

Wednesday, 08 November 2023

Present: Councillor Rhodri Davies (Chair) Councillors, Marc Davies, Meirion Davies, Raymond Evans, Rhodri Evans, Ceris Jones, Maldwyn Lewis, Gareth Lloyd, Chris James

Also present:- Councillors Keith Henson 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, Ms Elin Prysor, Corporate Lead Officer – Legal & Governance & Monitoring Officer, Mrs Patricia Armstrong- Corporate Manager-Legal Services, Ms Nia Jones, Corporate Manager – Democratic Services, Mrs Dana Jones, Democratic and Standards Officer

(10:00am-11:50am)

1 Apologies

Councillor Gethin Davies, Ifan Davies, Sian Maehrlein, Mark Strong and Carl Worrall apologised for their inability to attend the meeting.

2 Personal Matters

3 Disclosures of personal interest/prejudicial interest

Ms Elin Prysor declared a personal and prejudicial interest in Application A220638 and Mrs Patricia Armstrong, Corporate Manager, Legal Services was present at the meeting during this item as the Deputy Monitoring Officer.

4 To consider the Minutes of the Meeting of the Committee held on the 11 October 2023

It was RESOLVED to confirm as a true record the Minutes of the Meeting of 11 October 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 APPROVE the application, subject to conditions.

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. Councillor Gareth Lloyd proposed against the recommendation, and was seconded by Councillor Rhodri Evans

For the recommendation:
Councillor Rhodri Davies (1)

Against the recommendation:
Councillors Meirion Davies, Raymond Evans, Rhodri Evans, Chris James, Ceris Jones, Maldwyn Lewis and Gareth Lloyd (7)

Abstaining:
Councillor Marc Davies (1)

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: -

- The application was within Policy S04: Development in 'Linked Settlements and Other Locations'- paragraph 3b. a site that has not been allocated and either:
 - i. of a 'small scale' meeting a specific local need;
 - or
 - ii. accords with TAN 6 requirements in terms of a rural enterprise.
- The application also was within Policy DM17, General Landscape, as it states that development would be permitted provided that it does not have a significant adverse effect on the qualities and special character of the visual, historic, geological, ecological or cultural landscapes and seascapes of Ceredigion, the National Parks and surrounding area by:
 1. causing significant visual intrusion;
 2. being insensitively and unsympathetically sited within the landscape;
 3. introducing or intensifying a use which is incompatible with its location;
 4. failing to harmonise with, or enhance the landform and landscape; and /or

5. losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes.

Where possible development should enhance these qualities and special character

- Approval of the application would support a local business and the economy of Ceredigion in line with policy S02 and S03
- All other sites for the business had been considered and exhausted with the sequential test and this land was only suitable for the applicant
- The current plan was not suitable for Ceredigion as a rural county

Members of the Development Management Committee were reminded of the fact that a direction had been received from the Minister for Climate Change under Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The direction prevents the Council from granting planning permission in respect of planning application A210757, without the prior authorisation of the Welsh Ministers.

Consequently, the Council must now await the Welsh Ministers' decision on whether the application was being called in before any planning permission could be issued by the Council.

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

To APPROVE the application subject to conditions and a Section 106 regarding the provision of affordable dwellings and public open space

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. Councillor Gareth Lloyd proposed against the recommendation, and was seconded by Councillor Meirion Davies

For the recommendation:
Councillor Marc Davies (1)

Against the recommendation:
Councillors Rhodri Davies, Meirion Davies, Raymond Evans, Chris James, Ceris Jones, Maldwyn Lewis and Gareth Lloyd (7)

Abstaining:
Councillor Rhodri Evans (1)

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: -

- The application was on a suitable site and there was a demand for housing in this location as there was a waiting list for the dwellings
 - The development benefited the local businesses in the area
 - The larger dwellings on the site were also affordable compared to other dwellings of the same size in other locations
 - That the affordable dwellings were built first prior to the open market dwellings
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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:-

Mr Mark Bedder (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A230210 Erection of a new build block of flats, four storeys in height, containing 8 no flats with associated car parking and communal amenity spaces, Bryn Derw Stanley Road, Aberystwyth

To **DEFER** the application for completion of a S106 agreement regarding the provision of affordable housing and to approve the application subject to conditions once the S106 agreement is complete.

A230304 Proposed development consists of a new build detached block of flats, three storeys in height, containing 6 no flats with associated car parking and communal amenity spaces. (Block 1B) Block 1B, Bryn Derw, Stanley Road, Aberystwyth

To **DEFER** the application for completion of a S106 agreement regarding the provision of affordable housing and to approve the application subject to conditions once the S106 agreement is complete.

A230306 The proposed development consists of a new build detached block of flats, three storeys in height, containing 6 no flats with associated car parking and communal amenity spaces. (Block 1C)Block 1C, Bryn Derw Stanley Road, Aberystwyth

To **DEFER** the application for completion of a S106 agreement regarding the provision of affordable housing and to approve the application subject to conditions once the S106 agreement is complete.

A230308 Proposed development consists of a new build detached block of flats, two storeys in height with roof accommodation, containing 4 no flats with associated car parking and communal amenity spaces. (Block 1D) Brynderw,
Stanley Road, Aberystwyth

To **DEFER** the application for completion of a S106 agreement regarding the provision of affordable housing and to approve the application subject to conditions once the S106 agreement is complete.

A230612 Erection of dwelling, Land On Bron Y Glyn Glynarthen, Llandysul

To note that the application had been **WITHDRAWN**.

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 RESOLVED to note the appeals received.

9 Any other matter which the Chairman decides is for the urgent attention of the Committee

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

Chairman: _____

Date: _____