

Wednesday, 10 May 2023

Present: Councillor Rhodri Davies (Chair), Councillors Gethin Davies, Marc Davies, Meirion Davies, Ifan Davies, Rhodri Evans, Geraint Wyn Hughes, Hugh R M Hughes, Ceris Jones, Maldwyn Lewis, Gareth Lloyd, Sian Maehrlein, Chris James, Mark Strong and Carl Worrall

Also in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer – Economy & Regeneration, Mrs Catrin Newbold – Service Manager (Development Management), Mr Jonathan Eirug – Development Management Team Leader North, Mr Sam Pugh- Development Management Team Leader – South, Ms Elin Prysor, Corporate Lead Officer – Legal and Governance & Monitoring Officer, Mr Steve Hallows, Service Manager, Highways Development, Mr Shaun Greatrix, Senior Engineer and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am-12:40pm)

1 Personal Matters

The Chairman welcomed all to the meeting.

2 Apologies

None.

3 Disclosures of personal interest/prejudicial interest

Councillor Rhodri Evans declared a personal and prejudicial interest in Application A201012, A220815 and A230102.

Councillor Marc Davies declared a personal interest in Application A230102.

Mr Russell Hughes-Pickering declared a personal a prejudicial interest in Application A230162.

4 To consider the Minutes of the Meeting of the Committee held on the 12 April 2023

It was RESOLVED to confirm as a true record the Minutes of the Meeting of 12 April 2023

Matters arising

None.

5 To consider 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:-

A201012 Change of Use of Agricultural Land to Glamping Pod site, Fields South East of Pantyfod, Llanddewi Brefi, Tregaron

To note the application had been WITHDRAWN from the agenda, as further information had been received from the agent following the publication of the agenda for officers to consider.

Mr Paul Nicholls (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220398 Proposed infill dwelling, Land Adjacent Uwch-y-nant Borth

To DEFER the application to allow further time or a 'cooling off' period to consider the points raised by Members, to consider whether there are any material considerations that are sufficiently evidenced to outweigh the policies, to consider the significance of the departure and to consider the risks associated with approving the decision , prior to reporting back to Committee.

A220815 Erection of an agricultural shed to hold farm yard manure, Llanio Fawr, Tregaron

To APPROVE the application subject to conditions.

Mr Tim Rainbird (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A230028 Erection of 1 no. retail unit (Class A1) along with the creation of external display area, access and servicing arrangements, car parking, landscaping and associated works, Land at Bath House Road, Cardigan

To APPROVE the application subject to conditions.

Ms Samantha Davies (objector) addressed the Committee in accordance

with the Operational procedure for Members of the Public addressing the Development Management Committee

A230102 New build, single storey Primary School with Additional Learning Needs Unit (ALN), Canolfan Iaith, Meithrin, new road access and car parking, MUGA and floodlit 3G Pitch with WC/Storage building, sprinkler facilities, substation, service area and refuse storage, landscaping including fencing, boundary treatments and pathways, and highway pavement improvements, Aeron Valley Primary School Lampeter Road, Felinfach, Lampeter

To APPROVE the application subject to conditions.

Mr Keith Davies on behalf of Llangawsai Residents Group (objector) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A230162 Demolition of 2no. Temporary classroom units and 1no. garage and replacement with a new build two storey, 10 classroom block, associated sprinkler tank, external works and landscaping, Ysgol Gymraeg, Plascrug Avenue, Llanbadarn Fawr, Aberystwyth

To DEFER determination of the application in order to receive satisfactory NRW consultee response on flooding, land contamination and a bat survey, and to also seek clarification on officer delegation to approve/refuse the application as the CLO for Economy and Regeneration had declared an interest in the application. The application be represented to Committee when the information from the consultees had been received.

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 appeals 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 Management Committee
held on 14 June 2023**

Chairman: _____

Date: _____