

Minutes of a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held remotely by video-conference on
Wednesday, 10 March 2021

Present: Councillor Lynford Thomas (Chair), John Adams-Lewis, Bryan Davies, Ceredig Davies, Gethin Davies, Meirion Davies, Ifan Davies, Odwyn Davies, Peter Davies MBE, Rhodri Davies, Dafydd Edwards, Rhodri Evans, Paul Hinge, Catherine Hughes, Gwyn James, Maldwyn Lewis, Lyndon Lloyd MBE, Gareth Lloyd, Dai Mason, Rowland Rees-Evans and Wyn Thomas.

Also in attendance: Councillors Lloyd Edwards and Elizabeth Evans

Officers in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer- Economy & Regeneration, Mr Alan Davies – Corporate Manager – Planning Services, Mrs Gwennan Jenkins, Development Management Team Leader South, Jonathan Eirug – Development Management Team Leader North, Mrs Catrin Newbold, Service Manager – Development Management, Ms Nia Jones – Corporate Manger – Democratic Services and Mrs Dana Jones, Democratic Services and Standards Officer

(10.00am – 1:25pm)

1. **Personal**

The Chairman welcomed all to the meeting.

2. **Apologies**

Mrs Margaret James apologised for her inability to attend the meeting.

3. **Disclosure of Personal and/or Prejudicial Interest**

Councillor Lynford Thomas declared a personal interest in Application A200730 and A200729. The Vice-Chairman, would chair the meeting during consideration of these items.

Councillor John Adams-Lewis declared a personal and prejudicial interest in Application A200730 and A200729

4. **Minutes of a Meeting of the Committee held on the 10 February 2021**

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 10 February 2021.

Matters arising

None.

5. **Planning applications deferred at previous Meetings of the Committee**

None.

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:-

Written representations from Mr Geraint Jones (Agent) was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200730 Demolition of former Aberaeron Hospital and proposed residential development and associated works, Aberaeron Hospital, Princes Avenue, Aberaeron

To **APPROVE** the application subject to conditions to include that the dwellings were offered to applicants in accordance with the Local Lettings Policy.

Written representations Mr Geraint Jones (Agent) was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200729 Demolition of former Aberaeron Hospital and proposed residential development and associated works, Aberaeron Hospital, Princes Avenue, Aberaeron

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

Members stated, if possible, that an exhibition of the heritage of the hospital be available in a public building such as the Memorial Hall or Library.

Written representations from Mr Matt Edwards (Agent) was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200774 Erection of a modest, single storey holiday letting cabin with associated landscaping and the relocation 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 request that the agent on behalf of the applicant to withdraw the application and consider relocating the cabin closer to the farm house. If agreed, a new planning application would need to be submitted accordingly, and considered by the Local Planning Authority

A200849 Erection of a dwelling and garage, Land adj Brynmair Villa, Aberporth

To note that the application had been WITHDRAWN from the agenda by the CLO – Economy and Regeneration as an amended planning application had been submitted with a reduced design. Following consideration of these revised plans, the application was supported by the service and had been approved through delegated powers by the Local Member.

Written representations from Mr Geraint Roberts (Agent) was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200961 Erection of three-storey building comprising of 9 one-bedroom flats, construction off- street parking area and associated work, Former Garages, Heol Dinas, Penparcau

To **APPROVE** the application subject to conditions to include that sufficient screening be provided between the car park area and the neighbouring school, and that the dwellings were offered to applicants in accordance with the Local Lettings Policy

7. Planning Applications dealt with by Corporate Lead Officer – Economy and Regeneration:-

It was RESOLVED to note the schedule of planning applications dealt with the Report of the Corporate Lead Officer – Economy and Regeneration.

