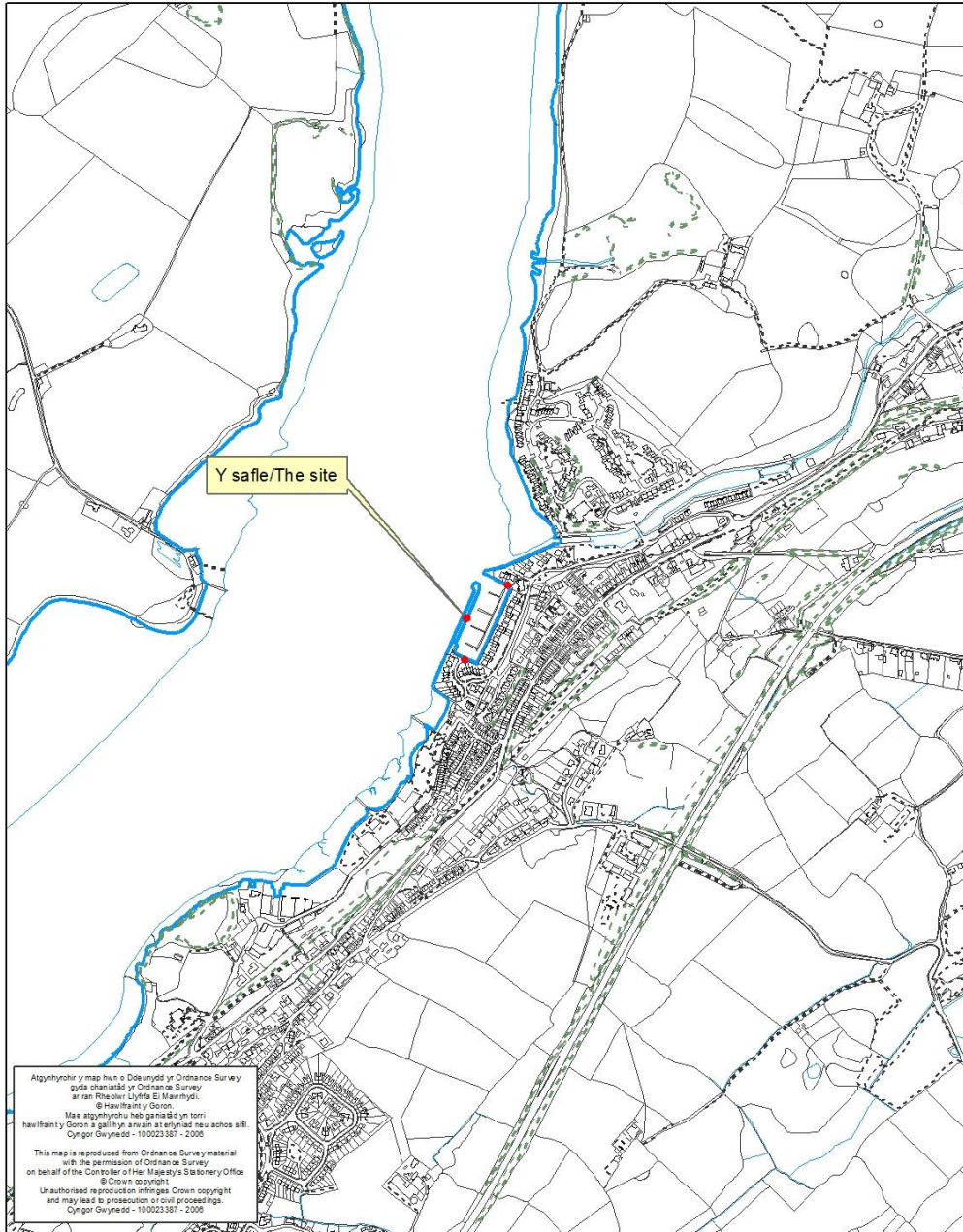


Number: 8



Rhif y Cais / Application Number : C15-0603-20-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: 07/09/2015
REPORT OF THE SENIOR MANAGER PLANNING AND ENVIRONMENT SERVICE	CAERNARFON

Application Number: C15/0603/20/CR  
Date Registered: 08/06/2015  
Application Type: Listed Building Consent  
Community: Y Felinheli  
Ward: Y Felinheli

Proposal: A RETROSPECTIVE APPLICATION TO RETAIN THREE CLOSED SECURITY GATES  
Location: MENAI MARINA, FORMER SLATE QUAY, Y FELINHELI, GWYNEDD, LL56 4JN

