

**Minutes of a Meeting of the DEVELOPMENT MANAGEMENT COMMITTEE  
held hybrid on  
Wednesday, 10 July 2024**

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

Also present: Councillor Bryan Davies, Elaine Evans, Ann Bowen Morgan,

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, Ms Christine Reeves, Senior Consultant, Lambert Smith Hampton, Mrs Dana Jones, Democratic and Standards Officer and Mrs Dwynwen Jones, Scrutiny Support Officer

(10:00am-1:35pm)

**1 Apologies**

Councillor Gethin Davies and Rhodri Davies apologised for their inability to attend the meeting.

Councillor Cerys Jones stated that she would need to leave the meeting early due to other commitments.

**2 Personal Matters**

Best wishes were extended to Mrs Sian Holder as this was her last meeting prior to maternity leave.

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

Councillor Chris James declared a personal and prejudicial interest in Application A211186.

Mrs Sian Holder, Development Management Team Leader – South declared a personal and prejudicial interest in Application A240180.

Mrs Dana Jones, Democratic and Standards Officer declared a personal and prejudicial interest in Application A230727

**4 To consider the Minutes of the Meeting of the Committee held on the 15 May 2024**

It was RESOLVED to confirm as a true record the Minutes of the Meeting held on the 15 May 2024.

Matters arising

The Corporate Lead Officer, Economy and Regeneration reported that a briefing session will be held with Members on Appeals and Tan 6 in due course

**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:-

A200774 Erection of a modest, single storey holiday letting cabin with associated landscaping and the re-location of an existing sub-standard farm access to serve existing farm and the proposed holiday letting cabin, Land At Blaenarthen Farm, Brongest, Newcastle Emlyn

To DEFER the application to the Cooling off group in accordance with paragraph 2 (option 3) of the deferral process for applications presented to Development Management Committee - Operational Procedures and to also request that the applicant completes a Tourism Needs and Development Impact Assessment.

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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 Emyr Jones & Mr Rob Jones (Agents) addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A211186 The erection of a Class A1 retail Aldi foodstore, the refurbishment of a Grade II listed sports pavilion, the installation of three pre-fabricated wooden

exhibition pods, and a nature and biodiversity area with associated access, car parking and landscaping. Trinity St Davids Playing Fields Pontfaen Road, Lampeter,

To DEFER the application to the Cooling off group in accordance with paragraph 2 (option 3) of the deferral process for applications presented to Development Management Committee - Operational Procedures.

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Mr Jon Wilks addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A230727 Residential development together with associated works including landscaping scheme, ecology strategy and drainage. Land South Of Alma Street, Llanarth

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

Committee Members wished it noted in the minutes of the meeting, that the Community Council were seeking a community benefit from the application and were proposing an area located to the rear of Llanarth hall for a car park which the Developer has agreed to.

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Mr James Scarborough addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A230865 Proposed showroom and MOT/Workshop building to replace existing workshop, Whitehall Garage, Stryd Fawr, Llanon

To REFER the application to the Site Inspection panel in accordance with paragraph 2 and 3 of the Council's adopted criteria.

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A240148 Proposed new storage container unit to accommodate a beauty therapy business (sui generis use), Parc Piliau, Pentood Industrial Estate, Cardigan

To DEFER determination of the application for the LPA to seek confirmation from Welsh Water if they were prepared to remove the condition recommended by them preventing occupation until 31 March 2027 or until the upgrading works to the Cardigan WWTW has been completed., the Corporate Lead Officer, Economy and Regeneration being authorised to REFUSE the application if Welsh Water do not agree to remove the condition.

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A240180 Construction of a compound to include temporary staff accommodation, Neuadd Cyngor Ceredigion, Penmorfa Council Offices Access Road, Aberaeron

To APPROVE the application subject to conditions.

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A240417 Non-Material Amendment of A190729 to amend the wording of conditions 12, 15 and 17 to request a partial discharge of conditions 12, 15 & 17 for a limited part of the proposed development, Ystwyth Trail, Tregaron

To APPROVE that consent be granted for a non-material amendment to allow changes to the wording of condition 12, 15 and 17 respectively of planning permission A190729.

- 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 the planning 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 14 August 2024**

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

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