specific mention within the CAA appraisal, for the way in which it screens the C20 development. Though I will of course defer to our tree officer upon the need for reduction, it is my opinion that every effort should be made to minimally impact upon these trees, due to their positive contribution towards the green and rural character of the Conservation Area.
- 6.2 NCC Tree Officer: The ash trees would be unsuitable for a TPO due to the presence of ash dieback significantly reducing their lifespan. The works proposed are relatively minor in comparison to the trees in question therefore, as long as the works proposed are undertaken to BS3998:2010 by a qualified and competent tree surgeon we would have no objections.
- 6.3 NCC Ecology: No comments received.
- 6.4 NCC Landscape: No comments received.
- 6.5 Heneb: No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 04/12/25 and a Site Notice was put up on 21/11/25.

8. ASSESSMENT

- 8.1 Works are proposed to 4no trees, 1no within the front garden and 3no within the rear garden. The Council's Tree Officer has advised that the Ash trees would be unsuitable for a TPO due to the presence of ash die back significantly reducing their lifespan. The Officer also advises that the proposed works are relatively minor in comparison to the trees in question, therefore, as long as the works are undertaken to BS3998:2010 by a qualified and competent tree surgeon, they offer no objections to the proposed works. The Heritage Officer advises that the mature trees, hedgerows and enclosures make considerable contribution towards the bucolic character, with the roadside boundary to the property having specific mention within the CAA appraisal. The Officer also states that whilst they defer to the tree officer for the need for reduction, every effort should be made to minimally impact upon these trees due to their positive contribution towards the green and rural character of the Conservation Area.

Overall, it is considered that as the works are proposed to reduce the trees rather than remove them, and a number of mature trees would remain unaffected on site, on balance it is considered that the proposed works would not adversely impact on the character and appearance of the Redwick Conservation Area. Since the character and appearance of the Conservation Area would be preserved then the statutory test set out at S160 of the Historic Environment (Wales) Act 2023 is met and the proposed works are acceptable.

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 tree works are considered to be acceptable.

11. DECISION

NO OBJECTIONS

NOTE TO APPLICANT

01 This decision relates to plan Nos: Plan P1: Trees at Ty Llan and Plan P2: Ty Llan, Redwick.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, SP8, SP9, CE5, CE6, CE7, GP2 and GP5 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.

04 Works must be undertaken to BS3998:2010 by a qualified and competent tree surgeon.