

Minutes of the Meeting of Development Management Committee held at the Council Chamber, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron and remotely via video conference on Wednesday, 12 March 2025

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

Also present: Councillors Shelley Childs, Bryan Davies, Catrin MS Davies, Keith Henson, Ann Bowen Morgan and Matthew Vaux.

Also in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer - 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, Mr Owain Evans, Development Management Team Leader – South, Mr Cerith Jones, Senior Housing Officer - Affordable Housing, Mr Steve Hallows, Service Manager - Highways Development, Ms Patricia Armstrong, Corporate Manager – Legal Services, Mrs Ffion Lloyd, Solicitor, Ms Nia Jones, Corporate Manager - Democratic Services and Miss Neris Morgans, Democratic Services Officer.

(10.00am-1.10pm)
(1.46pm-2.48pm)

1 Apologies

Councillors Rhodri Davies and Maldwyn Lewis apologised for their inability to attend the meeting.

2 Chair's Announcements

The Chair extended his best wishes to Mrs Ffion Lloyd, Solicitor as she leaves her role with the authority and thanked her for her work over the years.

3 Disclosures of personal interest/prejudicial interest

- i. Councillor Matthew Vaux reported that he had received a dispensation to speak on Application A240772.
- ii. Councillor Chris James declared a personal and prejudicial interest in Application A211186 and withdrew from the meeting whilst the matter was being discussed.
- iii. Councillor Carl Worrall chaired the meeting for Application A240509 as it was an application in the ward of the Chair, Councillor Ifan Davies.

4 To consider the Minutes of the Meeting of the Committee held on 12 February 2025

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting held on 12 February 2025.

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 & Regeneration on the following planning applications which had been considered at a previous meeting and which required further consideration by the Committee:-

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, Lletty'r Gôg, Llangeitho, Tregaron

To **REFUSE** the application on highway safety grounds.

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 **REFUSE** the application based upon the following reasons:

- There is no quantitative or qualitative need for the proposed foodstore in Lampeter.
 - The proposed foodstore would be expected to have a major detrimental impact on the existing Sainsbury's in Lampeter town centre as well as the high street. This would adversely affect the vitality and viability of the town centre, which in turn could further increase vacancies in the centre, at a time when rising vacancies are already a concern.
 - The proposed foodstore is expected to have a major adverse impact on both Aberaeron and Llandysul town centres, with losses of around 10% of total convenience trade predicted. This is a major concern given the importance of the convenience offer to the overall health of both centres and to their role as service centres for their local communities.
 - The proposed development is considered to have a significant adverse effect on the characteristics of the landscape.
 - The proposed development is considered to have a significant adverse effect, of major magnitude, on the setting of the Grade II Listed Pavilion.
 - The proposed development is considered to have a significant adverse effect on the character and appearance of the Conservation Area.
 - The proposed development is considered to result in the loss of playing space which has not been compensated for elsewhere and the provision is not subject to sufficient enhancements to justify the loss of the pitch.
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A240169 - Erection of dwelling, agricultural shed and associated works on site of former/abandoned dwelling, Fronlwyd, Llangrannog, Llandysul

To **REFUSE** the application for the following reason:

Given the ruinous state of the dwelling subject to the application, the proposal conflicts with criterion 1i of Policy LU09 of the Ceredigion Local Development Plan 2007 – 2022 (adopted 2013). The proposed development is therefore considered as representing new housing in 'other locations' contrary to planning policies S01 and S04 of the adopted Ceredigion Local Development Plan 2007-2022 (adopted 2013).

A240509 - Change of use from offices (solicitors) to residential Manarafon, Stryd Y Capel, Tregaron

A recorded vote was taken in accordance with Part 4, Document I of the Council's Constitution due to the Committee's decision being contrary to the Officer recommendation to refuse the application, and a significant departure from policy. Councillor Rhodri Evans proposed against the recommendation, and it was seconded by Councillor Meirion Davies.

For the recommendation: Councillor Mark Strong (1)

Against the recommendation: Councillors Gethin Davies, Ifan Davies, Marc Davies, Meirion Davies, Raymond Evans, Rhodri Evans, Hugh Hughes, Chris James, Ceris Jones, Gareth Lloyd, Sian Maehrlein & Carl Worrall (12)

Abstaining: None

It was agreed to **APPROVE**, subject to conditions and a S.106 legal agreement which would secure a commuted sum payment of 10% of the open market value of the development in accordance with policy S05 of the adopted LDP.

Members did not agree with the recommendation of the Officers to refuse and were of the opinion that the application could be approved for the following reasons:

- The property currently benefited from a partial permitted change to mixed use for any purposes within Class A2 and as a single flat above.
 - The property was currently unoccupied and had been advertised for sale for commercial purposes for a considerable time – around 18 months. There were concerns that the property would remain vacant over a long period of time should no new commercial user be found and that an empty property would have a detrimental impact upon the street scene, the wider conservation area and the town as a whole.
 - 1 or 2 bed 'starter homes' such as the property under consideration were in desperate need in Tregaron.
 - The building was originally a dwelling and had also retained its appearance as a house.
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A240772 - Full planning application for the proposed resurfacing and reconfiguration of existing car park together with residential development and associated works, Land at Central Car Park, New Quay

To **DEFER** determination of the application in order to allow an opportunity for further information to be provided by the applicant and to also allow the applicant an opportunity to respond to the late submission of information.

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:-

A240707 - Proposed Alterations & Extension to Existing Dwelling & All Associated Works, 51 Heol Y Graig, Aberporth, Cardigan

To note that the application had been **WITHDRAWN** from the agenda as further information had been received from the agent following the publication of the agenda and Officers had not had adequate time to address the additional information provided.

Mr Dylan Green (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Control Committee.

A240757 - Proposed demolition of the existing residential properties and redevelopment for residential development and associated works, Former Bodlondeb Care Home, Penparcau Road, Aberystwyth

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

Mr Mike Southall (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Control Committee.

A240851 - Residential development, together with associated vehicular and pedestrian accesses, car parking, amenity areas, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure, Land at Dol Y Dintir, New Mill Road, Cardigan

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**
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 9 April 2025**

Chairman: _____

Date: _____