

**Minutes of the Meeting of DEVELOPMENT CONTROL COMMITTEE
held at the via video conferencing on Wednesday, 9 June 2021**

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

Also in attendance: Councillors

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

(10:00am – 11:40am)

1 Apologies

None.

2 Personal Matters

The Chairman welcomed all to the meeting.

3 Disclosures of personal interest/prejudicial interest

Councillor Rowland Rees –Evans declared a personal and prejudicial interest in Application A200862, however, he had been granted a dispensation to speak on the application by the Ethics and Standards Committee.

4 To consider the Minutes of the Meeting of the Committee held on the 19 May 2021

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 19 May 2021.

Matters arising

None.

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

None.

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:-

A200862 Erection of a Dwelling, Tycoch, Trefenter, Aberystwyth

To **DEFER** determination of the application in order for officers to consider the recent information submitted by the agent for an affordable dwelling.

A201095 Erection of a Dwelling, Plot adjacent to Gwyn Ley, Penrhyncoch, Aberystwyth

To **DEFER** determination of the application in order for discussion with the applicant and officers regarding relocating the dwelling nearer to the farm and that they consider a TAN 6 agricultural dwelling rather than an affordable, also justification for a TAN 6 to be provided accordingly.

A200879 Removal of agricultural condition 4 of planning permission D1/1000/87 erection of a dwelling for an agricultural worker, Rhos Rhydiol, Bwlchllan, Lampeter

To note that the applicant had **WITHDRAWN** the application.

Written representations from Mr Zac Addison (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

A200994 Proposed storage shed for agricultural & horticultural machinery, Land Adjacent To Waun Fach, Cwm Cou, Newcastle Emlyn

To **APPROVE** the application subject to conditions to include that the storage of vehicles associated with the business are stored within the shed only and not on the yard.

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

- This application supports and promotes a rural business
- Planning Policy Wales is flexible as it allows for rural businesses It's the policy of the County Council is to assist small rural business such as this
- Beulah Community Council supports the application and this is an important factor for approving the application
- It's important that the applicant has a shed to keep his expensive machinery secure and under lock

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.

8 Appeals

It was AGREED to note the following:-

#	Cyfeirnod yr Apel / Appeal Reference	Cais / Gorfodaeth / Linked Application / Enforcement	Apeliwr / Appellant	Rhesymau dros apelio / Grounds for Appeal	Lleoliad / Location	Penderfyniad Allanol / External Decision	Dyddiad Penderfyniad Allanol / External Decision Date
1	APP/D6820 /A/21/32691 54	A200981	Mr A Szebeni (Rees & Soady)	Against refusal of permission	70 Cambrian Street, Aberystwyth, SY23 1NZ	Allowed with Conditions	19-05-2021
2	APP/D6820 /E/20/32628 18	A150941	Ms K Price	Against refusal of listed building consent.	Aberarth Chapel, Aberarth, Aberaeron, SA46 0LN	Dismissed	19-05-2021

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

The Corporate Lead Officer- Economy & Regeneration reported that a Members Workshop would be held on Friday, 25 June 2021 at 2:30pm. The aim of the Workshop was to consider issues such as pre call in letters, update on Planning Policy Wales, Future Wales and any policy changes emerging from Welsh Government. A work programme for future meetings in the next few months would also be considered.

**Confirmed at the Meeting of the Development Control Committee held
on 23 June 2021**

Chairman: _____

Date: _____