

**Wednesday, 13 March 2024**

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

**Also present:** Councillor Matthew Vaux

**Also in attendance:** Mr. Russell Hughes-Pickering – Corporate Lead Officer for Economy & Regeneration, Dr Sarah Groves-Phillips- Corporate Manager, Planning Services, Economy & Regeneration, Mrs Catrin Newbold – Service Manager, Development Management, Mr Jonathan Eirug- Development Management Team Leader – North, Mrs Sian Holder- Development Management Team Leader – South, Mrs Ffion Lloyd, Solicitor, Ms Nia Jones, Corporate Manager – Democratic Services, Mrs Dana Jones, Democratic and Standards Officer

(10:00am-11:50am)

**1 Apologies**

None.

**2 Personal Matters**

None.

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

None.

**4 To consider the Minutes of the Meeting of the Committee held on the 14 February 2024**

It was RESOLVED to confirm as a true record the Minutes of the Meeting of 14 February 2024

**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:-

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, SY25 6LQ

Councillor Gareth Lloyd proposed against the officer recommendation so that planning permission should be granted to the application, and was seconded by Councillor Marc Davies

A recorded vote was taken on the Officer recommendation 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: None

Against the recommendation:

Councillors Gethin Davies, Rhodri Davies, Marc Davies, Meirion Davies, Raymond Evans, Rhodri Evans, Hugh Hughes, Chris James, Ceris Jones, Gareth Lloyd, Sian Maehrlein, Mark Strong, Carl Worrall (13)

Abstaining: None

It was agreed to APPROVE the application subject to a Section 106 Obligation for a rural enterprise dwelling.

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 site lies on the footprint of an existing ruin, where it was still possible to see an outline of the previous access and curtilage on the ground;
- The application site lies in close proximity and within walking distance to the business premises;
- The farmhouse appeared too small to accommodate the applicant and his family, along with the applicant's parents; The location of the application site allows for an element of privacy, away from the main farmhouse;
- The proposal would make use of an existing entrance and access track;
- The proposed dwelling could only be seen from a limited number of neighbouring properties, with the nearest being approximately half a mile away;
- The size of the proposed dwelling was not considered to be out of keeping with the area or appear incongruous;
- The dwelling appeared traditional in its appearance and in keeping with the rural character of the area;

- Any visual impact would be mitigated against by the existing natural screening close to the site and by the fact that the dwelling would be re-built on the footprint of the previous house.
  - The wording in TAN6 in relation to qualifying rural enterprises was too restrictive but Members believed whilst the proposal did not obtain its primary input from the application site itself it did represent a farm diversification scheme and provided a service which supported agricultural activities in the immediate and local area. The Members concluded that the application would meet the qualifying factors for a TAN6 dwelling.
  - The application met the criteria in paragraph 4.4 of TAN6, New dwellings on established rural enterprise:-
    - c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;
    - d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned
- 

## **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 Kevin Davies addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220738 Proposed open market dwelling to include installation of vehicular access, Pencoed, Pentrer Bryn, Llandysul

To DEFER the application to the Cooling Off Group for further consideration to the points raised in the meeting and to also REFER the application to the Site Inspection Panel in accordance with Paragraph 5 of the Council's adopted criteria.

---

A230750 Removal of condition 4 of planning permission -D1.980.90 – Occupancy, Werna, C1240 From Tregaron To Pont Nanstalwen, Tregaron

To DEFER the application for determination, the Corporate Lead Officer being given powers to approve the application or refuse the application on the amendment of the existing occupancy condition to the modern TAN 6 occupancy condition.

---

- 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 schedule of planning applications dealt with the Report of the Corporate Lead Officer – Economy and Regeneration.
- 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 21 March 2024**

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

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