

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION
MEETING TO BE HELD ON MONDAY 18th MAY 2020**

	CCBC Plan Number	Applicant name	Details of plans	Address	Recommendations/Comments
1	0/47312	Dr Z Chohan	Conversion of former owners accomodation to provide additional care facilities (bedrooms with en suite shower rooms) Provision of additional communal lounge area.	High Pastures Nursing Home, Pentywyn Road, Deganwy, LL31 9YT	

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

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

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