

# Janet Finch-Saunders AM/AC

Assembly Member for Aberconwy  
Aelod Cynulliad dros Aberconwy

Shadow Secretary for Local Government  
Ysgrifennydd yr Wrthblaid ar gyfer Llywodraeth Leol

Cynulliad  
Cenedlaethol  
Cymru

National  
Assembly for  
Wales



Planning Committee  
Conwy County Borough Council  
Bodlondeb  
Conwy  
LL32 2DU

Office of Janet Finch-Saunders AM,  
29 Madoc Street,  
Llandudno,  
LL30 2TL.  
01492 871 198

Ref: TYH/JFS/HM  
Your Ref: 0/43059  
26<sup>th</sup> September 2016

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

## Re: Planning Application - Land at the Corner of Pentwyn Road and Marl Lane Deganwy

Dear Councillor,

I am writing with regards to the above-named planning application, reference 0/43059. A number of constituents have approached me in relation to this application, to voice their views on this matter.

Of principle concern to many of my constituents is that the site in question has previously been considered for inclusion within the LDP, and did not form part of the Adopted LDP's allocated site list. Nor was it included in the Council's JHLAS 2016. Having raised the issue of how housing land availability is calculated in the wake of the revised TAN1 to the Cabinet Secretary for Environment and Rural Affairs recently, I remain concerned that any potential deviations from the LDP (as this application could potentially become) could result in the loss of a great number of our valuable greenfield sites.

Concerns have also been raised with regards to the impact on existing properties in the vicinity and local infrastructure, and I note that safety concerns, in specific relation to the proposed site access to Pentwyn Road, have been raised in a number of submissions to the consultation.

Furthermore, Conwy County Borough Council Education Services department has highlighted their apprehensions with regards to the "very severe strain" that such a development would place on Ysgol Deganwy, in terms of school places. Additionally, the impact of such a development on registrations with local GP surgeries must also be considered. Concerns in relation to GP services are a prominent local issue at present, particularly in light of the forthcoming termination of the Llys Meddyg practice's contract with Betsi Cadwaladr University Health Board, and I urge the Committee to be mindful of the potential for further strain on local practices in which this proposal might result.

[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 ddellio '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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Finally, I note that CADW, in their response, advise that the application contains insufficient information with regards to the potential impact of the proposed development on scheduled monuments CN016 Deganwy Castle and CN201 Bryniau Tower. The protection of such local heritage and history must be maintained, and I feel that further consideration of this proposal without such information should not be made.

I trust that the Committee will consider fully the views raised by all respondents to this consultation, and be mindful of the local feeling with regards to this application, which appears to be exceptionally strong. Indeed, at the time of writing, over 874 'Neighbour' responses to this consultation had been registered by Conwy County Borough Council, as well as to objections registered by Conwy Town Council and local Councillors.

Yours sincerely,

Janet Finch-Saunders AM/AC

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