

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE**
held hybrid on
Wednesday, 11 October 2023

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

Also present:- Councillors Bryan Davies and Wyn Evans

Also in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer – Economy & Regeneration, Mrs Catrin Newbold – Service Manager (Development Management), Mrs Sian Holder- Development Management Team Leader – South Ms Nia Jones, Corporate Manager – Democratic Services, Mrs Ffion Lloyd, Solicitor, Mrs Dana Jones, Democratic and Standards Officer

(10:00am-11:20pm)

- 1 Procedure**
In the absence of the Chair, the Vice- Chair, Councillor Ifan Davies chaired the meeting.
- 2 Apologies**
Councillor Rhodri Davies and Sian Maehrlein apologised for their inability to attend the meeting.
- 3 Personal Matters**
None.
- 4 Disclosures of personal interest/prejudicial interest**
Mrs Dana Jones, Democratic and Standards Officer declared a personal and prejudicial interest in Application A220035 and the minutes of this item were taken by Ms Nia Jones, Corporate Manger – Democratic Services.
- 5 To consider the Minutes of the Meeting of the Committee held on the 13 September 2023**
It was RESOLVED to confirm as a true record the Minutes of the Meeting of 13 September 2023

Matters arising
None.
- 6 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To note that the application had been WITHDRAWN from the agenda as further information had been received that hadn't been included or considered in the report.

It was agreed that Officers would circulate an email to Councillors if they were aware that an application had been withdrawn prior to the meeting.

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

To DEFER with power to Officers to approve the application subject to the applicant and the officers reaching an agreement on a reduction in the size of the dwelling and a reduction in the size of the application site and subject to a section 106 Agreement tying the proposed dwelling to the entire land referred to within the application (including Cwmcoedog Farm)

A recorded vote was taken in accordance with Part 4, Document I of the Council's Constitution due to the Committee's decision being contrary to the Officer recommendation and a significant departure from policy.

For the recommendation:

Councillors Ifan Davies, Gethin Davies, Marc Davies, Meirion Davies, Raymond Evans, Hugh Hughes, Chris James, Ceris Jones, Maldwyn Lewis and Gareth Lloyd

Against the recommendation:

Councillor Mark Strong

Abstaining:

Councillor Rhodri Evans has temporarily left the meeting and did not submit a vote

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: -

- Considered that the building known as Bryn Aur was not owned by the applicant and therefore could not be considered as an alternative property. Even if it was, Members considered that the location of Bryn Aur was inappropriate as it was not located in close proximity to the existing farm buildings. Members were of the opinion that the location of the proposed dwelling was suitable.
- There was a labour requirement on the holding which justified the need for a rural enterprise dwelling.

- Noted that the applicant had agreed to tie the proposed dwelling to the entire land referred to in the application.
- Noted that the applicant had agreed to reduce the size of the property and the application site.
- Noted that the application supported young people and would promote the local economy.

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 APPROVE the application subject to a Section 106 tying the application site, with the applicant's main farm holding at Henbant and the whole land associated with Henbant and Ty'n Bwlch.

A recorded vote was taken in accordance with Part 4, Document I of the Council's Constitution due to the Committee's decision being contrary to the Officer recommendation and a significant departure from policy.

For the recommendation:

Councillors Ifan Davies, Gethin Davies, Marc Davies, Meirion Davies, Raymond Evans, Hugh Hughes, Chris James, Ceris Jones, Maldwyn Lewis, Gareth Lloyd and Mark Strong

Against the recommendation:

None.

Abstaining:

Councillor Carl Worrall

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

- The application was within policy for diversification of a dwelling.
- That the building retains its substantial appearance as a dwelling.
- That the proposal, in terms of its scale and design, would see the building being rebuilt as per its traditional appearance and character, meaning that, visually, it would appear as a conversion, and not a new build.
- The application was acceptable as the proposed building was on the footprint of the original dwelling. Members considered the scale to be acceptable as it follows the footprint of the former dwelling and outbuilding.
- The applicant had agreed to a Section 106 tying the building to the main farm and associated land which strengthened the case for farm diversification.

- This application would assist to promote the economy of the County.
- The original dwelling was part of history and within the tithe maps which was important to our county's heritage.

7 Development, Advertisement, Local Authority and Statutory Applications

None.

8 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.

9 Appeals

It was RESOLVED to note the schedule of planning applications dealt with the Report of the Corporate Lead Officer – Economy and Regeneration.

10 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 8 November 2023**

Chairman: _____

Date: _____