

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING 3 JULY 2023

APPLICATION NO:
P/2023 /0181

LOCATION:
LAND NORTH OF NEW ROAD
TREVOR LLANGOLLEN LL20 7TP

DATE RECEIVED:
21/03/2023

COMMUNITY:
Llangollen Rural

DESCRIPTION:
CANIATAD ADEILAD RHESTREDIG
AR GYFER GOSOD GIAT
DDIOGELWCH / LISTED BUILDING
CONSENT FOR INSTALLATION OF
SECURITY GATE

CASE OFFICER:
AB2

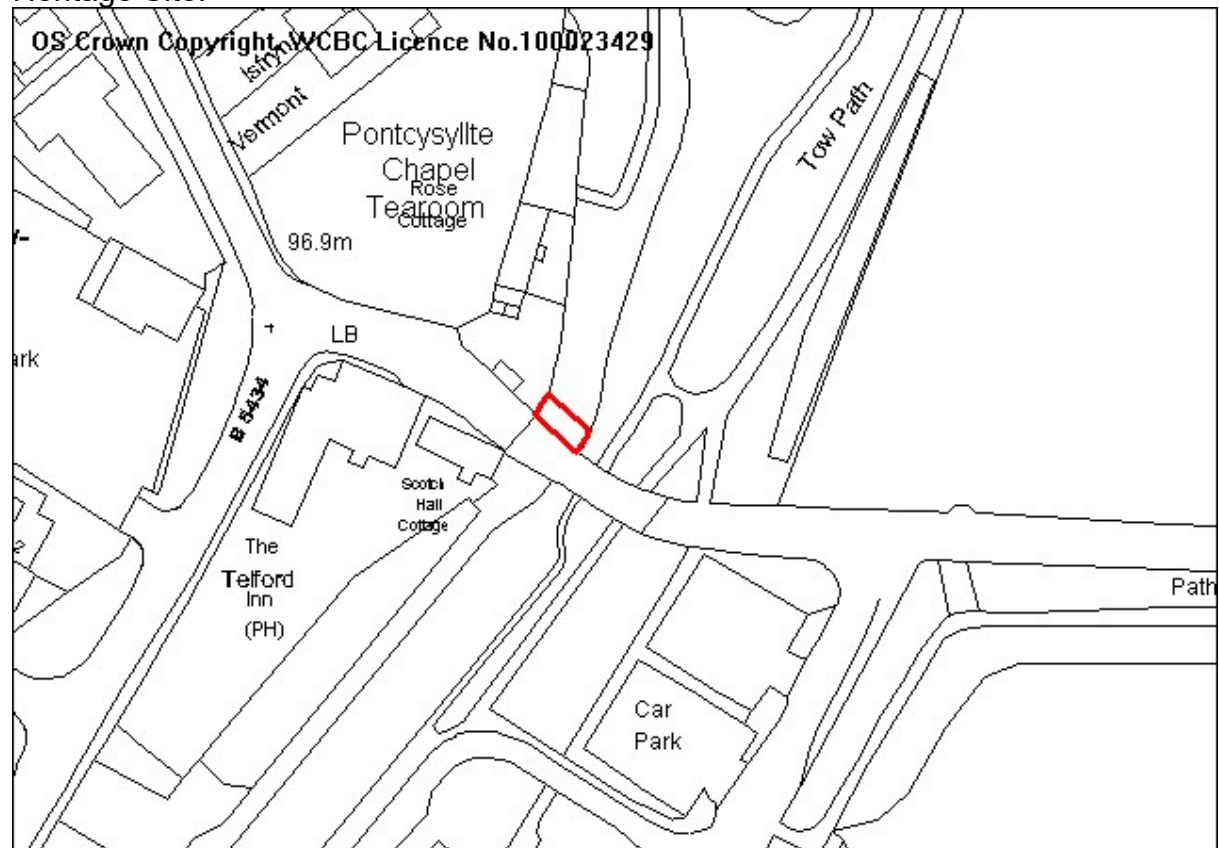
WARD:
Llangollen Rural

APPLICANT(S) NAME:
MR MARK SOMERFIELD
CANAL AND RIVER TRUST

AGENT NAME:
CANAL AND RIVER
TRUST
MR MARK SOMERFIELD

THE SITE

The site subject to this Listed Building Consent is Scotch Hall Bridge, at Trevor Basin Wharf, to the North of New Road in Trevor. The application site is located within the Pontcysyllte Conservation Area and Pontcysyllte World Heritage Site.



PROPOSAL

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The application proposes a pair of security gates on the north facing elevation of Grade II Listed Scotch Hall Bridge.

