

Iles, Nicholas (CCRA - Planning)

From: .
Sent: 31 January 2023 11:01
To: Iles, Nicholas (CCRA - Planning); Cadw Planning
Subject: RE: TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77 CALL-IN REQUEST

Thank you for your email of 23 January 2023 asking for Cadw's views on whether the above planning and listed building consent applications should be called-in for determination by the Welsh Ministers. You have consulted us in respect of our responsibilities for policy issues in relation to historic assets.

The Welsh Government's policies for the protection of the historic environment are set out in Planning Policy Wales (PPW), TAN 24: The Historic Environment and accompanying best practice guidance. This request has been considered in the context of those documents and the overarching legislation governing the protection of such assets.

The proposals involve works improve facilities at the Victoria tram station, Church Walks Llangollen. The key issues raised by the application of relevance to our consideration concern the impact on the following historic assets, principally:

- Bodlondeb Castle - listed building - rec.no.3398
- 18-21 Old Road - listed buildings - rec.nos.3451,25262, 25430, 3452).
- 1 Plas Road - listed buildings – rec.no.25264.
- Pillar box outside 19 Church Walk – rec.no.25260.
- Pen y Dinas Iron Age defended enclosure - scheduled monument - CN039.
- Kendricks Cave and Upper Cave - scheduled monument - CN191.
- Happy Valley - registered historic park & garden - PGW (Gd)1(CON).
- Haulfre Gardens - registered historic park & garden - PGW(Gd)11(CON).

The tram station itself is not listed but is located within the Llandudno Town Centre and Seafront Conservation Area. Conwy does not have a local list but they have nevertheless recognised that the Tram Station is of local historic significance. Despite not being listed, a Heritage Impact Assessment was commissioned by the applicant during the pre-application stage, at the suggestion of Conwy's conservation officer, to assess the impact of the proposals on the character of the conservation area, the nearby listed buildings and the historic garden designations and scheduled monuments in the vicinity.

The HIA identified the distinctive roof structure as the main element of the Tram Station. One side of the station is open-sided, whereas the other has a solid wall, presumably to shelter the passengers on the platform. This wall may be part of the original design although the lean-to on the opposite face of the wall is considered a later addition. The HIA considered the impact of the development and reached the general conclusion that, as the site is screened by unlisted buildings in this densely developed part of the town, views of the site are restricted and the changes will be tightly contained.

There is an element of demolition in the proposals but this does not appear to constitute a significant element of the tram station and the issues are covered fully in the planning application. There is perhaps a planning procedure matter as to whether a separate conservation area consent application is needed but this would probably just repeat the issues already covered in the planning application.

The proposals don't appear to be in conflict with national planning policies and are not likely to significantly affect the historic setting of the site. The planning authority seems fully aware of all the issues and the relevant policies and, accordingly, there seems nothing to be gained from the application being called-in for consideration by the Welsh Ministers.

Our advice in regard to the impact of the proposed development on the settings of the scheduled monuments and registered historic parks and gardens referred to above remains as stated in letter of 3 November 2022. In this we concurred with the conclusions of the HIA that there would be no impact on the settings of the scheduled monument Kendrick's Cave & Upper Cave, or the registered historic park & gardens, Happy Valley and Haulfre Gardens. It also agreed with the conclusion of the HIA that while the tram station is visible from the ramparts of Pen y Dinas, the proposed development would have no adverse impact on the setting of the scheduled monument.

Therefore, in terms of our remit for designated historic assets, we do not consider that the application raises any issues of more than local importance nor do they trigger any of the issues set out in your consultation that would persuade us to recommend that the application be called in.

Rheolwr Gwalth Achos / Casework Manager
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Helpwch yr amgylchedd - peldiwch ag argraffu hon os nad oes gwir raid
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Rydym yn croesawu goheblaeth Gymraeg. Cewch ateb Cymraeg i bob goheblaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome correspondence in Welsh. Correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not involve any delay.

From: I
Sent: 23 January 2023 11:01
To: Cadw Planning
Cc:

Subject: TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77 CALL-IN REQUEST

Hi,

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77 CALL-IN REQUEST.
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012 – DIRECTION UNDER ARTICLE 18(1).
PROPOSED DEMOLITION OF THE EXISTING TRAM STATION BUILDING AND
CONSTRUCTION OF REPLACEMENT BUILDING WITH RELOCATED PEDESTRIAN
ENTRANCE, ASSOCIATED ACCESS IMPROVEMENTS AND LANDSCAPE WORKS AT
VICTORIAN TRAM STATION, CHURCH WALKS. LLANDUDNO, CONWY, LL30 2NB.
APPLICATION NO. 0/50149.**

The Welsh Ministers have received a call-in request in respect of the above planning application.

The relevant documents are the Planning Application Form, Site Location Plan, Heritage Impact Statements and Officers Report to the Committee (the Officers Report will be sent separately due to its file size). If you require and further information, please let me know.

The applications went before the Planning Committee on the 4 January with a recommendation permission should be granted, subject to conditions.

The Welsh Government now has to decide whether to leave the applications for the local planning authority to determine or whether the applications should be determined by the Welsh Government because of the planning issues associated with it.

I am consulting you due to your professional responsibilities for Scheduled Ancient Monuments, Listed Buildings and Historic Parks and Gardens and I would appreciate your views on whether the applications should be called in.

The criteria governing the consideration of call-in is whether the application raises planning issues of more than local importance. In practice few applications are called in by the Welsh Government. It will only do so where the Minister responsible for Planning considers the proposal raises issues of more than local importance (issues which are likely to be of regional or national importance).

Our policy sets out six examples of issues which might persuade the Minister to call in a planning application. These are issues which:

- are in conflict with national planning policies;
- could have wide effects beyond their immediate locality;
- may give rise to substantial controversy beyond the immediate locality;
- are likely significantly to affect sites of scientific, nature conservation or historic interest, or areas of landscape importance;
- raise issues of national security; or
- raise novel planning issues.

Below are a number of questions which you should base your advice on call in around. These are:

(i) What do you consider to be the issues raised by the application which are relevant to your remit ?

- (ii) Has the local planning authority identified those issues in its consideration of the application?
- (iii) Has the local planning authority identified the national planning policies and legislation/directives relevant to those issues?
- (iv) Has the local planning authority assessed those issues in an appropriate manner? Here we are not asking whether or not you agree with the conclusions of the authority on the merits of the issue – which is not something we can take into consideration – but whether the authority's assessment has been made in a reasonably robust way, using up-to-date methodology and knowledge.
- (v) Does your consideration of these issues lead to you to conclude that the applications are ones which should be determined by the Welsh Ministers rather than the local planning authority? It would be appreciated if you would give your reasons for your conclusion.

The Welsh Government will confine its consideration to whether or not the issues associated with the applications would be more appropriate for the Welsh Government to determine them. In considering a call-in request we do not take account of the merits of the proposed development.

I would appreciate your advice by Wednesday 31 January, if at all possible.

Regards

Nick

Nick Iles
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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedl.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.