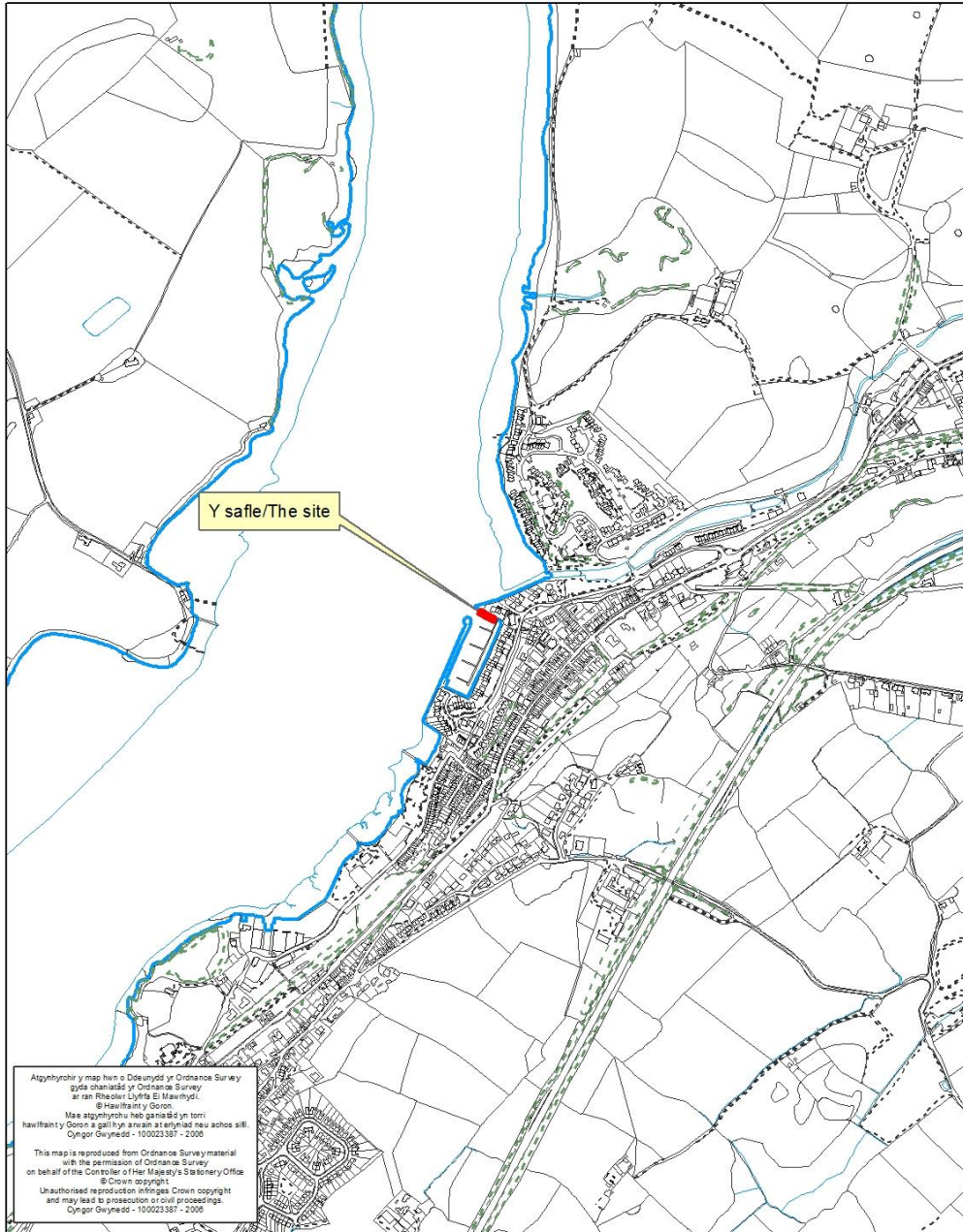


Number: 11



Rhif y Cais / Application Number : C15/0807/20/CR

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 19/10/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C15/0807/20/CR
Date Registered: 29/07/2015
Application Type: Listed Building Consent
Community: Y Felinheli
Ward: Y Felinheli

