

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION
MEETING TO BE HELD ON TUESDAY, 1ST SEPTEMBER 2020**

	CCBC Plan Number	Applicant name	Details of plans	Address	Recommendations/Comments
1	APP/3255 450 (0/47260)	Mr S Kato	Works to 1 no. walnut tree protected by TPO CCBC69 - APPEAL against CCBC's refusal to grant consent. (Original application was not presented to CTC but CTC notified of planning appeal.) Appeal being considered by the Planning Inspectorate. NB The period for making comments to the Planning Inspectorate has expired.	Gorse Hill Caravan and Lodge Park, Trefriw Road, Conwy, LL32 8HJ	The Town Council expressed disappointment that it had not been consulted on the original application. NB It has subsequently been noted that the statutory consultee for this application is Cyngor Cymuned Henryrd Community Council.
NB The consultation period for Applications 2 - 8 below has expired					
2	0/47498	Mr & Mrs Kay	Proposed conversion of existing conservatory into orangery/ family room, Remove existing upvc structure, slight demolition of internal area together with associated works.	1 Bryn Seiriol, Deganwy, LL30 1PD	The Town Council is unable to comment because the consultation period has expired.
3	0/47501	Mr Ian Cox	Remove 1 no ash tree and prune 1 no lime tree	14 Coed y Glyn, Deganwy, LL30 1JL	The Town Council is unable to comment because the consultation period has expired.
4	0/47502	Mr Rikki Proffitt	Removal of condition no. 2 (caravan occupancy) of planning consent 4/18136 (Variation of Period of Occupancy - Condition 2 - 1/1/414 A from 1st March to 31st October inclusive to 1st March to 3rd January	Maes Dolau Caravan Park, Bryn Lupus Road, Llanrhos, Llandudno, LL30 1SR	The Town Council is unable to comment because the consultation period has expired.
5	0/47511	Mr Stephen Houghton	Variation of condition no. 2 (Occupation) of planning approval 4/14/335D to extend opening to 12 months of the year with a provision to not allow residential occupation	Bryn Morfa Caravan Park, Bangor Road, Conwy, LL32 8DW	The Town Council is unable to comment because the consultation period has expired.
6	0/47537	Andrew Brazier	Roof extension and alterations	54 Cefn Y Bryn, Llanrhos, Llandudno, LL30 1NL	The Town Council is unable to comment because the consultation period has expired.
7	0/47538	Mick Armstrong	Internal Remodel with Link Extension, Two Storey Side Extension and Addition of Dormer Windows	Tan Yr Efail, Esgyryn Road, Llandudno Junction, LL31 9QE	The Town Council is unable to comment because the consultation period has expired.
8	0/47541	Mr Henry Bowen	Undertake ground contamination (oil) remediation works: to ground floor rooms, break out ground bearing slab remove contaminated soil. Underpin adjacent walls to facilitate works. reinstate ground	Brodnant Farm, Pabo Lane, Llandudno Junction, LL31 9JE	The Town Council is unable to comment because the consultation period has expired.
9	0/47578	Mr & Mrs C Proffitt	Residential Development (7 no dwellings), access and associated works	Land South of Bodhyfryd Llanrwst Road Conwy LL32 8HP	The Town Council has concerns about the ecological impact and risk of flooding posed by this development and asks that more information is sought on these issues.
10	0/47592	Mr V Kitching	Extension and alterations	10 Dol Goed, Llandudno Junction, Conwy, LL31 9LH	No objection
11	0/47601	Mr Guy Frazier	Installation of an Air Source heat pump as heating source and for hot water	Bryn Pabo Esgyryn Road Llandudno Junction Conwy LL31 9JB	No objection
12	0/47622	Mr Mal Vickers	Prune all trees to clear road signs, remove 1 no. ash and prune 3 no. oak trees.	Open spaces around Clos Belyn and Marl Drive, Llandudno Junction, Conwy	The Town Council accepts the removal of trees which are damaged and/or diseased but objects to the removal of any trees for maintenance purposes only.
13	0/47623	Mr Mal Vickers	Remove 2 no. ash, 1 no. poplar and 1 no. oak.	Land in open spaces, Llys Onnen and Lon Bedw, Llandudno Junction, Conwy	The Town Council accepts the removal of trees which are damaged and/or diseased but objects to the removal of any trees for maintenance purposes only.

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A guidance to “Material Considerations”.

To be able to successfully oppose or make a successful objection to a planning matter you must state what is

- The number, size, layout, siting, density, design and external appearance of buildings;
- Impact on the neighbourhood;
- Planning history of the site;
- Adequate parking and servicing;
- Loss of ecological habitats;
- Effect on Listed Building(s) and Conservation Areas;
- Noise and disturbance from the scheme;
- Planning gain.

Examples of factors that cannot normally be considered as Material Planning Considerations are:

- Loss of value to an individual property;
- Loss of a private individual’s view;
- Boundary disputes including encroachment of foundations or gutters;
- Private covenants or agreements;
- The applicant’s personal conduct or history;
- Age, health, status, background and work patterns of the objector;
- Potential profit for the applicant or from the application;

- The availability of infrastructure.
- Overshadowing;
- Overbearing nature of proposal;
- Archaeology;
- Access and highways safety;
- Disturbance from smells;
- Landscaping;

- The applicant’s motives;
- Private rights to light;
- Private rights of way;
- Damage to property;
- Time taken to do the work;
- Alcohol or gaming licence.

- The proposed means of access;
- Overlooking and loss of privacy;
- Contamination by a previous use;
- Public visual amenity;
- Traffic generation;
- Flood risk;
- Loss of trees;

- Matters covered by other statute;
- Building and structural techniques;
- Loss of trade to individual competitors;

Additional Planning Notes

A guidance to "Material Considerations".

To be able to successfully oppose or make a successful objection to a planning matter you must state what is known as 'Material Considerations'. Material considerations are many and extraordinarily varied. They include all the fundamental factors involved in land-use planning. Therefore, Material Consideration must be evident and supported by facts - see below:

- The number, size, layout, siting, density, design and external appearance of buildings;
- Impact on the neighbourhood;
- Planning history of the site;
- Adequate parking and servicing;
- Loss of ecological habitats;
- Effect on Listed Building(s) and Conservation Areas;
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