

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION
MEETING TO BE HELD ON MONDAY 2nd MARCH 2020**

	CCBC Plan Number	Applicant name	Details of plans	Address	Recommendations/Comments
1	0/47095	Mr A Davies	Remove 1 dominant stem from crown of Pine Trees.	Alpbach, Off Bryn Lupus Road, Llanrhos, Conwy, LL30 1SR.	

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;

- The availability of infrastructure.
- The proposed means of access;

- 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.

- Overshadowing;
- Overbearing nature of proposal;
- Archaeology;
- Access and highways safety;
- Disturbance from smells;
- Landscaping;
- Overlooking and loss of privacy;
- Contamination by a previous use;
- Public visual amenity;
- Traffic generation;
- Flood risk;
- Loss of trees;

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 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;

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