

**APPEAL ANALYSIS**

<u>Appeal Case</u>	<u>Decision Date</u>	<u>Decision</u>	<u>Appeal Type</u>	<u>Officer Recommendation</u>	<u>Committee Decision</u>	<u>Town Council Response</u>
1 14/2016/0723/LP - Gelli Farm, Bontuchel - lawful development (caravan)	09/08/17	Allow	Written	Delegated - Refuse	N/A	N/A
2 43/2014/1166/PO - Warren Drive, Prestatyn - residential development	19/12/16	Allow	Inquiry	Delegated - Refuse	N/A	No objection
3 43/2016/0512/PF - 74 Gronant Road, Prestatyn - apartments	12/07/17	Allow	Hearing	Grant	Refuse	Objection - overintensification, loss of trees, increased traffic.
4 46/2014/1061/PR - Bryn Gobaith, St. Asaph - residential development	29/09/16	Allow	Hearing	Delegated - Refuse	N/A	No objection
5 47/2015/1152/PF - The Croft, Rhualt, St. Asaph - caravan for rural enterprise	22/12/16	Allow	Written	Delegated - Refuse	N/A	Object - no need demonstrated
6 01/2015/1244/PF - The Airfield, Lleweni Parc, Denbigh - log cabin	05/10/16	Dismiss	Written	Delegated - Refuse	N/A	Building inappropriate for use, precedent
7 01/2016/1002/PS- Bryn Hyfryd, A525 roundabout, Denbigh - removal of condition re affordable dwelling	15/08/17	Dismiss	Written	Delegated - Refuse	N/A	No objection
8 05/2015/1066/PF - Tyn y ceubren, Glyndyfrdwy, Corwen - extension to dwelling	05/10/16	Dismiss	Written	Delegated - Refuse	N/A	Concerns over size
9 05/201/0675/PF - Colomendy Lodge, Corwen - new dwelling	12/04/17	Dismiss	Written	Delegated - Refuse	N/A	No observations received
10 14/2015/0854/PFWF - Land at Foel Uchaf, Cyffylliog - 2 wind turbines	27/10/16	Dismiss	Written	Refuse	Refuse	Objection - visual impact, noise
11 16/2015/1047/PF - Llanbedr Hall - 13 dwellings	04/11/16	Dismiss	Hearing	Delegated - Refuse	N/A	Objection - traffic, drainage, no affordable housing
12 24/2016/0615/PF - Plas Isa, Rhewl - garden extension	16/02/17	Dismiss	Written	Delegated - Refuse	N/A	No objection
13 30/2016/0368/PF - Tweedmill, St. Asaph - car wash	26/04/17	Dismiss	Written	Delegated - Refuse	N/A	Inappropriate development
14 40/2016/1116/PF - Woodland View, Bodelwyddan - new dwelling	10/08/17	Dismiss	Written	Delegated - Refuse	N/A	No Objection
15 42/2016/0032/PF - The Willows, St. Asaph Road, Dyserth - replacement garage	31/01/17	Dismiss	Written	Delegated - Refuse	N/A	No objection
16 43/2015/0870/AD - 2 Aberconwy Road, Prestatyn - signage	22/11/16	Dismiss	Written	Delegated - Refuse	N/A	Objection - large and intrusive signage
17 43/2016/1154/PF - 49 Green Lanes, Prestatyn - erectionof replacement extensions and new roof	24/03/17	Dismiss	Written	Delegated - Refuse	N/A	No Objection
18 ENF/2016/00023 - Ynys Wen, Bodfari - enforcement appeal re erectionof annexe , garage and access ramp Costs	26/07/17	Dismiss	Written	N/a	N/a	N/a

- Total of 18 appeal decisions from 1/9/2016 - 1/9/2017 - 16 planning appeals, 1 lawful use,1 enforcement appeal
- 5 allowed, 13 dismissed (72% success)
- 14 out of the 18 appeals were done by written representations, 3 by Hearings , 1 by Public Inquiry
- 2 of the 16 planning appeal decisions arose from Committee decisions
- 14 of the 16 planning appeals arose from delegated Officer decisions, and of these, 11 were dismissed
- 1 of the 2 appeals arising from Committee decisions was successful on appeal
  
- 4 out of the 5 allowed appeals were delegated Officer decisions
- 2 of the above 5 allowed appeals followed the recommendation of the Town/Community Council
- Town Councils had supported or raised no objections to 7 out of the 12 appeals dismissed
- Town Councils had objected to 2 out of the 7 appeals allowed..