

Planning permission for 71 dwellings was unanimously refused in November 2012 on the advice of Officers supported by Local Members and Residents.

Reasons included the site being outside the settlement boundary, within a Special Landscape Area and in close proximity to Ancient Semi-natural Woodland, partially covered with TPO's.

It is therefore contrary to Policies CH10 relating to no new housing development unless for Agricultural or Forestry purposes and also contrary to Policies CN1, CN3, CN12 and CN21 of Colwyn Borough Local Plan.

It is also contrary to CONS 12 of Clwyd Structure Plan and 9.3.6 and 5.5.13 of Planning Policy Wales.

It is accepted that at present Conwy has less than a 5 year Housing Land supply as required by TAN 1 but the emerging LDP, due to be adopted this year will provide land for Housing need without the need to release additional Greenfield sites at this stage.

The proposal is contrary to Paragraphs 2.6, 9.1.1, 9.2.2, 9.2.3, 9.2.6, 9.2.9 and 9.2.10 of the Planning Policy Wales.

The site forms part of the LDP's Contingency Housing Allocations, designed to permit the Plan to be flexible enough to deal with changing circumstances. Development at this stage would be premature, would prejudice the site's Designation in the LDP, the LDP's soundness according to Test CE4 and would seriously disrupt the LDP's Phasing Plan, contrary to PPW 2.6.3 AND 2.6.5.

Comparisons have been made with Glyn Farm but there were no Highways objections to Glyn Farm whereas there are numerous Highways objections to Dolwen Road.

Access would be onto a narrow bend where visibility is seriously impeded. Speeding into the bend from a southerly direction is a known hazard which has had implications towards Old Colwyn where some 24 roads access the A547 some with mirror assistance. All traffic in a northerly direction then has to access a 5 way roundabout which already poses problems, without considerable added traffic. Added to this is the congestion and hazards to school children going to the Primary school on Llanelian Road as well as the road having to be crossed by some 300 children accessing and leaving Bryn Elian Secondary School.

Apart from all the above Planning objections, there are many other concerns including:-

1. There are major concerns over the size and type of dwellings proposed, totally out of context with housing need locally.
2. The site is more than 1½ km from Old Colwyn with an extremely poor bus service and well away from general services.
3. Any removal of hedgerows at the site access would be detrimental to badgers, birds and other wildlife.

4. The applicant quotes there being a footpath on both sides of Dolwen Road when in fact there is a 100m length which has just acquired a footpath on one side only. The opposite side has no footpath and families (including small children) directly access the highway.
5. The applicant quotes accessibility to jobs when in fact there are no new jobs, industry is on the wane and existing jobs are increasingly under threat.
6. The applicant quotes the site being close to the GP Practice in Old Colwyn.

I personally spoke to Dr. Roberts from the Cadwgan Practice the day after he had worked from 8.30am to 9.30pm. He was concerned about this potential development as the surgery is already bursting at the seams with patients.

7. The Strategic Planning Policy Section disagrees with the applicant's agent that refusal based on prematurity could not be justified, when in fact it can where proposals are so substantial.
8. Any new development results in an increased area of hard standings i.e. increased road surfacing, roof drainage, driveways, footpaths etc. which from a development of this size would create considerably more surface water. Dolwen Road's surface water drains into the existing culverted watercourse adjacent to 21, Dolwen Rd. which already has a history of flooding. I would have thought that Welsh Water would have pointed out how this situation would undoubtedly worsen.
9. In conclusion, I believe that there is no comparison whatsoever with the Glyn Farm decision as the Dolwen Road application is for twice the number of houses, is twice the distance away from services and there are Highways objections on grounds of speed, visibility and other hazards which did not affect Glyn Farm.

I would therefore implore you to support the Council's earlier decision to refuse permission and their ratification of this decision when it was appealed in order to prevent this development in the open countryside which would be an unnecessary intrusion into the Greenbelt.