

Wednesday, 13 November 2024

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

Also present: Cllr. Ann Bowen Morgan & Cllr. Catrin M S Davies

Also in attendance: Mr. Russell Hughes-Pickering – Corporate Lead Officer for Economy & Regeneration, Ms Elin Prysor, Monitoring Officer, 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, Mr Owain Evans – Development Management Team Leader (South) Ms Nia Jones, Corporate Manager, Democratic Services and Mrs Dana Jones, Democratic and Standards Officer

(10:00am-11:55am)

1 Apologies

Councillors Raymond Evans, Ceris Jones and Carl Worrall apologised for their inability to attend the meeting.

Councillor Marc Davies stated that he would be leaving the meeting early due to other Council duties.

2 Chair Announcements

None.

3 Disclosures of personal interest/prejudicial interest

Councillor Maldwyn Lewis declared a personal and prejudicial interest in applications A240479 and A230741 .

4 To consider the Minutes of the Meeting of the Committee held on the 09 October 2024

It was RESOLVED to confirm as a true record the Minutes of the Meeting held on the 09 October 2024

Matters arising

A230165 Erection of Rural Enterprise Workers Dwelling, Blaenffynnon, Llanwnnen, Lampeter- It was reported that a request to call-in the application had been received by Welsh Government. . Discussion emulated regarding

the procedure of the call in process and the anonymity of the person that called in the application. It was agreed that workshop would be arranged on call ins and that a guidance booklet on calls in procedure be circulated to Members for information.

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:-

A240479 Erection of an office building, retention of storage building, creation of carparking area and associated works. D.I. Evans Cyf, Gwrthwynt, B4333 Beulah, Newcastle Emlyn

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

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 building's ground level had been reduced by 850mm to be level with the main yard
- Frosted glass would be used to the first-floor rear-facing windows
- Delfryn did not feature any windows facing the application site
- The current occupier of Delfryn had not objected to the application
- Any future purchasers of the Delfryn would be aware of the building if approved
- The health and safety of visitors to the site would benefit from a siting nearer the main entrance

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 Daniel Morris (Applicant) and Mrs Gwennan Jenkins (Agent) addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A230741 Erection of TAN 6 dwelling and associated shed and yard, Land Adj. To Penrhiwdulais Brongest, Beulah, Newcastle Emlyn

To DEFER the application to the Site Inspection Panel and Cooling off group in accordance with paragraph 2 (options 1 and 3) of the deferral process for applications presented to Development Management Committee Operational

Procedures. The referral to the Site Inspection Panel would also be in accordance with paragraph 2 and 5 of the Council's Code of practice for Development Management Committee site visits.

Mr D C Evans (Applicant) addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee
A240306 Residential Development and associated works, Cwrt Dulas, Lampeter

To APPROVE the application subject to conditions and a Section 106 Agreement for affordable dwellings.

Mr Hefin Evans (applicant) addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A240330 Agricultural dwelling and associated work, Neuadd Fawr, Talybont

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 to consider specifically reducing the size of the dwelling.

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- 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**
None.

**Confirmed at the Meeting of the Development Management Committee
held on 11 December 2024**

Chairman: _____

Date: _____