

**Wednesday, 13 December 2023**

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

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

(10:00am-11:55pm)

**1 Apologies**

Councillor Sian Maehrlein apologised for her inability to attend the meeting.

Councillor Rhodri Evans apologised for his inability to attend the meeting as he was on other Council duties; and would be joining the meeting once that meeting had ended.

**2 Personal Matters**

None.

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

Councillor Rhodri Davies declared a personal and prejudicial interest in Application A230390 and the item was chaired by the vice chairman, Councillor Ifan Davies.

Councillor Maldwyn Lewis declared a personal and prejudicial interest in Application A230474.

Mrs Dana Jones, Democratic and Standards Officer declared a personal and prejudicial interest in Applications A230434 and A210308 and Mrs Dwynwen Jones, Scrutiny Support Officer took the minutes for these items.

**4 To consider the Minutes of the Meeting of the Committee held on the 08 November 2023**

It was RESOLVED to confirm as a true record the Minutes of the Meeting of 08 November 2023

**Matters arising**

None.

**5 To consider planning applications deferred at previous Meetings of the Committee**

None.

**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 Rhys ap Dylan (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A230434 Erection of an affordable dwelling, Land at Allt y Bryn, Llanarth

To **APPROVE** the application subject to conditions and a Section 106 agreement for the Affordable dwelling.

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Mr Rhys ap Dylan (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A210308 Residential development of 3no. dwellings, including the new Vicarage, Land adjacent to the Vicarage, Llanarth

To **APPROVE** the application subject to conditions and a Section 106 agreement for the provision for the bungalow approved in planning application A230434 to serve as an affordable unit in perpetuity, and for it to reach practical completion prior to the occupation of the open second open market dwelling.

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

A230223 Erection of Industrial Units with Trade Counter. B8 Use, Former

Calor Gas Depot Glanyrafon Industrial Estate, Llanbadarn Fawr,  
Aberystwyth

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

Members were of the opinion that the application could be approved for the following reasons:

- the probability of flooding on the site was low.
- there were defences in place, however, they needed to be updated, as the modelled data used by NRW was based on 2013 figures, which was inequitable
- NRW should improve the current flood defence.
- this was a brown field site.
- this site had accommodated before as an industrial unit.
- there was an balance economic benefit in approving the application after hearing all the evidence provided by the agent

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Mr Richard Rees (Applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A230265 Proposed rural enterprise dwelling to include alterations to existing field gate entrance and installation of package treatment plant on site of previous dwelling known as 'Ty Newydd'. Land At Ty Newydd Tregaron, Tregaron

To **REFER** the application to the Site Inspection Panel in accordance with Paragraph 1 and 5 of the Council's adopted Operational Procedure. The application also to be deferred for one month for a 'cooling off' period to allow further time to consider the points raised by Members.

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The Vice Chair, Councillor Ifan Davies chaired the meeting for the following item as the Chair had declared a personal and prejudicial interest in the application.

A230390 Demolish existing dilapidated buildings and structures,prepare site and replace with new steel framed building, Pwllperian Farm, Cwmystwyth, Aberystwyth

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

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A letter was read out on behalf of Councillor Elizabeth Evans as the Local Member who was unable to attend the meeting.

A230474 Extension to existing chapel of rest building to create larger working area and garage to locate company cars, Derek Jones Funeral Directors, Queen Street, Aberaeron

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

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A230561 Proposed demolition of existing dwelling and proposed new build of dwelling. And all associated works; The Beach House, Cae Dolwen, Aberporth, Cardigan

To note that the application had been **WITHDRAWN** from the agenda as further information had been presented by the applicant following publication of the agenda, which officers and objectors had not had adequate time to consider prior to the meeting.

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A230652 Refurbishment of a Multi Use Games Area(MUGA) with perimeter fencing and floodlights, Plascrug Leisure Centre, Plascrug Avenue, Llanbadarn Fawr, Aberystwyth

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**  
None.
- 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 17 January 2024**

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

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