

Minutes of a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held  
remotely by video-conference on  
Wednesday, 19 May 2021

Present: Councillor Lynford Thomas (Chair), John Adams-Lewis, Bryan Davies, Ceredig Davies, Gethin Davies, Meirion Davies, Ifan Davies, Odwyn Davies, Rhodri Davies, Dafydd Edwards, Rhodri Evans, Paul Hinge, Gwyn James, Maldwyn Lewis, Lyndon Lloyd MBE, Gareth Lloyd, Dai Mason, Rowland Rees-Evans and Wyn Thomas.

Also in attendance: Councillors Marc Davies and Endaf Edwards

Officers in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer- Economy & Regeneration, Mr Alan Davies – Corporate Manager – Planning Services, Mrs Gwennan Jenkins, Development Management Team Leader South, Jonathan Eirug – Development Management Team Leader North, Mrs Catrin Newbold, Service Manager – Development Management, Mrs Ffion Lloyd – Solicitor, Ms Nia Jones – Corporate Manger – Democratic Services and Mrs Dana Jones, Democratic Services and Standards Officer

(2:00pm – 5:00pm)

**1 Apologies**

Councillor Peter Davies and Catherine Hughes apologised for their inability to attend the meeting.

**2 Personal Matters**

The Chairman welcomed all to the meeting.

Congratulations were extended to Councillor Paul Hinge and Ifan Davies on being appointed the Chair and Vice Chair of the Council at the recent Annual Meeting.

**3 Disclosures of personal interest/prejudicial interest**

Councillor Ifan Davies declared a personal and prejudicial interest in Application A200449.

**4 To consider the Minutes of the Meeting of the Committee held on the 10 March 2021**

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 10 March 2021 subject to noting that Mrs Ffion Lloyd, Solicitor was present at the meeting.

**5 To consider planning applications deferred at previous Meetings of the Committee**

Consideration was given to the Report of the Corporate Lead Officer – Economy and Regeneration on the following planning applications which

had been considered at a previous meeting and which required further consideration by the Committee:-

A200449 Erection of 2 open market dwellings with vehicular access, Land Adjacent To Maes Wyre Llanrhystud, Aberystwyth

To **APPROVE** the application with a Section 106 legal agreement which would secure a financial contribution of 10% of the open market value of the development which is to be used towards the provision of affordable homes in the County, in accordance with policy S05 of the adopted LDP.

Members did not agree with the recommendation of officers for the following reasons:-

- Members felt that the applicant had mitigated the issues raised in the report regarding the Flood Zone C2 by providing updated mapping, which provides assurance that there will be no flooding at this location, and as a result the development should be permitted
- Zone B had also tentatively been agreed by NRW
- The location was within the confines of the village
- The location of the dwellings on the application site was not within Flood Zone C2 but in the area categorized by Flood Zone B and therefore Members considered it was safe to build in that location.
- When there was a historic incident of flooding in the village, the Local Member had indicated that the flood water had not affected this area

## **6 Development, Advertisement, Local Authority and Statutory Applications**

Consideration was given to the Report of the Corporate Lead Officer Economy and Regeneration upon development, advertisement; local authority and statutory planning Applications:-

Written representations from Mr Iwan Thomas (Agent) was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200945 Demolition of original cottage, and erection of replacement dwelling, Penrhiw Cottage, Ciliau Aeron

To **APPROVE** the application.

Members did not agree with the recommendation of the Officers and were of the opinion that the application could be approved for the following reasons:-

- This application was planning gain as the location of the dwelling would be located further away from the road
- A 140sqm footprint was acceptable for an open market dwelling
- In Members opinion the application was within Policies LU09 and DM06, as the applicant will be reusing existing materials of the original cottage to build the new dwelling; and therefore as if it was a replacement dwelling
- It had the substantial appearance of a dwelling due to a window and walls to wallplate; which differed to the view of officers.

A200958 Proposed erection of a dwelling along with parking area, 3 Pen y Cei, Felin-y-Mor Road, Trefechan

To **APPROVE** the application subject to conditions and subject to a Section 106 Legal Agreement, which would secure a 10% commuted sum contribution to be used towards the provision of affordable housing in the county, as per the provision of LDP Policy S05.

Written representations Mr Gareth Richards (Applicant) was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200694 Change of use of holiday unit 5 into a Managers Accommodation, Penuwch Fawr, Capel Seion, Aberystwyth

To **APPROVE** the application subject to Section 106 tying the managers accommodation to the business.

Members did not agree with the recommendation of the Officers for the following reasons:-

- Following discussion by the committee regarding this application, it was clear that the owner is unable to continue with the current work that evolves from the business, and requires a manager on site for 24 hrs a day.
- This decision would reduce the burden of the business on the owner who had health issues
- The business was already successful and a manager would keep this business afloat within the rural economy.

- This application was simply providing a managers residence which was tied to the business
- This approval was succession planning which would allow the owner to continue with his business rather than closing, it would also provide an opportunity for others to learn the business for the future
- The approval adheres to the policies of Ceredigion County Council.

Written representations from Mr Cynan Jones, Ms Charmian Holloway, Ms Margaret Jones (Objectors) and Mr Paul Nichollas (Agent) and Mr Irvine was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200773 Proposed Local Needs (Affordable) Dwelling, Llwydlo Fach, Aberarth

To **APPROVE** the application subject to a Section 106 for an affordable dwelling.

Members did not agree with the recommendation of the Officers for the following reasons:-

- Approval of this application would keep the countryside of Ceredigion alive.
- Members recognised the site to be in a cluster therefore meeting the requirements in relation to Planning Policy Wales and Ceredigion's Local Development Plan.
- The approval would allow the family to obtain support from their family with childcare which would facilitate the applicants being able to work which would in turn promote the economy.
- The application had environmental benefits in accordance with County Council polices by cutting down on travelling for childcare.

## **7 Planning applications dealt with by way of delegated authority**

It was RESOLVED to note the schedule of planning applications dealt with the Report of the Corporate Lead Officer – Economy and Regeneration.

An update was provided in relation to planning applications dealt with by way of delegated authority noting that Covid-19 and the situation in

relation to phosphates has had a significant impact upon the rate of determination.

**8 Appeals**

None.

**9 Any other matter which the Chairman decides is for the urgent attention of the Committee**

- Councillor Lyndon Lloyd MBE noted that when selling a house that had been identified as an 'affordable home', Ceredigion County Council was required to provide a new evaluation of the property. However, he stated that in a specific case in his ward, both the Estate Agent and the seller did not agree with the evaluation provided, especially as a result of the recent increase in house prices. It was noted that the matter would be looked into, and a response provided.
- It was noted that workshops would be held to provide information to Members on matters including changes to the PPW, updates on call-ins, phosphates and affordable homes

**Confirmed at the Meeting of the Development Control Committee held  
on 9 June 2021**

**Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_