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A171021	Mrs L Ayre	Internal alterations to form annex	1 Church Street, Lampeter., SA48 7BT	Dychwelwyd yn annilys / Returned Invalid	23-02-2021
2	A190114	Mrs L Raw Rees	Proposed alterations and construction required for change of use of double garage into an annex to the Mill House dwelling.	The Old Mill Garage, Chalybeate Street, Aberaeron	Dychwelwyd yn annilys / Returned Invalid	23-02-2021
3	A190906	John Delaney	Change of use of 50 touring caravans to 40 static caravans, associated infrastructure improvements and ecological mitigation & enhancement.	Greenfields Caravan Park, Plwmp, Llandysul. SA44 6HF	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-02-2021
4	A190916	Mr Evans (E Evans & Co)	Erection of a poultry unit including silos and all associated works	Tynant, Talybont, SY24 5DN	Gwrthodwyd / Refused	24-02-2021
5	A200123	(Penrhiw Grass Converters)	Slurry Lagoon and yard for dairy cow winter accommodation.	Penrhiw Farm, Aberarth, SA46 0LY	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-03-2021
6	A200196	Mr J Williams	Demolition of existing garage and the development of 2 dwellings	Pilot Place Garage, Pilot Lane, New Quay. SA45 9SA	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	11-02-2021
7	A200338	Mr Ioan Morris (Jamson Ltd)	Erection of a dwelling and carport	Plot Adjacent To Pen-y-Marian Villa Spring Gardens, Cardigan	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-02-2021
#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

8	A200470	(Home Office)	Installation of a 40m high lattice mast on a concrete base accommodating 3No antennas and 2No 600mm transmission dishes. Installation of a foul weather enclosure (2700x2450x2500mm) accommodating the equipment cabinets; 1No electrical meter cabinet; 1No generator and 1No 1200mm satellite dish on a 2.6m high support pole within a 12mx9m compound surrounded by a 1.8m high mesh fence. A 12m x 10m loose stone access track/turning area will also be installed along with a 16m armco barrier.	Esgair Llethr, Llanddewi Gwyn, Tregaron. SY25 6PG	Caniatawyd gydag Amodau / Approved Subject to Conditions	25-02-2021
9	A200692	(Revgate Aberystwyth Ltd)	Removal of 7no existing windows & enlarging openings, creation of 2no new openings, installation of 9no glazed bi-fold doors & glazed balustrades.	The Royal Pier, Marine Terrace, Aberystwyth, SY23 2AZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2021
10	A200693	(Revgate Aberystwyth Ltd)	Removal of 7no existing windows & enlarging openings, creation of 2no new openings, installation of 9no glazed bi-fold doors & glazed balustrades.	The Royal Pier, Marine Terrace, Aberystwyth, SY23 2AZ	Caniatâd wedi ei roi / Consent Granted	24-02-2021
11	A200738	Dorian Jones	Proposed extension and change of use of the existing dwelling into 6 self contained residential units	Brynmarian, 11 Park Avenue, Aberystwyth, SY23 1PF	Gwrthodwyd / Refused	04-02-2021
12	A200764	Mr L Jones	Erection of an affordable dwelling.	Plot 4, Criby Gwynt, Ferwig, cardigan.	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	03-03-2021
13	A200823	Mr and Mrs Bunn	Proposed widening of existing flat roof, dormer to front elevation and two new flat roof dormer to rear elevation.	21 Marine Terrace, New Quay, SA45 9PJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	25-02-2021
14	A200824	Mr and Mrs Bunn	Proposed widening of existing flat roof, dormer to front elevation and two new flat roof dormer to rear elevation.	21 Marine Terrace, New Quay, SA45 9PJ	Caniatâd wedi ei roi / Consent Granted	25-02-2021
	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

