

**PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION
MEETING TO BE HELD ON MONDAY 27th APRIL 2020**

	CCBC	Applicant name	Details of plans	Address
1	0/47237	Mr K Cripps	Extension to dwelling (Partly Retrospective)	32 Maes Y Castell, Llanrhos, LL30 1NG
2	0/47243	G Machado Alves	Extension and conversion of garage to form bedroom, ensuite and utility room.	Bryn Lea, 10 Tir Estyn, Deganwy, LL31 9PY
3	0/47247	Mr N Davies	Change of use of part of nurseries to stonemason's yard.	Pabo Nurseries, Garth Road, Llangwstenin, Llandudno Junction, LL31 9JF
4	0/47248	Mr S Simcox	New stable block to keep 2 horses.	Bwlch Farm, Bwlch Farm Road, Deganwy, LL31 9YS
5	0/47257	Mr & Mrs W King	Proposed extensions & Alterations.	The Groves, 54 Deganwy Road, Deganwy, LL31 9DN
6	0/47262	Dr D Edwards	Construction of 3 bedroom detached house with access driveway from Gannock Park West.	Coed Y Castell, Gannock Park West, Deganwy, Conwy, LL31 9HQ
7	0/47052	Coastal Homes	Revised/ Re-started application. The permanent removal of a weathervane and enclosing cresting on the west tower of Deganwy Castle Hotel and the weathervane within the grounds of Deganwy Castle Hotel.	Deganwy Castle Hotel and Apartments, Station Road, Deganwy.
8	0/47053	Coastal Homes	Revised/ Re-started application. The permanent removal of a weathervane and enclosing cresting on the west tower of Deganwy Castle Hotel and 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

- 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;
- Potential profit for the applicant or from the application;

- The availability of infrastructure.
- Overshadowing;
- Overbearing nature of proposal;
- Archaeology;
- Access and highways safety;
- Disturbance from smells;
- Landscaping;

- 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.

Schedule B

Recommendations/Comments

- 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;

- Matters covered by other statute;
- Building and structural techniques;
- Loss of trade to individual competitors;