

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE**
held hybrid on
Wednesday, 09 October 2024

Present: Councillor Ifan Davies (Chair) Councillors Gethin Davies, Marc Davies, Meirion Davies, Rhodri Davies, Raymond Evans, Rhodri Evans, Hugh Hughes, Maldwyn Lewis, Gareth Lloyd, Chris James and Sian Maehrlein

Also present:

Also in attendance: Mr. Russell Hughes-Pickering – Corporate Lead Officer for Economy & Regeneration, Mrs Ffion Lloyd, Solicitor, Ms Elin Prysor, Monitoring Officer, 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, Mr Owain Evans – Development Management Team Leader (South) Ms Nia Jones, Corporate Manager, Democratic Services and Mrs Dana Jones, Democratic and Standards Officer

(10:00am-12:05pm)

1 Apologies

Councillors Ceris Jones, Mark Strong and Carl Worrall apologised for their inability to attend the meeting.

2 Personal Matters

None.

3 Disclosure of Personal and/or Prejudicial Interest

Councillor Maldwyn Lewis declared a personal and prejudicial interest in Application A240479.

Mrs Ffion Lloyd declared a personal and prejudicial interest in Application A230165 and Ms Elin Prysor was present at the meeting to advise on this application.

4 Minutes of a Meeting of the Committee held on the 11 September 2024

It was RESOLVED to confirm as a true record the Minutes of the Meeting held on the 11 September 2024

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:-

A200774 Erection of a modest, single storey holiday letting cabin with associated landscaping and the re-location of an existing sub-standard farm access to serve existing farm and the proposed holiday letting cabin. Land At Blaenarthen Farm, Brongest, