

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION  
MEETING TO BE HELD ON MONDAY 14TH SEPTEMBER 2020**

	<b>CCBC Plan Number</b>	<b>Applicant name</b>	<b>Details of plans</b>	<b>Address</b>	<b>Recommendations/Comments</b>
<b>1</b>	0/47633	Garry Sheridan	Remove 1 no. birch tree	47 Cysgod y Castell Llandudno Junction LL31 9LJ	No objections.
<b>2</b>	0/47648	Mr W Johnson	Alterations at ground floor level including new glazed screen doors, new glazed entrance vestibule, new access ramp with balustrades and new limestone floor (Listed Building Consent)	21 Castle Street, Conwy, LL32 8AY	No objections but support Gwynedd Archeological Trust's request for archeological mitigation to take place before any work is undertaken.
<b>3</b>	0/47650	Mr & Mrs Michael & Linda Bailey	Proposed Extension and Alterations	43 Maes Y Castell, Llanrhos, Llandudno, LL30 1NG	No objections.
<b>4</b>	0/47657	Miss Lauren Jones	Proposed Two Storey Rear Extension	86 Victoria Drive, Llandudno Junction, LL31 9PF	No objections.
<b>5</b>	0/47665	Mr Andy Horwood	Proposed New Extension, concrete slab with canopy over and New Door	Tesco Supermarket, Ffordd 6g, Llandudno Junction, LL31 9XY	No objections.

**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;