

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION
MEETING TO BE HELD ON MONDAY 16th MARCH 2020**

	CCBC Plan Number	Applicant name	Details of plans	Address	Recommendations/Comments
1	0/47127	Mr J Phillips	Approval of matters reserved in respect of outline planning permission 0/44547 (Proposed erection of a dwelling and other associated development on land to the rear of 13 Mountain Road, Conwy (Outline))	13 Mountain Road, Conwy, LL32 8PU	No Objection
2	0/47133	Mr M Roberts	Erection of 6 no. industrial units including a new access road and car parking with cycle storage and bin store facilities.	Land adj, Royal Welsh Way, Llandudno Junction, Conwy	Conwy Town Council welcome the erection of industrial units. However, the Members would like to request that the design of the units will be sympathetic to the environment and will enhance the landscape.
3	0/47138	Mr & Mrs Birtwistle	Erection of new porch and garage/car port.	Venice, Warren Drive, Deganwy, LL31 9ST	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;