

**Minutes of the Meeting of DEVELOPMENT CONTROL COMMITTEE  
held via video conferencing on Wednesday, 28 July 2021**

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

Also in attendance: Councillor John Roberts

**Officers in attendance:** Mr Russell Hughes-Pickering, Corporate Lead Officer- Economy & Regeneration, Mr Jonathan Eirug – Development Management Team Leader North, Mrs Gwennan Jenkins, Development Management Team Leader South, Ms Elin Pryor- Corporate Lead Officer- Legal Services and Monitoring Officer, Ms Nia Jones – Corporate Manager – Democratic Services and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am –1:05pm)

**1. Personal**

The Chairman welcomed all to the meeting.

Condolences were extended to Councillor Ifan Davies following the loss of his mother.

Condolences were extended to the family of Lord Elystan Morgan, who passed away recently by Councillor Paul Hinge.

The Corporate Lead Officer – Economy & Regeneration was congratulated on raising awareness of prostate cancer by taking part in the Big Walk. His target was to complete 310 miles in July. A link the donation page would be circulated to Members.

**2. Apologies**

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

**3 Disclosure of Personal and/or 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.

Councillor John Adams- Lewis, Dafydd Edwards, Rhodri Evans and Gareth Lloyd declared a personal and prejudicial interest in Application A201067.

Councillor Gethin Davies declared a personal and prejudicial interest in Application A210062.

The Corporate Lead Officer – Economy & Regeneration declared a personal and prejudicial interest in Application A201067 and A210077

#### **4. Minutes of a Meeting of the Committee held on the 14 July 2021**

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 14 July 2021.

#### **Matters arising**

None

#### **5. 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:-

Written representations from Mr Robert 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

A200862 Erection of a dwelling, Tycoch, Trefenter, Aberystwyth

To **DEFER** determination of the application to allow further time or a 'cooling off' period to consider the points raised by Members, to consider the significance of the departure and to consider the risks prior to reporting back to Committee in September.

**Reason:** To ensure the Committee receives further advice on the significance of the departure and risks prior to making a final decision.

#### **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 representation from Friends of ErwGoch field (objectors) and Mr Dylan Green (Agent) were 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

A201067 Hybrid planning application comprising: A) Outline planning application with all matters reserved (except those included in full application below) for residential development to be developed in phases and associated works; B) Full application for residential development and associated works including public open space/play provision, a new spine road from Cefnesgair to Waunfawr Road, engineering and drainage arrangements, ecological mitigation, landscaping and associated works, Land adjoining Hafan Y Waun, Waunfawr, Aberystwyth

To **DEFER** determination of the application in order to receive the resolution of the Village Green application prior to considering this planning application, also confirmation from SSE and Welsh Water be sought that they had the appropriate infrastructure in place to cater for this residential development due to issues raised by Members, and that a management plan for the enhanced play area over the long term be provided

Written representation from Mr Llyr Evans (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

A210062 Application for the siting of 8 holiday self-catering lodges together with access road, landscaping measures and associated works, Land west of Penrallt Hotel, Aberporth

To **APPROVE** the application subject to conditions.

Written representation from Mr Rhys Norrington-Davies (Applicant) and Mr Alex Smith (Agent) were 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

A210077 Demolition of existing stables building and erection of a residential dwelling, including parking, landscaping and ancillary works, Land at Tyn-y-Cae, Talybont

To **DEFER** determination of the application to allow further time or a 'cooling off' period to consider the points raised by the agent, to consider the significance of the departure and to consider the risks prior to reporting back to Committee in September.

**Reason:**

To ensure the Committee receives further advice on the significance of the departure and risks prior to making a final decision.

**7. Planning Applications dealt with by Corporate Lead Officer – Economy and Regeneration:-**

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

**8. Planning Appeals**

None.

**9. Any Other Business**

The Chairman stated that he had been informed during the meeting that Councillor Catherine Hughes had lost her father; condolences were expressed to her and her family.

**Confirmed at the meeting of the Committee held on the 11 August 2021**

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

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