

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held hybrid  
on  
**Wednesday, 14 June 2023**

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

Also present:- Councillor Bryan Davies

**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, Mrs Sian Holder- Development Management Officer, Ms Elin Prysor, Corporate Lead Officer – Legal and Governance & Monitoring Officer, 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**

Councillor Ceris Jones and Carl Worrall apologised for their inability to attend the meeting.

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

Councillor Rhodri Evans stated that he had received a dispensation to speak only on Application A201012 by the Ethics and Standards Committee.

Mrs Dana Jones, Democratic Services and Standards Officer declared a personal and prejudicial interest in Application A220035 and Ms Nia Jones, Corporate Manager – Democratic Services took the minutes for this item.

**4 To consider the Minutes of the Meeting of the Committee held on the 10 May 2023**

It was RESOLVED to confirm as a true record the Minutes of the Meeting of 10 May 2023.

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:-

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

For the recommendation to REFUSE the application:- Mark Strong (1)

Against the recommendation to REFUSE the application :- Gethin Davies, Ifan Davies, Marc Davies, Meirion Davies, Rhodri Davies, Rhodri Evans, Hugh Hughes, Maldwyn Lewis, Gareth Lloyd, Sian Maehrlein , Chris James (11)

Following the vote, the decision therefore was to APPROVE the application subject to the removal of permitted development rights.

To APPROVE the application subject to conditions and completion of S106 agreement under the provisions of the Town and Country Planning Act 1990 in respect of affordable housing designation.

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

- there were other material considerations in this case that would justify approving the application contrary to officer recommendation, firstly, whilst acknowledging that the site lies outside of the defined settlement boundaries, Members noted however that the site lies within very close proximity to the settlement, where there were adequate services and facilities available to serve the daily needs of the future occupiers.
- Members saw the proximity of Borth as a Rural Service Centre as being an important factor in this case, which was different to the cases previously considered by the group, which have had a more rural context
- that the plot had built form to either side, thereby representing an infilling opportunity as opposed to a more sporadic or ribboning form of development.
- Additionally, Members also commented that the site also lies within very close proximity to Brynowen Holiday Park.
- Members placed significant weight on the fact that consent had been given on two occasions in the past for the residential development of this site. Notwithstanding the fact that these consents have now lapsed, Members considered that a precedent had been set by these previous planning permissions.
- Members concerned that there had been a lack of housing delivery within the settlement itself and they were of the opinion that the Council needed to deliver as many affordable homes as possible, as local people were being priced out of the market.
- in conclusion therefore, Members considered that there were other material considerations in this case that were sufficient to outweigh the policy presumption against the development.

## **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:-

Mr Emmanuel Kincaid (Agent) and Mr O Jones (Applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

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

To REFER the application to the Site Inspection Panel in accordance with point 2 and 3 of the Council's adopted criteria.

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Miss Abby Jaques (applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A210384 Change of use and conversion of redundant agricultural building to a children's nursery, Redundant Outbuilding @ Crymant, Brongest, Newcastle Emlyn

To APPROVE the application.

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

- Material considerations outweigh policies for refusal
  - This childcare facility was meeting demand
  - Would provide employment
  - Adheres to the policy of meeting childcare needs in the county
  - The facility would meet a need that had already been identified
  - Positives outweigh the negatives in this application
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Mr Rhys ap Dylan (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220035 Erection of a rural enterprise dwelling and workshop, Fferm Cwmcoedog, Mydroilyn, Lampeter

To REFER to the Cooling Off group for reasons outlined in the discussion which included:

- The location of the application
  - If the application could be considered under TAN 6
  - The ownership of Bryn Mair (cert B)
  - its size
- 

A220250 Erection of a detached block of flats, six storeys in height (sixth storey within roof space), containing 24 units with associated

car parking and communal amenity spaces, Area of land adjacent to the Brynderw Building, Stanley Road, Aberystwyth

To REFER the application to the Site Inspection Panel in accordance with point 3 and 7 of the Council's adopted criteria.

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\_\_\_\_\_ Mrs Gwennan Jenkins (Agent) and Mr David Clark (Applicant's Family Member) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220454 Residential development of Up to three dwellings, Land At Plwmp Plwmp, Llandysul

To APPROVE the application subject to a Section 106 for affordable dwellings to include that these dwellings were built prior to the open market dwelling.

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

- On balance providing two affordable dwellings was a high percentage in the development
- There were no housing developments on the coast and rural settlements coming forward, and therefore the affordable dwellings were justified in the Link Settlement, as there was a need
- There was a shop, bus route, 2 schools nearby, chapel and community facilities in this link settlement

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\_\_\_\_\_ A220714 Demolition of existing produce shop to be replaced with new shop and first floor flat, Parc y Pant Produce Shop, Cross Inn, New

To APPROVE the application subject to conditions.

A220763 Proposed replacement dwelling (Demolition at completion), extension to the garden area and associated works, Allt y Bryn, Beulah, Newcastle Emlyn

To note that the application had been WITHDRAWN as Officers had received additional information that they had not considered.

## **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

subject to noting that item one on this list had not been determined.  
(A200855)

**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 12 July 2023**

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

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