

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held hybrid on
Wednesday, 13 July 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 Wyn Evans

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

(10:00am – 11:40am)

1 **Personal**

Congratulations were extended to Councillor Cerys Jones on the birth of her son.

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 08 June 2022**

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

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 **REFUSE** the application on the grounds that the retention of the proposal was likely to result in harm to the residential amenity of the neighbouring residents, contrary to the provisions of Future Wales, Planning Policy Wales and to policies DM06, LU25 & DM22 of the adopted Ceredigion Local Development Plan 2007-2022

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:-

A200674 Full Planning for the Erection of a Poultry Unit on Farm to accommodate 32,000 Free Range Chickens(Egg Production) together with associated Feed Bins, internal Farm Access and Associated Works, Pwllpridd, Lledrod, Aberystwyth

To **APPROVE** the application subject to conditions and subject to the outcome of the Habitat Regulations Assessment

Mr Aled Jones (Applicant) and Mr Llyr Evans, (Agent) 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

A210363 Erection of agricultural building for housing of young stock (straw bed loose housing), Alltgoch, Silian

To **REFER** the application to a Site Inspection Panel in accordance with Paragraph 1, 2 and 3 of the Council's adopted criteria.

A210523 Infill Residential Development of 7 Dwellings including Affordables (to be negotiated), Land At Wenfryn Ffosyffin, Aberaeron

To **DEFER** determination of the application due to new information being circulated by the agent prior to the meeting-which required to be considered by highways and planning officers accordingly, the application be represented at a future meeting if an agreement could not be reached by all parties.

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 10 August 2022

Chairman:-_____

Date:_____