**Summary of the Recommendation:** TO APPROVE UNCONDITIONALLY

## 1. Description:

- 1.1 This application is a retrospective listed building application to retain three closed security gates located on the harbour wall. The three gates are located on the northern, southern and western wall, where existing ladders go down to the boats. Because of security issues, the gates have been installed around the ladders and are joined to the ground by means of four bolts. The three gates measure 2.2m in height and 1.8m and 1.6m long and are constructed of iron and painted black. Additional rails are located around the quay along with maritime equipment which has been installed on the side of the quay.
- 1.2 The site is part of the existing marina which is 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: 07/09/2015
REPORT OF THE SENIOR MANAGER PLANNING AND ENVIRONMENT SERVICE	CAERNARFON

#### 4. Consultations:

Community/Town Council:	No observations
The Victorian Society	Not received
Royal Commission on the Ancient and Historical Monuments of Wales	No observations
Ancient Monuments Society	Not received
The Georgian Group	It is considered that the gates are unimposing and belittles the listed structure. No objection to change considering that it is an operational quay but it is considered that there is a more appropriate solution to the matter.
British Archaeological Council	No observations
The Society for the Protection of Ancient Buildings:	No observations
Public Consultation:	<p>A notice was posted on the site and nearby residents were notified. The advertising period has ended and several items of correspondence were received objecting on the basis of the following relevant planning matters:</p> <ul style="list-style-type: none"> <li>• The impact of the gates on the public's enjoyment of the marina</li> <li>• Loss of access to walk along the marina</li> <li>• The design of the gates is not in keeping with the remainder of the marina</li> <li>• They are not suitable because of their size, material and poor design</li> <li>• Damage caused to the listed structure as a result of the drilling work</li> <li>• Impact on the special character, interest and appearance of the historical quay</li> </ul> <p>The following observations were also received that are not material planning matters:</p> <ul style="list-style-type: none"> <li>• Installed without permission</li> </ul>

#### 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.

PLANNING COMMITTEE	DATE: 07/09/2015
REPORT OF THE SENIOR MANAGER PLANNING AND ENVIRONMENT SERVICE	CAERNARFON

- 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 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 means retaining three closed security gates located on the harbour wall. The three gates are located on the northern, southern and western wall, where existing ladders go down to the boats. Because of security issues, the gates have been installed around the ladders and are attached to the ground by means of four bolts. It must be borne in mind in this case that the marina is an operational site which has already been developed and the requirements of the marina change over time and, therefore, it must develop in accordance with the requirements. It must also be noted that the work is work which could be removed without leaving any damage to the harbour wall which is a listed structure.
- 5.4 The gates are comparatively large and measure 2.2m in height and 1.8m and 1.6m long but given the context of the whole site, it is not considered that the gates are very visible from any direction and they do not have a detrimental effect on the appearance or character of the listed wall. They have also been painted black and they merge into their backgrounds quite successfully so that they do not have a detrimental effect on the appearance or setting of the wall which is in accordance with the requirements of policy B2 of the GUDP.
- 5.5 The work of installing the gates into the ground has been done by drilling holes into the slate. Again, as an operational marina, there are many historical holes along the slates of the quay and therefore, this is not out of character with the structure and in this case it is not considered that the work would have a detrimental effect on the listed wall. It is therefore considered that the proposal complies with policies B2 and B3 of the GUDP.

### **Response to the public consultation**

- 5.6 The agent has submitted a letter responding to the objections received and mainly they noted that the historical use of the site has been as a quay and what is proposed here is to continue with the original use in accordance with the requirements of the Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas. The agent’s letter also refers to the letter of objection from the Georgian Group which states that another option should be considered and the agent notes that this has already been considered but because of the complex nature of the site and health and safety requirements, this was the only option.
- 5.7 The objections received also refer to the impact of the gates on the public’s enjoyment of the marina. It is not considered that the gates affect the public’s enjoyment of the quay as the gates merge into their background and all the current sailing activities seen there.

### **6. Conclusions:**

- 6.1 Despite the fact that the existing gates are quite large on the site, the context of the site must be considered as a whole – the site is part of an operational marina with

PLANNING COMMITTEE	DATE: 07/09/2015
REPORT OF THE SENIOR MANAGER PLANNING AND ENVIRONMENT SERVICE	CAERNARFON

substantially sized boats and all the associated equipment and sailing activities that are seen all around. For these reasons, the gates do not appear to be out of place on this site or as having a detrimental effect on the character of the listed wall. The justification for the gates states that they are a crucial part of ensuring health and safety in this marina. The gates are associated with the existing rails and are acceptable in that context also. 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