

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION  
MEETING TO BE HELD ON MONDAY 8th JUNE 2020**

	<b>CCBC Plan Number</b>	<b>Applicant name</b>	<b>Details of plans</b>	<b>Address</b>	<b>Recommendations/Comments</b>
1	0/47330	Mr S Jones	Proposed rear extension & loft conversion.	11 Cae Coed, Llandudno Junction, LL31 9LD.	No objection
2	0/47322	Mrs J Bennet	Proposed demolition of existing canopy for new extension to pottery business and café.	Tan Y Ddraig, 27 Castle Street, Conwy, LL32 8AY.	No objection

**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.

- 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;

**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;