

Janet Finch-Saunders AM/AC

Assembly Member for Aberconwy
Aelod Cynulliad dros Aberconwy

Shadow Minister for Local Government
Gweinidog yr Wrthblaid dros Lywodraeth Leol

Planning Committee
Conwy County Borough Council
Bodlondeb
Conwy
LL32 8DU

Office of Janet Finch-Saunders AM,
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Ref: TYH/JFS/HM
9th February 2016

National Assembly for Wales,
Cardiff Bay,
CF99 1NA.
0300 200 7454

Planning Committee – 10th February 2016

5b. Code ref. 0/41960 Residential development comprising 93 no. dwellings and associated roads and open space (Outline Application). Land West of Parc Sychnant, Sychnant Pass Road, Conwy.

Dear Councillor,

I am writing with regards to Agenda Item 5b of the forthcoming meeting of the Conwy County Borough Council Planning Committee on behalf of a number of residents who have approached me and asked me to make representation.

My submission to the consultation to this Application was made on 9th September 2015, and I write again ahead of the Planning Committee meeting, to further reiterate the concerns raised to me by constituents.

Numerous and wide-ranging objections to this proposed development have been raised to myself and to the Council during the Consultation period. The Agenda Item's paper reports that "*over 150 individual objection letters/emails have been received, plus a 515-named online petition and a 325-named paper petition produced from the Llys and Parc Sychnant Group (84 households)*". Additionally, objections from consulted organisations, have been received from Conwy Town Council, Snowdonia National Park Authority, Snowdonia Society, Ramblers Association, Campaign for the Protection of Rural Wales, and Conwy County Borough Council's Conservation Officer.

Objections raised to myself focus primarily on the basis that the area proposed for the development of these 93 houses was not allocated for residential development in the LDP and is therefore contrary to Policies HOU/1 and HOU/2. Concerns have also been raised that the area is outside of the settlement limits, and therefore contrary to Policy NTE/1.

Furthermore, as noted in the Agenda Item's paper, the land for this proposal "*forms part of the Conwy Valley Special Landscape Area (Conwy LDP) and the eastern part or the site falls within CADW's Registered Creuddyn and Conwy Historic Landscape.*" Therefore, as highlighted by many

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Janet Finch-Saunders will treat in confidence any personal information which you may pass on to her, and she will normally allow her staff to see it, so that they can consult with relevant authorities in order to help and advise you. We may wish to write to you from time to time to keep you informed on issues which you may find of interest. Please let us know if you do not wish to be contacted for this purpose.

Mi wnaiff Janet Finch-Saunders cadw unrhyw wybodaeth bersonol yn gwbl gyfrinachol. ac fel arfer mi fydd rhaid iddi rannu'r wybodaeth 'efo aelodau o staff i'w galluogi nhw i ddelio 'efo'r awdurdodau perthnasol er mwyn eich helpu a'ch cynorthwyo chi. Efallai mi fydd angen i rywun ysgrifennu atoch er mwyn darparu'r wybodaeth ddiweddaraf o bwys. Gadwch wrthdrio i ni os nad chi ddiatderh eiddoedd personol. Cofnodwch os hoffdych chi gyswlltu at yr ifern hon.

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constituents to myself, the proposals appear to be contrary to the LDPs 'Special Landscape Areas' paper, Policy NTE/4. Calls have also been made to me for serious considerations to be made with regards to LDP Policy CTH/2 – to which the development is contrary – as well as Planning Policy Wales 5.3.6, 6.4.8 and 6.5.1 in terms of the relevance of the area to Snowdonia National Park and the Conwy World Heritage Site.

Furthermore, it is noted that the Assessment of the Significance of the Impact of the Development on Historic Landscape Areas (ASIDOHL) on the five Historic Landscape Character Areas (HLCA) found the impact on the Unenclosed Mountain HLCA to be **fairly severe**, and **moderate** on the Conwy and Rolling Meadows (West of Afon Conwy) HLCAs. Given the tourism draw of the area, as well as the historical significance, such findings are of real concern to residents who have raised these concerns with myself, and with the Council.

It has been noted that *"a sum of £68,250.33 planning obligations has been identified to cover a range of community facilities."* However, no further information is forthcoming as to what such facilities might be developed, and therefore, the impact of such developments on the infrastructure, traffic flow, water/waste management and water courses might be, is, to my knowledge, unknown. This remains of concern to those residents who have queried the road-safety aspects of the application, including the route to school to be taken by potential residents of the proposed development.

Finally, the supporting Paper for this Agenda Item states, *"The application has been advertised as a Departure from the LDP."* Given the time and money put into developing the controversial and costly LDP, many have voiced to me their feelings that to approve a planning proposal which goes against this document, particularly when brownfield and LDP-designated land remains available, would be unacceptable. Furthermore, it has been suggested by some that the acceptance of applications for development on land not allocated within the LDP may only encourage the practice of 'land-banking' by developers.

I would, therefore, urge you to take into account the wide-ranging concerns raised to myself by constituents in regard of this application.

Yours sincerely,

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