

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held hybrid on
Wednesday, 08 June 2022

Present: Councillor Rhodri Davies (Chair), Councillor Gethin Davies, Ifan Davies, Marc Davies Meirion Davies, Rhodri Evans, Geraint Wyn Hughes, Chris James, Maldwyn Lewis, Gareth Lloyd, Carl Worrall and Hugh R M Hughes

Also in attendance: Councillor Bryan Davies, Clive Davies and Matthew Vaux

Officers in attendance: Mr Alan Davies – Corporate Manager – Planning Services, Mr Jonathan Eirug – Development Management Team Leader –North, Ms Nia Jones – Corporate Manager – Democratic Services , Mrs Catrin Newbold – Service Manager, Mrs Ffion Lloyd – Solicitor , and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am – 12:25pm)

1 **Personal**

Condolences were expressed to Councillor Sian Maehrlein on the loss of her daughter and to the family of Councillor Hag Harris on his passing.

2 **Apologies**

Councillor Cerys Jones, Sian Maehrlein and Mark Strong apologised for their 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 09 March 2022**

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 09 March 2022

Matters arising

None.

5 **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:-

A201081 Proposed affordable dwelling to include installation of package treatment plant, Land adj College Farm, Bethania, Llanon

To **REFUSE** the application as the proposed development represents inappropriate housing development within 'other locations' which is contrary to LDP Policies S01 and S04 and national planning policy.

A210091 Retrospective planning application for agricultural implement and storage shed and improvements to existing vehicular access, Land opposite Tan Yr Allt, Coxhead, Tregaron

To **DEFER** determination of the application in order for the applicant to provide any further supporting information she wanted the Local Planning Authority to consider in support of

the application and how it benefitted her disabled daughter, such information to be submitted within two weeks from 8 June 2022; in order that the Local Planning Authority could consider the information accordingly and re-present the application to Members with a report setting out how such information impacted on planning policies and further information to be provided regarding whether or not a section 106 Agreement could be used to safeguard removal of any development in the event of the railway line being opened.

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:-

Mrs Heulwen Evans (on behalf of objectors and Mr Emyr Williams (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

A201119 Retention of Biomass Log Dryer Kiln, and two Chimneys and continued use of Boiler No. 1 only (within centre of building) following trial run relating to Temporary Planning Permission A190302, Cae Celyn, Llanfair Road, Lampeter

To **REFER** the application to the Site Inspection Panel in accordance with point 4, 5 and 7 of the Operational Procedure.

A210716 Erection of agricultural building and associated works. Rhosdir, Bwlchfadfa, Talgarreg, Llandysul

To **APPROVE** the application.

Members were of the opinion that the application could be approved against officer recommendation for the following reasons:-

- The Local Planning Authority considered that the principle of the development was acceptable, it was the location and size of the proposal that raised concerns however the Local Ward Member had indicated that the neighbour did not object to the location of the building and Members felt this justified approving the application
- It was important that an agricultural building was erected for the welfare of the sheep
- The Community Council did not object to the building
- The neighbour had no objection to the building
- The proposed access to the agricultural building was acceptable as the alternative access enjoyed a right of way to neighbouring properties
- The planning officer considered that the principle of the development was justified and acceptable in line with Policy S04 of the Local Development Plan and TAN6.

Miss Anwen Jenkins (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

A211173 Proposed clothing fabrication building to include installation of new vehicular access and demolition of existing building, Llwyn Merch Gwilym, Bronant, Aberystwyth

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

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.

8 Planning Appeals

It was AGREED to note the planning appeals received.

Confirmed at the meeting of the Committee held on the

Chairman:- _____

Date: _____