

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE**
held hybrid on
Wednesday, 15 May 2024

Present: Councillor Rhodri Davies (Chair) Councillors, Marc Davies, Meirion Davies, Ifan Davies, Raymond Evans, Rhodri Evans, Hugh Hughes, Ceris Jones, Gareth Lloyd, Chris James, Sian Maehrlein, Mark Strong and Carl Worrall

Also present: Councillor

Also in attendance: Mr. Russell Hughes-Pickering – Corporate Lead Officer for Economy & Regeneration, Dr Sarah Groves-Phillips- Corporate Manager, Planning Services, Economy & Regeneration, Mrs Catrin Newbold – Service Manager, Development Management, Mr Jonathan Eirug- Development Management Team Leader – North, Mrs Sian Holder- Development Management Team Leader – South, Mr Sam Pugh- Development Management Team Leader - South, Ms Elin Prysor, Monitoring Officer, Ms Nia Jones, Corporate Manager – Democratic Services, Mrs Dana Jones, Democratic and Standards Officer

(10:00am-1:25pm)

1 Apologies

Councillor Gethin Davies apologised for his inability to attend the meeting.

Councillor Rhodri Evans and Chris James stated that they would be leaving the meeting early due to other Council duties.

2 Disclosure of Personal and/or Prejudicial Interest

Councillor Ceris Jones declared a personal and prejudicial interest in Application A230293.

Mrs Catrin Newbold, – Service Manager, Development Management declared a personal and prejudicial interest in Application A200869.

3 Minutes of a Meeting of the Committee held on the 13 March 2024 and 21 March 2024

It was RESOLVED to confirm as a true record the Minutes of the Meeting held on the 13 March 2024 and 21 March 2024

4 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:-

A220738 Proposed open market dwelling to include installation of vehicular access, Pencoed, Pentrer Bryn, Llandysul

To **APPROVE** the application as an affordable dwelling subject to conditions and a Section 106 agreement.

A230293 Erection of a rural enterprise dwelling (TAN 6) and shed, Land Adj. Maespwll, Talgarreg, Llandysul

To **DEFER** determination of the application in accordance with the committee operational procedures point 2, (For information reasons) and point 4 (New planning information brought to the attention of the members or planning officer post publication of the Development Management Committee agenda and papers) of the deferral process for applications presented to Development Management Committee.

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 Ellyw Jenkins (Applicant) addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A160043 Erection of 22 dwellings and associated works, Tir gyferbyn / Land opposite Gellimanwydd, Talybont

To **DEFER** determination of the application for six months for the service to receive a response from NRW on the Flood Consequence Assessment, the Corporate Lead Officer Economy and Regeneration being authorised to **APPROVE** the application if the report was adequate, or to **REFUSE** if not.

Mrs Caryl Alban (Applicant) addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A200869 Erection of a dwelling and associated domestic garage along with

agricultural building, Plot adj Glyndewi. Bwlchygroes

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

1. The application would result in an open market dwelling and shed within an other location, an unsustainable location contrary to Future Wales: the national plan 2040, Planning Policy Wales and Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006) and the adopted Local Development Plan, Policies S01 and S04.
2. If granted, the application would undermine the delivery of the housing strategy of the adopted Local Development Plan, Policies S01 and S04; and
3. The proposed development would be detrimental to the rural character and appearance of the surrounding area, contrary to the adopted Local Development Plan, Policies DM06 and DM17.

Mr Maldwyn Davies (Applicant) addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A230718 Proposed replacement dwelling and associated works including the installation of package treatment plant and hardcore access track. Abermarlais, Llwynceilyn, Aberaeron

To **DEFER** determination of the application to discuss with the applicant regarding the design of the proposed replacement dwelling, the Corporate Lead Officer, Economy and Regeneration being authorised to approve the application if agreed.

A230860 Proposed development of B1, B2 and B8 use, along with access improvements. Land adjacent to Gwili Jones and Sons, Maesyfelin, Lampeter

To **APPROVE** the application subject to conditions

A230907 Installation of ground mounted solar panels and associated works Qinetiq, Mod Aberporth Range Pennar Road, Parclyn, Cardigan

To **APPROVE** the application subject to conditions

Mr Ian Bunton (Applicant) addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A240140 Change of use from C3 to C4 so the property can be used as a six bedroom house in multiple occupation. The property has already been refurbished to comply with HMO standards set by the council in 2019 9 Penglais Terrace, Penglais Road, 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 and call in received.

Councillor Gareth Lloyd requested that Members receive a briefing session on the number of appeals received by the Local Authority in the last two years, to compare the figures.

9 Any Other Business

The Chairman stated that this was his last meeting as Chair, and he thanked all Councillors and Officers for their support during his term. In response, the incoming Chair, Councillor Ifan Davies thanked Councillor Rhodri Davies for his chairmanship during his term.

Confirmed at the meeting of the Committee held on the 12 June 2024

Chairman:-_____

Date:_____