

Annex J

Planning Policies

Reference	Policy
<i>Clwyd Structure Plan, Second Alteration, 1999</i>	
CONS4	Within Local Landscape Areas , additional priority will be given to the conservation and enhancement of the landscape. Development proposals that have an adverse impact on the landscape will be resisted. Where development proposals comply with other policies in the structure plan and would otherwise be granted planning permission, they will be required to confirm a high standard of design and special attention will be paid to avoid harming both nearby and distant viewpoints.
CONS8	Within Green Barriers there will be a strong presumption against development that would effect their open character. Developments associated with agriculture, forestry, outdoor sports and recreation or other uses appropriate to a rural area will be permitted provided that they do not detract from the open character of the area.
CONS21	All development within or close proximity to designated conservation areas will be carefully controlled to protect the prevailing character and appearance of the area. Proposals for new development, including alterations and additions to existing buildings in conservation areas will be required to pay special regard to matters of setting, form, scale, mass materials, colour and design. There will be a general presumption to retain any building or structure which contributes to the character of the area and alternative uses will be accepted provided the architectural or historical character of the building is maintained.
CONS22	Buildings or structures listed for their architectural or historical interest will be protected. Demolition will only be permitted if the building is structurally unsafe and the detailed proposals for redevelopment meet with the approval of the local planning authority. Proposals for development, including alternative uses, that have a bearing on the original building or its setting will be required to pay special regard to matters of setting, form, scale, mass, materials, colour and design, in order to ensure that the architectural or historic character of the building is preserved.
CONS23	Development proposals which affect historic parks and gardens will only be permitted where there is no adverse effect on their character, appearance or setting.
CONS27	Renewable energy proposals will be encouraged as far as they are compatible with other structure plan policies.
CONS28	Proposals for developments designed to generate form wind power will normally be granted planning permission provided that: <ul style="list-style-type: none"> • The impact of the development upon agriculture or other existing land uses is minimised with particular regard to access and construction activities. • The scale of the development is sensitive to the landscape and natural environment particularly in terms of visual impact. • The development satisfies the requirements of structure plan policies regarding archaeology, built conservation and historic parks and gardens. • The development does not harm, to a serious extent, the appearance of the local landscape areas. • Nature conservation interests are not prejudiced within sites designated for their ecological value. • The development is shown not to threaten public safety or have an unacceptably adverse effect on amenity by virtue of noise disturbance, shadow flicker effect or radio-magnetic/microwave interference.

Reference Policy

Conwy County Council, Unitary Development Plan, Consultation Draft April 2001

- ST6 Development that will have an adverse effect on the character and appearance of the undeveloped coastal belt will not be permitted.
- E6 Development in areas of landscape value will only be permitted where:
- The development does not have a material adverse effect upon the characteristics which justify the designation. Particular attention will be given to the cumulative effect of individual developments on local distinctiveness.
 - The design of all buildings and structures, and the materials proposed, closely reflect the built form of the locality; and
 - In appropriate cases, the proposed development is accompanied by a landscaping scheme which takes into account both the effect and views of the development.
- E8 Green Barriers are designated between:
- Dwygyfylchi and Penmaenmawr;
 - Deganwy, Llandudno and Llandrhos;
 - Llandudno and Craigside;
 - Llandudno Junction and Mochdre;
 - Penrhyn Bay and Rhos on Sea;
 - Mochdre and Colwyn Bay ;
 - Bryn y Maen and Colwyn Bay;
 - Llanelian and Old Colwyn;
 - Coed Coch Road and Peulwys Land, Old Colwyn;
 - Old Colwyn and Llysfaen;
 - Rhyd y Foel, Llanddulas and Abergele; and
 - West of Towyn.
- E11 Development in the coastal zone outside settlement limits will only be permitted where the development:
- needs a coastal location;
 - does not adversely affect the open character of the zone;
 - does not adversely affect the nature conservation value of the zone; and
 - does not interfere with natural coastal processes.
- BE2 Proposals which affect a listed building, both directly or indirectly, will only be permitted where the development respects the characteristics of the building and its setting.
- BE5 Development having a bearing on the setting of a designated conservation area will be carefully controlled so as to protect the character and appearance of the area and to ensure that the views out of and into the area are preserved.
- BE11 Development which would have a unacceptable detrimental effect on the structure and/or character of registered landscapes, parks and gardens of special historic interest, including views into and out of such places, will not be permitted.