15	A200843	Mr G Davies	Erection of an affordable dwelling and associated access.	Plot adj to Swn y Mor, Brynhoffnant, Llandysul, SA44 6ED	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	03-03-2021
16	A200873	Mr Patrick Loxdale	Discharge of condition 5 (details of proposed folly tower and windows associated with west wing) from planning permission A200267	Castle Hill, Llanilar, SY23 4SB	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	04-02-2021
17	A200874	Mr Patrick Loxdale	Discharge of condition 6 (proposal of pergola adaptations) from planning permission A200267	Castle Hill, Llanilar, SY23 4SB	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	04-02-2021
18	A200875	Mr Patrick Loxdale	Discharge of condition 7 (glazed link) from planning permission A200267	Castle Hill, Llanilar, SY23 4SB	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	04-02-2021
19	A200877	Mr Darren Morse	Change of use of existing static caravan to holiday let.	Glanaeron, Bontnewydd, Aberystwyth, Ceredigion, SY23 4JH	Gwrthodwyd / Refused	26-02-2021
20	A200888	Mrs D Williams	Replace existing windows and entrance door as existing in every detail together with replacement stucco work to bays as existing.	Cartref, 13 Alban Square, Aberaeron. SA46 0DB	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-02-2021
21	A200896	(Ysgol Goch Community Group)	Change of use of agricultural land to provide a parking area.	Land adjacent to Ysgoldy Goch, Cwmystwyth, Aberystwyth. SY23 4AB	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-02-2021
22	A200901	Mr Simon Busby	Erection of two storey extension to the side of existing house	14 Fifth Avenue, Penparcau, SY23 1RE	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-02-2021
23	A200914	Mr N Davies	Proposed extension to existing garage to accommodate Class 7 MOT station & Office Space	Crosslyn Garage, Blaenannerch, Cardigan. SA43 1SN	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-02-2021
24	A200929	(In The Welsh Wind Distillery)	Erection of an extension to the main Gogerddan Arms building for storage, manufacturing and distribution together with offices (change of use from residential) and storage, whisky cask store building and grain store.	Gogerddan Arms, Tanygroes, Cardigan, SA43 2JE	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-02-2021
25	A200942	Mr S Mckeown	Conversion of an existing garage attic to holiday let	Ysgol Glynarthen School, Glynarthen, SA44 6NX	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2021
#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

26	A200965	Mr M Edwards (Teifi Developments Ltd)	Removal/Variation of condition 1 (commencement date) of planning permission A180900	Land at Penbedw Farm, Henllan, Llandysul	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	05-02-2021
27	A200966	Mr M Edwards (Teifi Developments Ltd)	Removal/Variation of condition 1 (commencement date) of planning permission A180901.	Land at Penbedw Farm, Henllan	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	05-02-2021
28	A200974	K Williams	Erection of a single storey extension on North Elevation.	Ysgubor Hen, Bethania, Llanon, SY23 5NN	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-02-2021
29	A200989	Mrs R Leighton	Change of Use of Unit 2 Crud yr Awel to A1 shop retail premises. We proposed that we will be selling baked goods, sandwiches, drinks, celebration cakes, (not for consumption on the premises) and craft items.	2 Crud yr Awel, Synod Inn, Llandysul. SA44 6JA	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-03-2021
30	A200993	Mr D Bhunnoo	Siting of static caravan and decking (Temporary Permission).	Maesyrawel, Beulah, Newcastle Emlyn, SA38 9QB	Caniatâd dros dro / Temporary permission	03-03-2021
31	A200995	Mr D Bhunnoo	Caravan currently used for storage of furniture and garden equipment and as screen from Dol Aur Holiday Cottage hot tub etc.	Maesyrawel, Beulah, Newcastle Emlyn, Ceredigion, SA38 9QB	Tynnwyd yn ôl / Withdrawn	23-02-2021
32	A200998	Mr J James	Demolition of existing lean-to utility room and erection of new kitchen extension. Erection of new garden room extension.	Brynsiriol, Llanbadarn Fawr, Aberystwyth. SY23 3SZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2021
33	A201013	Mr E Hopkins	Erection of an agricultural storage building	Land adj. Blaenwaun, Gwenlli, Synod Inn, Llandysul. SA44 6JJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-02-2021
34	A201018	Mr Ratcliffe	Removal / Variation of condition 2 (plans) of planning permission A190643	Cwmtawel, Cwm Cou, SA38 9PQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-02-2021
#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

