

Minutes of a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held  
remotely by video-conference on  
**Wednesday, 13 October 2021**

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

Also in attendance: Councillor Endaf Edwards

**Officers in attendance:** Mr Russell Hughes-Pickering, Corporate Lead Officer- Economy & Regeneration, Ms Elin Pryor- Corporate Lead Officer- Legal Services and Monitoring Officer, Mrs Catrin Newbold – Service Manager, Ms Nia Jones – Corporate Manger – Democratic Services and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am –12:45pm)

**1 Personal Matters**

The Chairman welcomed all to the meeting. Members thanked Mrs Gwennan Jenkins and Mr Gwion Dafydd for their work during their time with the planning service and wished them well in their future careers. Congratulations was extended to Councillor Rowland Rees-Evans daughter on being admitted to the Law Society.

**2 Apologies**

Councillor Peter Davies MBE apologised for his inability to attend the meeting.

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

Councillor Endaf Edwards declared a personal and prejudicial interest in Application A210575

Councillor Odwyn Davies declared a personal and prejudicial interest in Application A210121.

Councillor Ceredig Davies declared a personal and prejudicial interest in Application A201050.

Mr Russell Hughes Pickering declared a personal and prejudicial interest in Application A210077.

**4 To consider the Minutes of the Meeting of the Committee held on the 08 September 2021**

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 08 September 2021

**Matters arising**

None.

**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:-

A200862 Erection of a dwelling, Tycoch, Trefenter, Aberystwyth

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

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

- In terms of meeting the policy criteria in relation to its location, Members were of the opinion that the application site was considered to be in Trefenter which was a recognised settlement.
- Whilst there were a limited number of dwellings in the immediate area with no clear built-up area, it was made up of a small number of groups of houses that form a settlement.
- Development of a small gap, adjacent to an existing dwelling and in close proximity to others, would not be 'open countryside' in the sense of undulating fields and an uninterrupted landscape but one that conforms and respects the character of the settlement.
- There were two properties to the north of the application site and a cluster of properties nearby. The Panel was of the opinion that the settlement was a community rather than village based which was a recognised settlement even if dwellings were dispersed.
- This application was an affordable dwelling which was welcomed within this settlement
- The dwelling location followed the pattern of original dwellings in Ceredigion, and Planning Policy Wales stated that there was discretion with the planning authority to consider this

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A201050 Erection of a dwelling to include installation of vehicular access and treatment plant, Land Adjacent To Awel Y Mynydd, Pisgah, Aberystwyth

To **DEFER** determination of the application in order to allow for the submission and consideration of revised plans for an affordable dwelling,

with the Corporate Lead Officer for Economy and Regeneration being authorised to approve the application if the plans for an affordable home are acceptable and to refuse if negotiations fail.

If approved, the permission would also be subject to a S.106 to secure the affordable home in perpetuity.

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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 **REFUSE** the application as being contrary to policies S01, S04, S05 of the Ceredigion Local Development Plan 2007 -2022.

## 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:-

Representation from Mr Laurence Akerman (Objector) was made in person and a letter from Mr Rhys ap Dylan (Agent) was read out on his behalf at the 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

A200906 Conversion, extension and alterations of existing dwelling to provide 4 self contained flats, 1 Castle Terrace, South Road, Aberystwyth

To **DEFER** determination of the application for one month to allow further time or a 'cooling off' period to consider the points raised by Members, and for officers to visit the site and obtain further information/photographs/videos to address these points prior to further consideration of the application

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A210121 Erection of an agricultural farm building, Abermarlais, Cellan, Lampeter

To **DEFER** determination of the application for one month in order to obtain further information to consider the application. Members specifically required additional information in relation to why a second farm building was required on the holding, along with justification as to why the proposed building needed to be sited away from the existing farm yard.

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A210575 Re-surfacing of the existing car park, allocation of 30 parking spaces for the hotel (as required under condition 4 of planning permission A190141) and associated works, St Michael's Church Car Park, Laura Place, Aberystwyth

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

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- 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**  
To note the planning appeals decisions received.
- 9 Any other matter which the Chairman decides is for the urgent attention of the Committee**  
None.

**Confirmed at the Meeting of the Development Control Committee held  
on 10 November 2021**

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

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