

Minutes of a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held  
remotely by video-conference on  
**Wednesday, 09 March 2022**

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

Also in attendance: Councillor Clive Davies

**Officers in attendance:** Mr Russell Hughes-Pickering, Corporate Lead Officer- Economy & Regeneration, Mr Alan Davies – Corporate Manager – Planning Services, Mr Jonathan Eirug – Development Management Team Leader – North, Ms Nia Jones – Corporate Manager – Democratic Services, Mrs Catrin Newbold – Service Manager, Mrs Sian Holder, Development Management Team Leader – South, Mrs Patricia Armstrong – Group Manager, Legal Services, and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am –2:50pm)

**1 Personal Matters**

The Chairman welcomed all to the meeting.

The vice- chair, Councillor Bryan Davies and Cabinet Member, Councillor Rhodri Evans thanked the chair for all his work and fairness during his time as chair, and wished him well on his retirement. Best wishes were also extended to the other Members that would be retiring.

**2 Apologies**

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

Councillor Bryan Davies and Gwyn James stated that they needed to leave the meeting early if the meeting was still in progress.

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

Councillor Odwyn Davies declared a personal and prejudicial interest in Application A210091.

Councillor Dafydd Edwards, Rhodri Evans, Catherine Hughes and Gareth Lloyd declared a personal and prejudicial interest in Application A210960.

**4 To consider the Minutes of the Meeting of the Committee held on the 09 February 2022**

It was RESOLVED to confirm as a true record the Minutes of the Meeting of the 09 February 2022

**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:-

During consideration of the application below, exempt information was presented as defined in paragraph 12 and 14 of Part 4 of Schedule 12A to the Local Government Act 1972 as amended by the Local Government (Access to information) (Variation) (Wales) Order 2007. It was agreed that the public and press would be excluded from the meeting during such consideration, in accordance with Section 100B(2) of the Act. Following consideration of this exempt information, the committee returned to a public domain.

A210722 Proposed Retirement Bungalow, Bayview Garage, Parclyn, Cardigan

To **REFUSE** the application as it was contrary to the LDP housing strategy set out within LDP policies S01 and S04.

**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:-

Ms Jane Morgan (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

A210091 Retrospective planning application for agricultural implement and storage shed and improvements to existing vehicular access, Land opposite Tan Yr Allt, Coxhead, Tregaron

To **DEFER** determination of the application to request further information from the applicant that she had presented at the committee.

A letter was read out on behalf of Mr Jeremey Davies (Applicant) 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

A210408 Internal alterations required to locate living accommodation at first floor and bedrooms to the ground floor, fenestration alterations to rear elevation only, Island House, Bellevue Gardens, Aberaeron

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

A letter was read out on behalf of Mr Rob Thomas (agent) 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

A210573 Erection of new dwelling, Land adjacent to Maes y Fedwen, Tresaith

To **DEFER** determination of the application for the applicant to consider and agree to an affordable dwelling, which would be secured via a Section 106 agreement, with the Corporate Lead Officer for Economy and Regeneration being authorised to approve the application if agreed. In the event that the applicants do not agree to an affordable dwelling, the application is to be referred to the Task and Finish Group for a “cooling off” period.

Mr Richard Banks (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

A210697 Variation of Conditions 4, 6, 7, 8 and 13 of Planning Permission A160636 to substitute compliance with Indicative Site Layout Plan RB/0054cREV4- March 2017 for Site Layout Plan reference 2538-505-REV B and Engineering Plan reference 2538\_(00)02\_101-REV A, Land Off Ffordd Newydd Aberporth, Cardigan, Cardigan

To **APPROVE** the application subject to conditions and a Section 106 agreement.

Members wished to be noted that they had raised the question if the applicant could provide further affordable dwellings within the scheme. In response, the officer stated that the applicant had provided three affordable in accordance with the policy.

A211113 Variation of condition 3 of planning permission A160636 – to extend the period for submission of reserved matters, Land off Ffordd Newydd, Aberporth, Cardigan

To **APPROVE** the application subject to conditions and a Section 106 agreement.

Ms Helen Ashby-Ridgway (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

A210888 The proposed development of bases for the siting of static caravans and modifications to the existing pond with associated access, car parking, landscaping and drainage infrastructure works, Quay West Holiday Park Holiday Camp, New Quay

To **DEFER** determination with powers given to the CLO to **APPROVE** the application subject to conditions, subject to the HRA concluding that the proposed development would not have an adverse impact on the Cardigan Bay and West Wales Marine SAC's.

Also that a request be made to the company to instruct their users to use the main road into New Quay to arrive at Milkwood and not through Llaingarreglwyd village.

A210914 Conversion of outbuilding into 2 holiday units, Graig Farm, Mwnt, Cardigan

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

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

- Assists with complying to the Corporate Strategy of the Council in boosting the economy and economic resilience
- Planning Policy Wales was in favour of farm diversification and rebuilding of existing buildings

- The approval was Planning gain and an improvement to the current buildings
- The committee agree with Planning Policy Wales paragraphs 5.6.10 and 5.6.11

A letter was read out on behalf of Mr Alex Fox (Objector) and Mr Carwyn Young (on behalf of the Council as 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

A210960 Internal refurb of existing leisure centre external upgrade to principalelevation façade including new curtain walling and signage. Internal works include additional room separation and new partial first floor to include change of use from a leisure centre (D2 use class), into a mixed use. Lampeter Leisure Centre, Peterwell Terrace, Lampeter

To **DEFER** determination with powers given to the CLO to **APPROVE** the application subject to conditions, subject to the HRA concluding that the proposed development would not have an adverse impact on the River Teifi SAC.

**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**  
It was **AGREED** to note the planning appeals received.

The Chair stated that this was his last meeting prior to retirement and thanked all for their work and support. He also wished well to all other Councilors' who were retiring. The Corporate Lead Officer, Economy and Regeneration thanked the Chair and all Councilors' for their work during the term.

**Confirmed at the Meeting of the Development Control Committee held  
on 18 May 2022**

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

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