

**Wednesday, 13 September 2023**

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

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 Sam Pugh- Development Management Team Leader, Mrs Sian Holder- Development Management Team Leader – South, Mr Jonathan Eirug- Development Management Team Leader – North, Ms Nia Jones, Corporate Manager – Democratic Services, Mrs Patricia Armstrong, Corporate Manager – Legal Services, Mrs Dana Jones, Democratic and Standards Officer

(10:00am-11:55pm)

**1 Personal Matters**

The Chairman welcomed all to the meeting.

**2 Apologies**

Councillor Marc Davies and Raymond Evans apologised for their inability to attend the meeting.

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

Councillor Bryan Davies declared a personal prejudicial interest in Application A220368 and stated that he wished to be recorded that the application had been deferred to the Committee; as he had declared an interest in the application in addition to it being a large development.

Councillor Rhodri Evans declared a personal and prejudicial interest in Application A230425.

Councillor Ceris Jones declared a personal and prejudicial interest in Application A230425.

Mr Russell Hughes-Pickering, Corporate Lead Officer -Economy and Regeneration declared a personal and prejudicial interest in Application A230435.

Mrs Dana Jones, Democratic and Standards Officer declared a personal and prejudicial interest in Application A220368 and the minutes of this item were taken by Ms Nia Jones, Corporate Manger – Democratic Services.

**4 To consider the Minutes of the Meeting of the Committee held on the 09 August 2023**

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

08 August 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:-

A210757 Proposed horsebox fabrication building, to include installation of vehicular access and package treatment plant, Land Adjacent B4338, from junction with C1279 and junction with C1060, Llanybydder

To **DEFER** determination of the application for one month for the applicant to submit a more thorough sequential test in support of the application.

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

To **DEFER** determination of the application for the officers to discuss with the applicant/agent if they would agree to increase the affordable dwellings in the development to 50%.

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

To **REFUSE** the application as the proposed development by way of its design, scale and appearance did not demonstrate appropriate regard for the modest distinctiveness of the area, detracted from the continuity of the street scene, thus having a significant visual intrusion to the detriment of the landscape character of the area, contrary to LDP policies DM06 and DM17.

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#### **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 Anna Rose (Objector) and Mr Geraint John (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220368 Residential development with associated access, landscaping and ancillary works. Land North of Aylestone, Llanarth

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

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A230425 Use class change from B1 (offices) to D1 use (Health Centre) for localised areas on the floor plan Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion

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

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- 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 no appeals were 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 11 October 2023**

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

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