



PLANNING POLICY

Introduction

Langstone Community Council is the recipient of Planning Applications submitted to Newport City Council within the areas of Langstone, Llandevaud and Llanmartin as part of their consultative process. Langstone Community Council may make comments and/or recommendations on any Planning Application but the final resolution is made by Newport City Council.

Planning Committee

- Langstone Community Council shall set up a Planning Committee consisting of not less than three Community Councillors.
- The Planning Committee have full delegated authority to discuss and debate all Planning Applications within their jurisdiction and make decisions on behalf of Community Council.
- The Planning Committee shall meet monthly, normally prior to each full Community Council Meeting.
- At the first meeting after the Community Council Annual meeting the Planning Committee shall elect a Chairman who may, with the consent of the majority of the Planning Committee, be replaced by any other member at any time.
- All decisions made shall be recorded along with the reasons for those decisions.
- Any recommendations, along with the reasons for those recommendations, shall be sent to Newport City Council as soon as possible after the meeting.
- Minutes shall be taken at each meeting and presented at the next available Community Council Meeting.

Timescale

- Normally the consultative period is twenty one days.
- Any minor applications that are received and cannot be dealt with by the Planning Committee before the consultative period expires shall be dealt with by the Clerk in consultation with the Committee Chairman under delegated powers.
- The Clerk should use best endeavours to notify Committee members of any major applications that cannot be brought before the next regular meeting before the consultative period expires.
- Members should deal with these major applications at an ad hoc meeting or by any other convenient means.

Public Attendance

Any member of the public can attend any Planning Committee meeting and may be allowed to speak, either for or against any application, at the discretion of the Committee Chairman.

Appeals/Planning Application Amendments

Any decisions or recommendations made will not be amended unless additional information is submitted that is relevant to the original application.

Site Visits

Site visits will not normally take place unless the exact location of the site is not clearly identified or a site visit would add to the written information and plans already supplied.

Acceptable Grounds for Refusing Planning Permission

- Welsh Assembly Government policy and guidance - Acts, Circulars, Planning Policy Guidance Notes etc.
- The Local Development Plan - Newport are currently reviewing their Development Plan.
- Adopted supplementary guidance - for example car parking standards.
- Replies from statutory and non-statutory agencies (e.g. Environment Agency, Highways Authority who will be consulted anyway.)
- Representations from others - neighbours, amenity groups and other interested parties so long as they relate to land use matters.
- Effects on an area - this includes the character of an area, availability of infrastructure, density, over-development, layout, position, design and external appearance of buildings and landscaping
- The need to safeguard valuable resources such as good farmland or mineral reserves.
- Highway safety issues - such as traffic generation, road capacity, means of access, visibility, car parking and effects on pedestrians and cyclists.
- Public services - such as drainage, water supply and availability of schools.
- Public proposals for using the same land
- Effects on surrounding buildings - such as overlooking, loss of light, overshadowing, visual intrusion, noise, overbearing impact, design out of character, disturbance and smell.
- Effects on a specially designated area or building - such as green belt, conservation areas, listed buildings, ancient monuments and areas of special scientific interest.
- Effects on existing tree cover and hedgerows.
- Nature conservation interests - such as protection of badgers, great crested newts etc.
- Public rights of way
- Flooding or pollution.
- Planning history of the site - including existing permissions and appeal decisions.
- A desire to retain or promote certain uses - such as playing fields, village shops and pubs.
- Prevention of crime and disorder
- Presence of a hazardous substance directly associated with a development
- Precedent - but only where it can be shown there would be a real danger that a proposal would inevitably lead to other inappropriate development.