

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE**  
held hybrid on  
**Wednesday, 08 March 2023**

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

**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 Management Team Leader – South, Mrs Ffion Lloyd, Solicitor and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am-11:10am)

### **1 Personal**

The Chairman welcomed all to the meeting.

### **2 Apologies**

Councillor Marc 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 08 February 2023**

It was RESOLVED to confirm as a true record the Minutes of the Meeting of 08 February 2023

### **Matters arising**

Item 5- A220511 Erection of an affordable dwelling, Lleine, Ferwig, Cardigan- The Corporate Lead Officer -Economy and Regeneration reported that a letter had been received in the last two days from Welsh Government that directs the Council not to grant planning permission without prior authorisation of the Welsh Ministers. It was noted that decisions made on application are called under item 8, Appeals when received.

### **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:-

A200553 Erection of a managers Dwelling, Land Adjacent To Nantllan Business Park, Clarach, Aberystwyth

To **REFUSE** the application for the following reasons:-

1. The application site lies in the open countryside, outside of an established settlement, where there is a general presumption against new residential development unless it constitutes a specific exception prescribed by planning policy. The proposal as it stands does not fall within any such exception and is therefore considered to be contrary to the provisions of Planning Policy Wales, Technical Advice Note 6 and policies S01 and S04 of the Ceredigion Local Development Plan.  
2. It is the opinion of the Local Planning Authority that the provision of a single, large dwelling in a fairly prominent location detached from any nearby buildings will detrimentally impact the character of the area, constituting an incongruous addition on the landscape. The proposal is contrary to policies DM06 and DM17 of the Local Development Plan.

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A220097 Erection of a pair of semi detached houses, Isfryn, Talsarn Lampeter

To **REFUSE** the application for the following reason:

The proposal is contrary to both national and local planning policies and guidance, which seek to protect the open countryside from unsustainable and unjustified new residential development, specifically policy S04 of the LDP and PPW.

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## **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 Peter Jones (applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A210757 Proposed horsebox fabrication building, to include installation of vehicular access and package treatment plant, Land Adjacent B4338, from junction with C1279 and junction with C1060, Llanybydder

To **REFER** the application to the Site Inspection Panel in accordance with Paragraph 5 of the Council's adopted criteria and to **DEFER** the application to allow further time or a 'cooling off' period to consider the points raised by Members, to include consideration to existing and alternative sites for the business in order to alleviate any potential risks, if the Committee was mindful in approving the application when reconsidered by the committee.

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**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 appeals received.

**Confirmed at the meeting of the Committee held on the 12 April 2023**

**Chairman:-** \_\_\_\_\_

**Date:** \_\_\_\_\_