

CYNGOR TREF CONWY TOWN COUNCIL
GUILDHALL, CONWY
MINUTES OF THE EXTRAORDINARY MEETING OF THE COUNCIL
HELD ON WEDNESDAY 22nd AUGUST 2016

PRESENT : Councillors – P Hart (Mayor, Chair), V Macdonald, R Parker, S Allardice, B Chapman (Deputy Mayor), E Leighton-Jones, S Cotton, G Edwards, E Hughes, C Rigal, H Roberts

IN ATTENDANCE : H Barritt (Town Clerk)

APOLOGIES : Councillors J Hughes, B James, A James & T James

Declarations of Interest – Code of Local Government Conduct:

Agenda Item 3 – Planning Application – 0/43059, Beech Developments (NW) Ltd. – Land at the Corner of Pentwyn Road & Marl Lane, Deganwy

Proposed residential development comprising of 110 no.dwellings & associated works including roads, sewers, public open space & landscaping

Councillor Allardice is on the Planning Committee of Conwy County Borough Council

Councillors Macdonald & Cotton have already declared their intentions to oppose the application

Minute Number

Councillors Macdonald and Cotton withdrew from the meeting

3. Planning Application – 0/43059, Beech Developments (NW) Ltd. – Land at the Corner of Pentwyn Road & Marl Lane, Deganwy

Proposed residential development comprising of 110 no.dwellings & associated works including roads, sewers, public open space & landscaping

Members discussed the proposed development, expressing the following concerns:

- the area of land concerned is not in the Local Development Plan
- Llandudno Junction is a small town & has seen over 500 new houses built in recent years with no extra facilities in the town.

The community has seen GP's not being replaced putting extra strain on doctors' surgeries.

Local primary schools are over-subscribed

Members said that there has been too much development too quickly impacting upon local communities & infrastructure. A further influx of individuals would cause additional pressure on over-stretched services

- If the land is developed there will be increased flooding, drainage & soak away issues. The area surrounding the development is already prone to displaced flooding. The drainage system is not able to cope with the current housing stock & is not sustainable. The system does not yet separate run-off from sewage. Recent drainage problems with the new school in Llandudno Junction give evidence to this.

Members had great concern about the health implications relating to sewage problems

The planning document laying out the proposed drainage system does not seem to be available.

Members said that it has been predicted that flooding in this area is likely to happen in the next 30 years & land should not be built upon if the likelihood of flooding is within 100 years

Members said that they needed access to technical data regarding flooding issues

- development will see a further loss of green space
- There will be around an extra 200 vehicles arising from the development.

Members considered that the proposed road access onto the development was dangerous.

The surrounding roads & junctions are not good/safe enough for an increased level of traffic – Albert Drive, Overlea Avenue, Marl Lane, Pentwyn Road, the junction of Marl Lane/Pentwyn Road, the

bend in the road at the bottom of Pentywyn Road with Warren Drive/Glan y Mor Road, the junction of Overlea Avenue/Pentywyn Road

Members believed that the bus stop on Pentywyn Road had been relocated around 10 years ago at the request of the police for safety reasons & questioned the safety of the proposed position

The speed limit on the section of Pentywyn Road where the proposed junction from the development is sited is 40mph. Members felt that this would pose a safety issue in particular to pedestrians

- Members questioned as to whether the proposed houses would be affordable to local people & that they could be bought by people commuting to England.

Members were concerned about the number of empty properties in the area & the number that were on the housing market but were remaining unsold

Members were informed that the Land/Housing Supply Study showed that there was only a 3.7 year supply against a required 5 year. This required figure was based on population projections

In order to mount an opposition to the proposal any group would need to be organised, have a strategy in place & have facts & figures for evidence. Arguments need to refer to Technical Advice Notes

RESOLVED that:

a) the planning application is objected to on the following grounds:

- Overdevelopment of the community. Over 500 additional houses have been built in Llandudno Junction during the past two to three years
- The area of land concerned is not included on the Local Development Plan
- Drainage/Sewage issues – flooding issues (particularly displaced flooding), health implications due to sewage
- Loss of green space – impact on biodiversity, loss of agricultural land
- Highways issues – increase in the level of traffic, safety concerns for local roads & junctions. Re-siting of bus stop considered dangerous. 40mph speed limit on Pentywyn Road will compromise safety.
- Infrastructure issues – pressure on local facilities (over-subscribed GP surgeries & schools)
- Loss of identity of communities.
- questionable affordable housing, not necessarily being affordable to local people

b) the absence of a proposed drainage layout document is brought to the attention of CCBC Planning Department

c) the Town Clerk contacts the police to ascertain when & why the bus stop was relocated

d) the Open Spaces/Footpaths Working Party meets to discuss the proposed development along with appeal by Public Inquiry for the Sychnant Pass, Conwy development

Members were informed that a Public Meeting regarding the application is to be held on Wednesday 24th August 2016 at Llanrhos Old School. This is being organised by the County Councillors for Marl Ward

e) RESOLVED that the Town Council pays the £30 for the hire of Llanrhos Old School

*The Mayor allowed the following agenda item as a matter of urgency
Councillors Macdonald and Cotton rejoined the meeting*

4. Honorary Bailie Ceremony

Members were informed that Mr. Rowley would be unable to attend the ceremony on 12th September 2016 as he is unwell.

Members discussed postponing the ceremony until the Town Council meeting on 24th October 2016. The Town Clerk said that the only implication of this may be that the £50 deposit on the buffet is lost

RESOLVED that the Honorary Bailie ceremony is postponed until the Town Council meeting on 24th October 2016

Councillor Macdonald presented to the Town Council, a document she had produced on “Constables of Conwy Castle 1284-2016”.

Members thanked Councillor Macdonald for her work on the document

There being no further business the meeting was closed at 7:45pm