

Minutes of a Meeting of the **DEVELOPMENT CONTROL COMMITTEE**
held remotely by video-conference on
Wednesday, 08 September 2021

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

Also in attendance:

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, Mrs Patricia Armstrong – Corporate Manager- Legal Services, Ms Elin Prysor- Corporate Lead Officer- Legal Services and Monitoring Officer, Mr Alan Davies- Corporate Manager – Planning Services, Mrs Catrin Newbold – Service Manager, Ms Nia Jones – Corporate Manager – Democratic Services and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am –11:20pm)

1 Personal

The Chairman welcomed all to the meeting.

2 Apologies

Councillor Ceredig Davies and Maldwyn Lewis apologised for their inability to attend the meeting.

Councillor Paul Hinge apologised for his inability to attend the meeting as he was on other Council duties.

3 Disclosure of Personal and/or Prejudicial Interest

None.

4 Minutes of a Meeting of the Committee held on the 10 August 2021

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 10 August 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:-

A201050 Erection of a dwelling to include installation of vehicular access and treatment plant, Land Adjacent to Awel Y Mynydd, Pïsgah, 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. .

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 Mr Matt Edwards (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

A210522 Proposed erection of a single new dwelling, Land North of Ty Blaencwm Brynhoffnant, Llandysul, Ceredigion, SA44 6ED

To **APPROVE** the application subject to conditions and subject also to a S.106 legal agreement which would secure a commuted sum payment of 10% of the open market value of the development, as per the requirements of Policy S05 (Affordable Housing) of the adopted LDP.

Members were of the opinion that the application could be approved for the following reasons:-

- Members recognised the site to be in a linked settlement therefore meeting the requirements in relation to Ceredigion's Local Development Plan.
- Due to the lack of consents in the linked settlement the application could be approved
- Also a lack of housing delivery in the Rural Service Centre of Aberporth / Parcllyn as a reason to allow the development
- The proposed dwelling was adjacent to a settlement
- The dwelling was next door to other dwellings currently being built
- The approval of this application could be considered as premature, however, there was a current need for this dwelling
- The applicant of the proposed dwelling had invested greatly in two businesses in Brynhoffnant which were assisting the local economy and also adheres to the policy of County Council and Planning Policy Wales of promoting businesses in rural areas
- The applicant was required to live near to his businesses for security reasons
- The dwelling was located within a sustainable village which also offered services to the wider community

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

To note the planning appeals decisions received.

Confirmed at the meeting of the Committee held on the 13 October 2021

Chairman:-_____

Date:_____