

Minutes of a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held remotely by video-conference on
Wednesday, 11 August 2021

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

Also in attendance:

Officers in attendance: Mr Alan Davies – Corporate Manager, Planning Services, Mrs Catrin Newbold- Service Manager, Development Management, Mr Jonathan Eirug – Development Management Team Leader North, 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 –12:10pm)

1. **Personal**

The Chairman welcomed all to the meeting.

Condolences were expressed to Councillor Catherine Hughes and her family on the passing of her father.

2. **Apologies**

Councillor Ceredig Davies apologised for his inability to attend the meeting.

3. **Disclosure of Personal and/or Prejudicial Interest**

None.

4. **Minutes of a Meeting of the Committee held on the 28 July 2021**

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 28 July 2021.

Matters arising

None.

5. **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:-

Written representation from Mr Robert Taylor (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

A201081 Proposed affordable dwelling to include installation of package treatment plant, Land adj College Farm, Bethania, Llanon

To **DEFER** determination of the application to allow further time to seek additional information and a 'cooling off' period to :

- consider the points raised by Members,
- seek additional information from the Highways service
- seek additional information from the Applicant
- to consider the significance of the departure
- to consider the risks prior to reporting back to Committee to include the new highways proposal
- if the dwelling could be considered under One Planet guidance.
- There was ambiguity in the proposal

Reason:

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

Written representation from Mr Alun Charles (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

A210084 Retrospective planning application for consent for a holiday accommodation in a cabin located within the grounds of Porth Elenydd, Devils Bridge, Porth Elenydd, Devils Bridge, Aberystwyth

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

Written representation from Mr Alex Smith (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

A210291 Erection of three affordable dwellings, including access, parking, landscaping and ancillary works, Land adjacent Maescrug, Pantycrug, Capel Seion, Aberystwyth

To **APPROVE** the application subject to a Section 106 for affordable dwellings and that the discount for sale remain at 30%, if the applicant does not agree, the Corporate Lead Officer –

Economy & Regeneration be authorised to REFUSE the application.

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

- Principle of development had previously been established due to the approval of the previous planning application on the site, therefore an additional affordable dwelling was welcomed and the developer could possibly receive a more favourable financial return on the development if 3 affordable dwellings were approved;
- The applicant had a list of potential purchasers for these affordable dwellings which demonstrates that there's a demand for these dwellings;
- Approval of this application would assist the Local Authority in its target for the number of affordable dwellings in the County;
- Affordable dwellings were required urgently and this had recently been highlighted in the press by the Minister of Climate Change, Julie James MS;
- Affordable dwellings at this location were required as there were no developments in the nearby town
- Members stated that they did not accept a reduction of 15% in the discount of sale of these dwellings as all other developments with affordable dwellings had agreed to the 30%, approval of this request would set a precedent which was not viable
- That a 15% Discount would be contrary to policy
- Approval of one additional affordable dwelling was supported as Members did not wish for the two affordable dwellings previously granted planning permission to not be built

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. The Service Manager, Development Management updated Members on the performance of the service since the last quarter. Members congratulated the service on their achievements in light of inadequate staffing.

8. Planning Appeals

It was AGREED to note the appeal decision received.

9. Any Other Business

Confirmed at the meeting of the Committee held on the 08 September 2021

Chairman:- _____

Date: _____