

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held hybrid on
Wednesday, 14 December 2022

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

Also Present:- Councillor Wyn Evans

Also in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer – Economy & Regeneration, Mrs Catrin Newbold - Service Manager (Development Management), Mr Jonathan Eirug – Development Management Team Leader North, Mr Sam Pugh – Development Manager Officer – South, Ms Nia Jones, Corporate Manager – Democratic Services, Mrs Patricia Armstrong, Corporate Manager – Legal and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am-11:20am)

1 **Personal**

The Chairman welcomed all to the meeting.

2 **Apologies**

Councillor Ifan Davies 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 12 October 2022**

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of 12 October 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:-

A210387 Proposed affordable dwelling to include installation of vehicular access and package treatment plant, Land adjacent to Glownant, Talsarn

To **REFUSE** the application as it would result in a new affordable dwelling within an unjustified open countryside and unsustainable location contrary to national planning policy set out within Planning Policy Wales and Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006) and the adopted Local Development Plan, policies S01 and S04.

A220202 Replacement of an abandoned dwelling, Land at Pantyffynnon Isaf, Ysbyty Ystwyth

To **DEFER** determination of the application in order for the LPA to consider the recent application submitted for a track leading to the application site, as the current access was

totally unsuitable, inadequate, and potentially hazardous, the Corporate Lead Officer – Economy and Regeneration being authorised to APPROVE the application, if the application for the track was acceptable, and to represent the application to committee if not.

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

- The application was in line with LU09; as in their opinion the property had not fallen into such a state of disrepair so that it no longer had the substantial appearance of dwelling, and because it was capable of renovation
- The application was supported on the basis that the application for the track was approved

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:-

Ms Glesni Phillips addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Control Committee

A220511Erection of an affordable dwelling, Lleine, Ferwig, Cardigan

To **REFER** the application to the Site Inspection Panel in accordance with paragraph two and five of the Council's adopted criteria.

A220578 Ground floor extension for mobility use, Sycharth, Felinfach, Lampeter

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 11 January 2023

Chairman:- _____

Date: _____