

57. **TO CONSIDER THE FOLLOWING REPORTS:**

i. **Code ref: 0/51920 - 1-3 Station Road, Deganwy, Conwy, LL31 9PX**

Mr Jamie Bradshaw (Agent) spoke in favour of the application.

Further to a site inspection, an addendum to the report was presented, highlighting the following:

- A correction to paragraph 49 of the committee report, which should read as follows:
- 'The proposed roof terraces on the third floor (fourth floor when viewed from Station Road due to ground/lower ground floor of proposed apartments) would be ≈14.02 metres away from Deganwy Castle Apartments; with views from the proposed roof terraces towards the Deganwy Castle Apartments between the valleys of the gables above the third floor (when viewed from Station Rd due to ground/lower ground floor of proposed apartments)'
- An update on fenestration relating to apartments 14 and 18.
- The applicant/agent had provided additional information in relation to the Valuation Report and Daylight/sunlight Assessment.
- The receipt of an additional letter of objection.

In addition, the Senior Planning Officer advised that a response had been received from Menter Iaith, who asked for signage to be in Welsh and bilingual.

In considering the application, reference was made to the following:

- The impact on the Welsh language
- Pressure on local services
- Demand for affordable housing provision for local people
- The need to seek a financial contribution

In terms of viability, the Development and Building Control Manager advised that the development was not viable for affordable housing or payment of a financial contribution.

**RESOLVED:**

**(a) That the Planning Committee be minded to grant conditional planning permission.**

**(b) That the Development and Building Control Manager be authorised to determine the application under delegation.**