35	A201020	(Allens Caravans Estates Ltd)	Discharge condition 5 planning application A190905 - No development shall take place until a detailed ecological enhancements and management scheme is submitted to a approved in writing by the local LPA, which will be fully implemented before the development is brought into use and remain thereafter in perpetuity.	Glan Y Mor Holiday Park Clarach Bay, Aberystwyth, SY23 3DT	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	05-02-2021
36	A201022	(Allens Caravans Estates Ltd)	Discharge condition 7 planning permission A190905 - Details of the external colour and appearance of the static caravans/lodges to be placed on the upper field (Area A) shall be submitted to and approved in writing by the LPA before they are brought onto the site.	Glan Y Mor Holiday Park Clarach Bay, Aberystwyth, SY23 3DT	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	24-02-2021
37	A201029	Mr and Mrs Heidt	Proposed attic conversion and dormers to front and rear.	3 Cae'r-gog Terrace, Aberystwyth, SY23 1EP	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-02-2021
38	A201034	Mr and Mrs G & S Williams	Variation of condition 3 and 4 of planning permission A180930 to enable access arrangements to be agreed.	Plot Of Land On Llangynllo Farm Coed Y Bryn, Llandysul, SA44 5LT	Caniatawyd / Approved	24-02-2021
39	A201040	Messrs R & M Ferraro	Erection of an agricultural building for storage	Sychpant Farm, Blaen-Cil-Llech, Newcastle Emlyn, SA38 9EP	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2021
40	A201057	Mr S Calvert	Single storey rear extension and decking.	Caer y Glyn, Gwbert Road, Cardigan. SA43 1AF	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-02-2021
41	A201065	Messrs R & M Ferraro	Proposed erection of a new agricultural building to accommodate loose cattle	Land ar Sychpant Farm and Hafod, Blaen-cil-Llech, Newcastle Emlyn	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2021
42	A201074	(Haven Leisure Limited)	Installation of arrivals lodge with associated infrastructure and ancillary landscaping works.	Quay West Holiday Park, New Road, Quay West, SA45 9SE	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-03-2021
43	A201086	Mrs Kathryn Wyatt	Demolition of existing single storey flat roof and erection of two storey extension	Y Gesail, Sunny Hill, Llandysul, SA44 4DT	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-02-2021
#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

44	A201087	Mrs T Banyard	Variation of condition 1 (temporary caravan duration) of planning permission A160566	Oakvale Caravan, Llanwnnen, SA48 7LF	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-03-2021
45	A201094	Mr E Davies	Erection of an agricultural building	Abermarlais, Cellan, Lampeter. SA48 8JD	Dychwelwyd yn annilys / Returned Invalid	04-02-2021
46	A201106	Mrs Susan Meadows	Dropped kerb to extend original vehicle access to enable parking at the side of the house.	Sea Breezes, High Street, Borth. SY24 5LH	Dychwelwyd yn annilys / Returned Invalid	23-02-2021
47	A201110	WJ & HJ Downes (Milfeddygo n Downes Veterinary Services)	Demolition of rear outbuildings and annexe and erection of new extension.	Blaenberllan, Park Avenue, Aberystwyth, SY23 1PB	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-03-2021
48	A201111	Ms Lesley Tomley	An extension to an existing dwelling	Penrhiw, Cliff Road, Borth, SY24 5NN	Dychwelwyd yn annilys / Returned Invalid	23-02-2021
49	A210006	Mr C Evans	Erection of an agricultural storage building	Coedmawr Uchaf, Tregaron. SY25 6PX	Caniatâd ei angen / Permission required	05-02-2021
50	A210009	Mr and Mrs Barber	Non Material Minor Amendment for planning permission A200346 (erection of a garage)	Highbury, Gorrig Road, Pentrellwyn, SA44 4LQ	Caniatawyd / Approved	10-02-2021
51	A210014	Dr Z Rees	Erection of a single storey side extension	5 Talwrn, Cambridge Terrace, Queens Road, Aberystwyth. SY23 2HR	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-02-2021
52	A210018	TM & MY Edwards	Erection of an agricultural storage shed.	Ty Isaf Farm, Llanilar, Aberystwyth, SY23 4NP	Caniatâd ddim ei angen / Permission not required	17-02-2021
53	A210019	Mr and Mrs g Morgan	Minor amendment to planning permission A200027 (amended design & change of materials to roof).	Cilgynlle Fawr, New Quay, SA45 9SQ	Caniatawyd / Approved	10-02-2021
54	A210026	Mr and Mrs Arie Coetzee	Increase existing hard standing area, erection vegetable prep shed, 2 poly tunnels and increase existing vegetable patches.	Daffodil Hill, Bangor Hill, Llandysul, SA44 4JD	Caniatawyd gydag Amodau / Approved Subject to Conditions	02-03-2021
55	A210029	Mr T Krell (Revegat (Aberystwyth) Ltd)	Minor amendment to planning permission A190571 (revised plans).	The Royal Pier, Marine Terrace, Aberystwyth, SY23 2AZ	Caniatawyd / Approved	15-02-2021
56	A210030	Mr I Mullin	Carrying out of maintenance to the currently existing road network.	Forest Block to the east of the village of Llanafan, Llanafan, Aberystwyth	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	23-02-2021
#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