Proposal: RETROSPECTIVE APPLICATION TO RETAIN A PONTOON WITHIN THE QUAY
Location: MENAI MARINA, HEN GEI LLECHI, Y FELINHELI, GWYNEDD, LL56 4JN

Summary of the Recommendation: TO APPROVE UNCONDITIONALLY

1. Description:

- 1.1 This is a retrospective listed building consent to retain a pontoon within the quay. The pontoon is located on the northern wall and measures 30m long and 2m wide. It is linked to the harbour wall in three locations by an iron bracket which allows the pontoon to rise with the tide. There is a ladder going down the wall to the centre of the pontoon. The pontoon is constructed from iron and wood.
- 1.2 The site is part of the existing marina located in Felinheli. The harbour wall is a grade II listed structure. The site is within a C2 Flooding Zone.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

B2 – ALTERATIONS TO LISTED BUILDINGS OR BUILDINGS IN THEIR CURTILAGES - Ensure that proposals do not cause substantial damage to the special architectural or historical character of Listed Buildings.

B3 – DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING - Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a number of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

2.3 National Policies:

The Welsh Office Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas.

3. Relevant Planning History:

- 3.1 C01A/0291/20/CR – Provide pontoons and a car park for cars (reviewed application)
- Approved 4-1-2002

PLANNING COMMITTEE	DATE: 19/10/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

3.2 C15/0603/20/CR Retrospective application to retain three closed security gates – Approved by Committee 7/9/15 and sent to Cadw.

4. Consultations:

Community/Town Council: Not received

The Victorian Society Not received

Royal Commission on the Ancient and Historical Monuments of Wales Not received

Ancient Monuments Society Not received

The Georgian Group Not received

British Archaeological Council Not received

The Society for the Protection of Ancient Buildings: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and several items of correspondence were received objecting on the basis of the following relevant planning matters:

- The impact of the pontoon on the wall's stability
- The wall's condition, which is fairly vulnerable
- The impact of installing the pontoon on the wall and the possibility of the wall falling into the sea with the back gardens of nearby houses.
- The importance of having an independent structural report.

The following observations were also received that are not material planning matters:

- Installed without permission

5. Assessment of the material planning considerations:

5.1 As this is a listed building application, the only matters that are assessed are the conservation matters, namely the impact on the appearance and historical character and architectural nature of the listed structure. There are no other matters that are relevant in assessing this application.

5.2 Paragraph 68 of the Welsh Office Circular 61/96 – 'Planning and the Historic Environment: Historic Buildings and Conservation Areas' states that Local Planning Authorities should have particular regard for the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Policy B2 of the GUDP upholds this and states that proposals for

PLANNING COMMITTEE	DATE: 19/10/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

external or internal alterations, additions or change of use of Listed Buildings will be approved provided that the proposal will not cause significant harm to the special architectural or historic character of the building.

- 5.3 The proposal entails retaining a pontoon located on the harbour's northern wall measuring 30m long and 2m wide and constructed in iron and wood. It is linked to the harbour wall in three locations with an iron bracket which allows the pontoon to rise with the tide. Another large pontoon has already been approved and installed within the harbour, therefore the proposal will not install any new feature at the site.
- 5.4 There is no concern regarding the impact of the pontoon on the appearance or the character of the listed structure as it is linked to the historical use of the site as a marina which continues. It is in keeping with the existing pontoon within the site and it will not appear alien within the harbour and because of this it is considered that it does conform to the requirements of policies B2 and B3 of the GUDP.
- 5.5 The objections have drawn attention to the condition of the harbour wall and the appropriateness of installing a pontoon on a wall where sections have fallen in the past. This raises concern regarding if the wall is structurally sound to be able to withstand the pontoon and the tide. An engineering report has been submitted with the application and states that installing the pontoon has not had any detrimental effect in terms of the structure's engineering.

6. Conclusions:

- 6.1 The new pontoon is not considered to be too large or out of character bearing the entire site in mind. There are no implications on the appearance or character of the listed structure and the submitted engineering report states that the wall is strong enough to be able to support this pontoon. Therefore, it is not considered that approving the application would have a detrimental effect on the appearance or historic character of the listed structure or the amenities of the wider area and, therefore, it is considered that the proposal is in accordance with policies B2 and B3 of the GUDP.

7. **Recommendation:** To approve subject to receiving confirmation from Cadw.