

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held hybrid  
on  
**Wednesday, 12 July 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, Mark Strong and Carl Worrall

Also present:- Councillor Bryan Davies and Alun Williams

**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 Team Leader - South, Ms Nia Jones, Corporate Manager – Democratic Services, Mrs Ffion Lloyd, Solicitor and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am-12:20pm)

**1 Personal Matters**

The Chairman welcomed all to the meeting.

**2 Apologies**

Councillor Ceris Jones apologised for her 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 declared a personal and prejudicial interest in Application A220674 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 14 June 2023**

It was RESOLVED to confirm as a true record the Minutes of the Meeting of 14 June 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:-

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

To APPROVE the application subject to a S106 agreement under the provision of the Town and Country Planning Act 1990 tying the proposed

development to the agricultural business at Penlanwen and vice versa. If the S 106 agreement was not completed, the Corporate Lead Officer -Economy and Regeneration being authorised to REFUSE 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:-

- Following a Site Inspection Panel visit to the location, Members agreed with the panel who concluded that following the inspection of the land closer to the main farmstead, locating the development adjacent to the main farmstead was not suitable due to that location being steep, close to an adjoining river and that the access to the farm itself was inadequate in their opinion due to the need to traverse through the main farmyard which was in agricultural operation and accordingly there was justification for the development to be sited in the proposed location.
- The application site was the only feasible location for the siting of the pods themselves.
- The Glamping pods would not have an adverse visual impact on the landscape as the proposed site was below the ridge line and complied with DM17.
- This was a subjective application that could be approved as it assisted the farm with diversification.
- The application could be approved subject to a Section 106 agreement under the provision of the Town and Country Planning Act 1990 tying the proposed development to the agricultural business at Penlanwen and vice versa.

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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 APPROVE the application subject to conditions and the completion of a S106 agreement in respect of the affordable units.

## **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:-

Mrs Gwennan Jenkins (Agent) and Mr Dyfed Evans (Applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220638 Phase 4 - Erection of 8 dwellings to include 2 affordable dwellings, Cae John, Cross Inn, Llanon

To DEFER the application to allow further time or a 'cooling off' period to further consider the acceptability of the development in principle and its compliance with policies LU06 and LU24, as this application would exceed the proposed density further in the Linked Settlements and Other Locations category for this Settlement Group at this point in time.

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Mr Geraint John addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220674 Proposed expansion of the caravan park at Bargoed Farm comprising of new tourer pitches with hot tubs, and glamping accommodation, Bargoed Farm, Llwynceilyn, Aberaeron

To APPROVE the application subject to conditions.

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Mrs Gwennan Jenkins (Agent) and Mr Meirion Evans (Applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

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

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

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A230270 Raising of the existing front extension roof and general re-roofing of the whole of the leisure centre building and associated works including replacement rainwater goods, Canolfan Hamdden Teifi, Park Place Gwbert Road, Cardigan

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**

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 9 August 2023**

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

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