Reference	Policy
CF2	<p>Land for new major recreational and public open space is allocated at the following sites:</p> <ul style="list-style-type: none"> • West of Station Rd, Llanddulas, 0.70ha, amenity/ outdoor sports. • West of St Asaph Ave, Kinmel Bay, 1.55ha, outdoor sports. • South of Tir Prince Park, Towyn, 1.30ha, outdoor sports. • Adjoining the River Gele, Abergele, 8ha, amenity/ outdoor sports. • East of Llanfair Rd, Abergele, 3.3ha, outdoor sports. • Land east of Abergele, 8ha, amenity/ outdoor sports. • South of Peulwys Lane, Llysfaen, 4.9ha, amenity. • North of Peulwys Lane, Llysfaen, 3.8ha, amenity. • West of Llanelian Rd, Old Colwyn, 4.1ha, outdoor sports. • Off Marston Rd, Rhos on Sea, 7.64ha, amenity/ outdoor sports. • Land at Bodafon Fields, Llandudno, 2.43ha, amenity. • South of Marl Lane, Llandudno Junction, 1.55ha, outdoor sports. • West of Ronald Ave, Llandudno Junction, 1ha, outdoor sports. • West of Conwy Rd, Llandhos, 4.8ha, outdoor sports. • North of Bryn Lupus Rd, Llandhos, 3.9ha, outdoor sports. • South of High Street, Penmaenmawr, 3.25ha, amenity. • Land at Bryn y Neuadd, Llanfairfechan, 2.15ha, outdoor sports. • Land west of Conwy Rd, Glan Conwy, 3.94ha, outdoor sports.
CF15	<p>The planning authority will permit proposals for renewable energy projects designed to generate or capture energy from naturally sustainable sources provided there will not be any unacceptable impact on landscape character, nature conservation value or amenity.</p>
CF16	<p>When considering proposals for wind turbines or wind farms including any ancillary associated development, the planning authority will have regard to the following criteria:</p> <ul style="list-style-type: none"> • All details of associated ancillary development are submitted with the planning application as an integral part of the scheme. • The development will not lead to any noise levels detrimental to the amenity of properties in the surrounding area. • The development will not lead to any unacceptable risk or nuisance to the public arising from wind turbines such as safety, shadow flicker, or radio interference. • The existing road network is adequate to serve the development, or is made adequate, and suitable access is provided to the network. • Successive proposals will not lead to an unacceptable cumulative impact in the same locality. • The development, including scale, siting, design and materials, will not have unacceptable adverse effects on the visual amenity or nature conservation value of an area.

Colwyn Borough Local Plan, Written Statement, Conwy County Borough Council, March 1999.

CN5	<p>The following areas are designated as Green Barriers in which development will only be permitted where it does not detract from the open character of the area:</p> <ul style="list-style-type: none"> • Between Mochdre and Rhos-on-Sea to the County boundary with Gwynedd. • Between Mochdre and Colwyn Bay. • Between Bry-y-Maen and Colwyn Bay. • Between Llanelian and Old Colwyn. • Between Old Colwyn and Llysfaen. • Between Llanddulas and Ryhd-y-Foel. • Between Llanddulas and Abergele. • Between Abergele and Towyn.
CN6	<p>Developments, in areas of undeveloped coastline outside settlement limits, that will adversely affect the open character, nature conservation value or coastal processes of the coastal zone, will not normally be permitted.</p>

Reference	Policy
CN30	The planning authority will support proposals for developments designed to generate or capture energy from naturally sustainable sources, most notably wind power and hydro-electric power, provided they are compatible with other local plan policies.
CN31	<p>When considering proposals for wind turbines or wind farms, including any ancillary associated development, the planning authority will have regard to the following criteria:</p> <ul style="list-style-type: none"> • All details of associated ancillary development are submitted with the planning application as an integral part of the scheme. • The development, including scale, siting, design and materials, will not have unacceptable adverse effects on the visual amenity or nature conservation value of an area. • The development will not lead to noise levels detrimental to the amenity of properties in the surrounding area. • The development will not lead to any unacceptable risk or nuisance to the public arising from wind turbines, such as safety, shadow flicker, or radio interference. • The existing road network is adequate to serve the development, or is made adequate, and suitable access is provided to the network. • Successive proposals will not lead to an unacceptable cumulative in the same locality.
CB1	Proposals to alter, extend or build in the proximity of a listed building should respect the main characteristics of the listed building and its setting.
CB10	Development proposals in or adjacent to a conservation area will only be permitted where they are sympathetic to, or enhance, the character or appearance of the conservation area.
CB11	All development having a bearing on the setting of a designated conservation areas will be carefully controlled so as to protect the character and appearance of the area and to ensure that the views out of and into the area are preserved.