

Minutes of a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held remotely by video-conference on
Wednesday, 12 January 2022

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

Also in attendance: Councillor Endaf Edwards

Officers in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer- Economy & Regeneration, Mr Alan Davies – Corporate Manager – Planning Services, Mrs Catrin Newbold, Service Manager - Development Management, Mr Jonathan Eirug – Development Management Team Leader –North, Ms Nia Jones – Corporate Manger – Democratic Services, Mrs Sian Holder, Development Management Team Leader – South, Mrs Margaret James, Senior Engineer Highways Development, Ms Elin Prysor –Corporate Lead Officer – Legal and Governance Services and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am –12:00pm)

1 Personal

The Chairman welcomed all to the meeting

Mrs Margaret James, Senior Engineer Highways Development was wished well on her retirement and thanked for her 44 years of service to the Council.

2 Apologies

Councillor Paul Hinge apologised for his inability to attend the meeting

3 Disclosure of Personal and/or Prejudicial Interest

None.

4 Minutes of a Meeting of the Committee held on the 08 December 2021

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 08 December 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:-

Mr Colin Jones (Applicant) addressed the 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

A210129 Use of caravan for holiday let, Pantyperan, Llandre

To **APPROVE** the application subject to the caravan been clad similar to a wooden cabin.

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

- The application complied with TAN 6 Rural Enterprise dwellings policy paragraph 3.7.1, 3.7.2, 6.3.1 as the applicant wished to diversify on his farm;
 - The application was within Planning Policy Wales 5.4.1, 5.5, 5.5.1, 5.5.2, 5.5.6, 5.61, 5.62 and 5.160
 - Was within policy LU14
 - The caravan had been at this location for 20 years, and it was envisaged that if the applicant applied for a certificate of lawfulness, it would be approved
 - The application complies with the County Council Corporate Strategy in relation to the promotion of tourism in the County
 - The caravan was within the curtilage of the farm and not in an open field and did not therefore have a visual impact on the landscape
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A210699 Conversion of large three storey 7 bed roomed house in multiple occupation (HMO) into 4no. self contained residential units to include demolition, improvements, renovations and associated works, 14 Rheidol Terrace, Aberystwyth

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

A210712 Change of use of agricultural field for the siting of 3 No. camping pods and associated works for holiday let, Llys Meurig, Penrhyncoch, Aberystwyth

To **DEFER** determination of the application to allow for further discussion with the applicant in relation to the siting of the camping pod located on the brow of the field. The Corporate Lead Officer Economy and Regeneration being authorised to approve the application if an agreement could be reached, and the application be reconsidered by the committee if not.

Mr Oliver Davies (Applicant) addressed the 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

A210722 Proposed Retirement Bungalow, Bayview Garage, Parclyn, Cardigan

To **DEFER** determination of the application for one month for a 'cooling off' period to allow further time to consider the points raised by Members.

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

8 Planning Appeals

It was AGREED to Appeal received for information.

Confirmed at the meeting of the Committee held on the 09 February 2022

Chairman:- _____

Date: _____