

**Minutes of the Meeting of DEVELOPMENT CONTROL COMMITTEE
held remotely via video-conference on Wednesday, 10 November 2021**

Present: Councillor Lynford Thomas (Chair), John Adams-Lewis, Bryan Davies, Ceredig 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: Councillor John Roberts

Officers in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer- Economy & Regeneration, Ms Elin Prysor- Corporate Lead Officer- Legal Services and Monitoring Officer, Mrs Catrin Newbold – Service Manager, Mr Alan Davies – Corporate Manger – Planning Services, Mr Jonathan Eurig – Development Manager Officer –North, Ms Nia Jones – Corporate Manger – Democratic Services and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am –12:20pm)

1 Welcome

The Chairman welcomed all to the meeting.

2 Apologies

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

3 Disclosures of personal interest/prejudicial interest

Councillor Odwyn Davies declared a personal and prejudicial interest on Application A210121

Councillor Rhodri Evans declared a personal and prejudicial interest in Application A210464

Both vacated the meeting during consideration their respective applications.

4 To consider the Minutes of the Meeting of the Committee held on the 13 October 2021

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 13 October 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:-

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

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

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

- On balance the agricultural farm building did not have a detrimental impact on the landscape as it was a small development-not overbearing or large
- The building could be screened and had Yorkshire boarding on the side to adhere to other agricultural buildings in the open countryside
- There was no ecological impact from the application as the applicant was not creating a new entrance to the building
- The building was required for the welfare of the animals and to assist the work of the applicant
- It's the policy of Ceredigion County Council to promote and support the agricultural sector
- The building was near to other built form
- The holding was across the road
- The application complied with DM10
- DM06 was mitigated with the application complying with DM10
- The application adhered to point 3 of Policy S04
- Not in linked settlement
- There was a local need for this building and its supports the local economy
- It's the LDP that restricts the approval of this application as PPW states that agricultural buildings should be supported
- TAN6 did not apply

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:-

The Vice- Chair, Councillor Bryan Davies chaired the meeting during consideration of Application A210387 as the Chair; as Local Member wished to address the meeting.

Mr E Jenkins addressed 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

A210387 Proposed affordable dwelling to include installation of vehicular access and package treatment plant, Land adjacent to Glownant, Talsarn,

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 including:

- to ensure the development fitted into the landscape
- size
- applicant has liaised with the LPA
- 5.62 of Planning Policy Wales

and so that the Committee receives further advice on the significance of the departure and risk prior to making a final decision

Mr Geraint Hughes (Agent) addressed 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

A210463 Proposed erection of a single storey dwelling, Land At Woodcroft Capel Dewi, 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 to include:

- the views of the Forward Planning officers on the future of Capel Dewi within the LDP, PPW 4.2.5.and
 - the Social Services and Wellbeing (Wales) Act 2014 S5&7
 - 10% had been offered and so that the Committee received further advice on the significance of the departure and risks prior to making a final decision
-

Ms Naomi Mudie (Applicant) addressed 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

A210464 Erection of steel framed storage shed to be used for the storage of machinery and fodder, Tyncelyn Fields, Llangeitho, Tregaron

To **DEFER** determination of the application for the applicant to provide further information and evidence as stated by her in the statement at the committee, this information to include:

- how development fits into landscape

and so that the Committee receives further advice on the significance of the departure and risks prior to making a final decision

This information was required prior to consideration by the Cooling-off Group.

Mr Maldwyn Pryse (Objector) and Mr Arwyn Jones (Applicant) addressed 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

A210468 Proposed extension and alterations to dwelling to include removal of single storey element of dwelling, 16 Pen-y-graig, Aberystwyth

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

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.

**Confirmed at the Meeting of the Development Control Committee held
on 24 November 2021**

Chairman: _____

Date: _____