

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION  
MEETING TO BE HELD ON MONDAY 22nd JUNE 2020**

	<b>CCBC Plan Number</b>	<b>Applicant name</b>	<b>Details of plans</b>	<b>Address</b>	<b>Recommendations/Comments</b>
1	0/47366	A Stanley & R Macbryde	Proposed 2 storey extension to side, new driveway and access steps.	Vectis, Maesdu Avenue, LL30 1NR	No objection
2	0/47359	Mr A Pritchard	Pollard of 1 no. horse chestnut tree.	18 Awel Y Castell, Llandudno Junction, LL31 9GG	No objection
3	0/47380	Mr D Edwards	To remove 2 no.pine trees, crown thin 5 no. pine trees and prune branches on 4 no. pine trees.	Coed y Castell, Gannock Park West, Deganwy, LL31 9HQ	The Town Council does not object providing any work undertaken is in compliance with the Tree Officer's advice.
4	0/47381	Messrs Burgess & Jeffries	Remove window and insert double doors for means of access (Listed Building Consent)	2 Park Lodge Vardre Park, Deganwy, LL31 9YN	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;