

# Janet Finch-Saunders AM/AC

Assembly Member for Aberconwy  
Aelod Cynulliad dros Aberconwy

Cynulliad  
Cenedlaethol  
Cymru

National  
Assembly for  
Wales



The Planning Inspectorate  
Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

Office of Janet Finch-Saunders AM,  
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Our ref: TYH/JFS/HM  
Your ref: APP/T6905/A/16/3148027  
8<sup>th</sup> June 2016

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

**Planning Appeal: Land west of Parc Sychnant, Sychnant Pass Road, Conwy**  
**Appellant: Beech Developments Ltd**

Dear Sirs,

I am writing with regards to the above-named planning appeal.

Further to my original submissions to Conwy County Borough Council regarding the original application, copies of which I enclosed I am writing to reiterate my previous points, and to highlight the concerns raised to myself and to the appeal by a number of my constituents.

Numerous and wide-ranging objections to this proposed development were raised to myself and to the Council during the Consultation period. The Planning Officer's original report noted 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 were 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.

The original refusal for this application was based on the proposed development not being in accordance with the Conwy LDP. The application is outside of the Conwy urban settlement boundary, and contrary to Policies HOU/1 and HOU/2 of the Conwy LDP. Additionally, the proposed development would result in significant highway safety concerns and congestion, due to the nature of the road network within and around Conwy Town Centre, a protected heritage site. This would be contrary to Conwy LDP Policy STR/1 and TAN18 Transport.

Additionally, concerns have been raised that the location of the proposed development outside of the settlement limits of the LDP means that it is also therefore contrary to Policy NTE/1.

[Cont.]

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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 wybod i ni os nad oes diddordeb gennych mewn cael eich cysylltu at y diben hwn.

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[...Cont.]

Furthermore, I am led to understand that the land for this proposal *“forms part of the Conwy Valley Special Landscape Area (Conwy LDP) and the eastern part of the site falls within CADW’s Registered Creuddyn and Conwy Historic Landscape.”* Therefore, as highlighted by many 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.

Finally, 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.

I trust that these concerns will be noted during the consideration of this appeal.

Yours sincerely,

Janet Finch-Saunders AM/AC

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