57	A210031	Mr I Mullin	Carrying out of maintenance to the currently existing road network.	Forest Block to the South East of Tynybedw, Llanafan, Aberystwyth	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	23-02-2021
58	A210036	Mr Gary Davies	Erection of an agricultural storage/workshop	Ty Collen, Penrhiwllan, Llandysul, SA44 5NL	Dychwelwyd yn annilys / Returned Invalid	01-03-2021
59	A210037	Mr M E M & C R Morgan (MEM & CR Morgan)	Replacement earth banked nutrient storage lagoon.	Tynbeili, Llanrhystud, SY23 5BE	Dychwelwyd yn annilys / Returned Invalid	26-02-2021
60	A210047	Mr Adrian Jones	Minor amendment to planning permission A190896 (amended plans).	Swan y Wylan, Panteg Road, Aberaeron, SA46 0EN	Caniatawyd / Approved	05-02-2021
61	A210048	Mr and Mrs W & H Thomas	Minor amendment to planning permission A200805 (amended plans).	Monachty Hotel, 7 Market Street, Aberaeron, SA46 0AS	Caniatawyd / Approved	09-02-2021
62	A210049	Mr M Davies	Discharge of condition 3 of planning permission A190151 (sample of materials).	Plot 3 Adj to Crib y Gwynt, Ferwig, Cardigan, SA43 1QA	Caniatawyd / Approved	05-02-2021
63	A210057	Mr I Mullin	New spur road and 'T' turn for timber extraction	Forest known as Upper Forest Wood near the town of Lampeter	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	08-02-2021
64	A210063	Mrs LE Cole	To remove existing pebble dash from exterior walls and re-clad with fibre cement or aluminium cladding. The cladding is to be used to provide a degree of thermal insulation and weather resistance, and to improve the appearance of the building.	Bryncoed, Maenygroes, New Quay. SA45 9TH	Dychwelwyd yn annilys / Returned Invalid	02-03-2021
65	A210066	Mr G Davies	Erection of an agricultural building	Tirgwyn, Caerwedros, Llandysul. SA44 6LB	Caniatâd ddim ei angen / Permission not required	03-03-2021
66	A210072	Mrs E Jones-Bright	Creation of a single tier stacking shelf and a storage pad for the harvesting process.	Nant yr Arian Forest (adjacent to existing forestroads), Ponterwyd, Aberystwyth	Rhoi caniatâd ymlaen llaw / Prior Approval Granted	23-02-2021
67	A210088	Mr S Guest	Discharge of condition 3 (photographic survey) from planning permission A200498	Trewen Mill, Cwmcou, Newcastle Emlyn, SA38 9PB	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	25-02-2021

8. Planning Appeals

None.

9. Any Other Business

Confirmed at the meeting of the Committee held on the 14 April 2021

Chairman:-_____

Date:_____