



**CYNGOR TREF  
LLANFAIRFECHAN  
TOWN COUNCIL**



Mayor Cllr Nia Jones

Deputy Mayor Cllr Sharne Marie Bellis

# Planning Statement from Llanfairfechan Town Council

**Welsh Government Appeals Reference:** CAS-04497-C7C2W2

**Site Address:** 11 Gorwel, Llanfairfechan, LL33 0DS

**Original Conwy County Borough Council Reference:** 0/51286

*Note from the Clerk: Llanfairfechan Town Council have been asked to review this case since the planning application was submitted to the local authority Conwy County Borough Council (CCBC) in 2023. The developer updated the planning application during the process. After each update Llanfairfechan Town Council reviewed the application and have provided the same response as Town Council felt all points still bared weight. The below statement was updated in December 2025 to reflect information provided by the RLDP team (point 1).*

This is a challenging time in Llanfairfechan with necessary housing development on the horizon. However, we have viewed this application on its own merits, and our observations below reflect this fact. Following our extensive research and discussion with all stakeholders, Llanfairfechan Town Council regret to inform that we do not support this planning application for the following reasons:

## **1) Settlement Area (current LDP)**

It has been confirmed to us that this site sits outside the settlement area of the current Local Development Plan. The RLDP team has informed us that the site will sit outside of the settlement area in their deposit plan. As such, the proposed development does not meet the need to provide housing that is within the village envelope and fully accessible to all age groups. The Town Council have also raised their own concerns about this site being close to the Carneddau and in an area that has sites of archaeological interest. As a result, the Town Council do not support any change to the settlement boundary that takes housing higher into the upper village and suggests this is not a sustainable site for a development of this size.

## **2) Highway safety and access**

- a. Whilst we applaud the effort taken to try to address highway concerns in the Bryn, Valley and Mount Road, our lived experiences have convinced us that the upper town could not cope with the extra traffic that a new settlement would bring. Town and County Council have had to address many current issues with traffic in the upper village, in particular, associated with the approach to Gorwel and Mount Road.

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Residents regularly report road safety concerns as something that impairs active travel in the upper village. Town Councillors have informally observed the roads, in particular, at school times and have reported several road safety concerns. With such road gradients and narrow footpaths, most residents use their cars to enter and leave their homes and we fear this will be increased with any new build.

- b. At a time when there is a legal imperative to encourage active travel through walking and biking, Bryn, Valley, and Mount Roads are very challenging with no real way to address the problems without widening the roads. In such a built up area, this is something that cannot be done without actually losing existing houses. Welsh Government Active Travel Guidance states: *‘Active travel’ is a useful term to differentiate between walking and cycling as a means of transport and walking and cycling solely for leisure (18:1.3.1). The term “walker” (or within this guidance also pedestrian) embraces not only those who travel by foot (walking or running), but also users of wheelchairs or other mobility aids. Somebody using an electric wheelchair, mobility scooter, or similar vehicle would also be considered a walker rather than a motorised travel user (18:1.3.2) . . . plans need to be integrated within a wider programme of measures to improve facilities for active travel. (page 466).* New developments are directly mentioned by saying that we must: *‘ensure that planning policy guides new development towards sustainable locations that maximise the potential for walking and cycling trips’ (page 466).* As a Town Council who recognise the importance of meeting the climate challenge, we remain unconvinced that the highway plans show credible access routes for a new development that promotes active travel for pedestrians or cyclists.

### **3) Reports from residents and our responsibility to represent the electorate**

There are significant resident concerns about a new development of houses on this site, and it is important that Town Council makes representations on the following points:

- a. **Drainage**  
Whilst Dwr Cymru have responded to concerns about sewerage, there are still significant worries over surface water drainage and the ability of SUDS to keep properties safe. Residents in Gorwel have been affected by significant flooding over the years and this lived experience is creating a lot of concern.
- b. **Construction Traffic**  
Whilst the developers have provided information about the construction process, the matter of the existing traffic and parking has been raised. It was noted this makes narrow roads even narrower and there were questions about whether had been considered for the report. Residents are still concerned about road safety, potential damage to domestic properties and cars.
- c. **Housing type**  
We thank the applicants for their focus on smaller housing in this proposed project but can report that residents are still unconvinced that they will be of an affordable

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price. Town Council are keen that building within the town should be as sustainable as possible, and the detail supplied here is welcomed.

Overall, Llanfairfechan Town Council are very focused on the general infrastructure in Llanfairfechan as a whole and whether it is fit for purpose. Any new development of this size must take account of resident concerns about services from drainage and highways to doctors and schools in the town. These are continually reported to be under pressure even without any new housing. We would encourage these organisations to respond to dispel fears that the infrastructure would need extra investment to support any expansion of the population in Llanfairfechan. Llanfairfechan Town Council would like to thank the applicants and developers for providing extra information for the full planning application. We have welcomed the opportunity to comment at pre planning stage and recognise the effort that has been made to respond to issues raised by stakeholders at the pre-planning consultation stage.

**Prepared by Town Clerk and RFO in consultation with full council 20/12/2023**

**Reviewed:** December 2025

Town Council has agreed this statement should be submitted to Welsh Government Appeals Panel January 2026.

**Cofion cynnes / Kind regards  
Jayne Neal Clerc y Dref / Town Clerk**

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