

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION  
MEETING TO BE HELD ON MONDAY 17th FEBRUARY 2020**

	<b>CCBC Plan Number</b>	<b>Applicant name</b>	<b>Details of plans</b>	<b>Address</b>	<b>Recommendations/Comments</b>
1	0/47056	Mr L Brown	Installation of proposed balcony.	101 Station Road, Deganwy, LL31 9EJ.	
2	0/47043	SP Energy Networks	Re position existing overhead lines and install additional LV pole and stay.	Nant Cottage, Hendre Road, Conwy LL32 8RJ.	
3	0/47042	Mrs M Lewis	Remove 1 no. Ash Tree.	Llandudno Junction Community Sports and Social Club, Victoria Drive, Llandudno Junction, Conwy, LL31 9PG.	
4	0/47052	Mr S Ratcliffe	The permanent removal of a weathervane and enclosing cresting on the west tower of the Deganwy Castle Hotel and the restoration and resting of the weathervane within the grounds of Deganwy Castle Hotel.	Deganwy Castle Hotel and Apartments, Station Road, Deganwy.	
5	0/47052	Mr S Ratcliffe	The permanent removal of a weathervane and enclosing cresting on the west tower of the Deganwy Castle Hotel and the restoration and resting of the weathervane within the grounds of Deganwy Castle Hotel. (Listed Building Consent)	Deganwy Castle Hotel and Apartments, Station Road, Deganwy.	

**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 known as 'Material Considerations'. Material Considerations are many and extraordinarily varied. They include all the fundamental factors involved in land-use planning. Therefore, Material Consideration must be evident and supported by facts - see below:

- 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;

- 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;

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- Potential profit for the applicant or from the application;