

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held hybrid on

**Wednesday, 15 January 2025**

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

**Also present:**

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

(10:00am-11:20am)

**1 Apologies**

Councillors Rhodri Davies, Ceris Jones and Sian Maehrlein apologised for their inability to attend the meeting.

**2 Chair Announcements**

None.

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

Councillor Chris James declared a personal and prejudicial interest in Application A230409.

Mr Russell Hughes Pickering declared a personal and prejudicial interest in Application A240382.

(Councillor Carl Worrall chaired the meeting for Application A240382 and A240557 as they were applications in the ward of the Chair, Councillor Ifan Davies.)

**4 To consider the Minutes of the Meeting of the Committee held on the 11 December 2024**

It was RESOLVED to confirm as a true record the Minutes of the Meeting held on the 11 December 2024.

Matters arising

Minutes 09/10/24- A230165 Erection of Rural Enterprise Workers Dwelling, Blaenffynnon, Llanwnnen, Lampeter- It was reported that a letter had been received by Welsh Government prior to Christmas period that they would be calling the application in. Subsequently, the applicant had withdrawn the application.

Minutes 11/12/24- A240477 Use of dwelling as Short Term Holiday Let (Temporary Permission), Parc Y Deri, A485 From Llanilar To Junction Of The C1037, Llanilar, Aberystwyth – Councillor Rhodri Evans enquired if discussions were ongoing with the applicant in relation to the information requested. In response, the Corporate Manager- Planning Services reported that discussion were been held.

**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:-

A230409 Excavation of bio-fertilizer lagoon for storage of food industry by-products prior to applying to the land for agricultural benefit (partly in retrospect), Land at Ffynnoncyff Farm, Ferwig, Cardigan

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

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A240382 Proposed Replacement Garage to include demolition of existing Garage, Moduron Strata Motors, Bridge Street, Pontrhydfendigaid

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

Members were of the opinion that the application could be approved as the application complied with DM17 and DM06.

**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:-

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A210916 A one planet development with additional track way An erection of a low impact zero carbon 3 bedroom house An erection of a wooden workshop for apple juice making and herbal products An erection of 2 poly tunnels, wildlife pond, Llettyr Gog, Llangeitho, Tregaron

To REFER the application to the Site Inspection Panel in accordance with Paragraph 2 and 5 of the Council's adopted criteria.

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

A240557 Change of use of Holiday Units to Residential Dwellings and associated works, Parc Teifi Chalets, Bridge Street, Pontrhydfendigaid, Ystrad Meurig

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

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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 12 February 2025**

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

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