

**Minutes of the Meeting of DEVELOPMENT MANAGEMENT COMMITTEE
held at the Hybrid - Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron / remotely via
video conference on Wednesday, 9 August 2023**

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

Also in attendance: Councillor Wyn Evans

Officers in attendance:

Mr Russell Hughes-Pickering, Corporate Lead Officer – Economy & Regeneration, Mrs Catrin Newbold – Service Manager (Development Management), Mr Sam Pugh- Development Management Team Leader – South, Nia Jones, Corporate Manager – Democratic Services, Mrs Ffion Lloyd, Solicitor and Mrs Dwynwen Jones, Scrutiny Support Officer.

(10.00 - 11.30 am)

10 Apologies

None.

11 Personal Matters

The Chairman welcomed all to the meeting.

12 Disclosures of personal interest/prejudicial interest

There were no disclosures of Personal and/or Prejudicial Interest.

13 To consider the Minutes of the Meeting of the Committee held on the 12 July 2023

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

14 To consider planning applications deferred at previous Meetings of the Committee

5 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: -

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

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

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: -

- Members considered that whilst the proposed replacement dwelling was larger than the original, the scale of the proposed dwelling suited the site as there were large industrial buildings adjacent to the site and agricultural sheds further along the road.
- Members considered that the existing building was of low architectural value and that the replacement dwelling was modern and would be more energy efficient and would be a visual improvement to the site.
- Members noted that the site stood in isolation with no nearby dwellings and considered that the proposed replacement dwelling enhanced the design of the area. Members considered that there was no specific architectural style in the locality and that there were several similar houses in the area with large fenestration. The site was not a farmstead and the Site Inspection Panel had noted that the replacement dwelling would be set further back than the existing and considered that it would not be immediately visible from the road when passing.

For these reasons, Members considered that the replacement dwelling could be approved as the application accorded with criterion 2 of Policy LU08 and Policies DM06 and DM17

15 **Development, Advertisement, Local Authority and Statutory Applications**

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 and Mrs Eurig James (Applicants) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee.

A220774 Proposed reinstatement of dwelling to be used as a holiday unit to include installation of package treatment plant and new vehicular access, Ty'n Bwlch, Lledrod.

To **REFER** the application to the Site Inspection Panel in accordance with Paragraph 5 of the Council's adopted criteria and to **DEFER** the application to allow further time for a 'cooling off' period to consider the points raised by Members and to consider whether there are any material considerations that are justified to outweigh the planning policies, prior to reporting back to Committee.

A230198 Cattle housing with nutrient store, Coybal, New Quay

To **APPROVE** subject to conditions.

A230369 Porch extension and new boundary walls including new generator store along with a change of use from office use to C2 residential care home, Min y Mor Bungalow, Wellington Gardens, Aberaeron

To **APPROVE** subject to conditions.

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

A230399 1st floor extension, 23 Bro Henllys, Felinfach, Lampeter, Ceredigion,

To **REFER** the application to the Site Inspection Panel in accordance with Paragraph 5 of the Council's adopted criteria.

16 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.

17 Appeals

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

**Confirmed at the Meeting of the Development Management Committee
held on 13 September 2023**

Chairman: _____

Date: _____