HISTORY

P/2021/0560 REDEVELOPMENT OF CANAL BASIN FOR USE AS BOAT HIRE BUSINESS INCLUDING ERECTION OF 2 BUILDINGS AND STORAGE ENCLOSURE. GRANTED 6/7/2022

DEVELOPMENT PLAN

Unitary Development Plan

Within the Pontycysllte Aqueduct Conservation Area Pontycysllte Aqueduct World Heritage Buffer Zone. Policies EC7, EC9 and EC11 apply.

Draft Local Development Plan

Within the Pontycysllte Aqueduct Conservation Area Pontycysllte Aqueduct World Heritage Buffer Zone. Policies SP15 and BE1 apply.

CONSULTATIONS

Community Council

Object to the application, expressing concerns that the application proposes that the gate remains open during working hours and locked outside these times. The Community Council were informed by the Canal and River Trust in November 2021 that gate access was required only in an emergencies and at all other times it would be locked, to avoid instances of anti-social behaviour.

Local Ward Member

Has commented that the gate it is not acceptable or required and would be intrusive to the residents of Rose Cottage.

Conservation Officer

The Conservation Officer has advised that this is an appropriate solution and that there would not be any adverse impact on the listed buildings, scheduled monument or the World Heritage Site.

The Conservation Officer has advised that the gate would have a more traditional appearance and would weather better if the framing was on the inside face, not the outside as proposed. The Conservation Officer also advises that posts holes are hand dug, to avoid any damage to the bridge or its footings.

CPAT

Have advised that there are no archaeological implications.

AONB Joint Advisory Committee

Consulted 25/04/2023. No comments received.

Site Notice

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Expired 19/05/2023

Press Notices

Expired 24/05/2023

Neighbours

The owners/occupiers of three nearby properties were notified on 24/04/2023.

Two objections received expressing the following concerns:

- Impact on security and privacy
- It will lead to unnecessary foot traffic along the canal;
- Noise nuisance;
- Anti-social behaviour

Objections have been received from one neighbouring dwelling in relation to concerns about the gate impinging on security and privacy of nearby residential properties and gardens.

SPECIAL CONSIDERATIONS

Background: Condition 34 of planning permission P/2021/0560 requires the following:

No part of the development shall be occupied until a timber security gate has been installed at the bridge arch to the south of the site, to match the existing timber gate currently in situ at the opposite side of the bridge arch (in both height, width and design). The timber security gate shall be finished with sadolin wood stain to treat/protect the timber and darken the colour. The gate shall thereafter be kept closed and locked outside of the lawful hours of opening of the boat hire business.

There is already an existing gate adjacent to the southern portal of the bridge, as shown below:



In order to be able to undertake the works in compliance with condition 34, Listed Building Consent is also required.

The key consideration in this case is the impact of the proposed works on the character of the Listed bridge.

Heritage Impact: Policy EC9 of the UDP advises that works to listed buildings or structures must respect the setting and character of the listed building and structures.

The proposed gate has been designed to mirror an existing historic gate which is located on the south elevation. Whilst noting the comments made by the Conservation Officer regarding the position of the framing (i.e. where the gate is attached to the gate posts) the difference in appearance would be minimal. The appearance of the gate as proposed would not detract from the appearance of the Listed bridge. It will also not detract from the character of the Conservation Area.

The gate would not be physically attached to any part of the Listed bridge. As such, the proposed works would be fully reversible and would not compromise the existing fabric of the designated heritage asset.

CPAT and the Conservation Officer have not expressed any concerns about the impact upon the World Heritage Site and also the Pontycysllte Aqueduct Scheduled Monument.

Other Matters: Whilst noting the representations received, in dealing with this application the Council is limited to considering the impact of the proposed works on the listed building and heritage assets referred to above.

Erecting the gate is a requirement of planning permission and cannot be revisited via this application.

CONCUSION

The development will not adversely impact the fabric or character of the Listed bridge nor will it give rise to harm to the Conservation Area, Scheduled Monument or the World Heritage site. Having regard to the above, the proposals accord with the relevant UDP and LDP policies.

RECOMMENDATION A

That Cadw be notified that Wrexham County Borough Council is minded to grant Listed Building Consent in accordance with Section 13 of the Planning (Listed Building and Conservation Area) Act 1990 subject to the conditions specified below.

RECOMMENDATION B

That the Chief Officer Economy and Planning be authorised to grant Listed Building Consent in the event of one of the following:

- a) Cadw confirm within 28 days that they direct the application be determined by Welsh Ministers; or
- b) A period of 28 days has expired without Cadw issuing a direction.

CONDITION(S)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 2019 38 160 V2 and as contained within the application documentation.
3. No materials shall be used other than those detailed on the application form and within the approved application documentation.

REASON(S)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
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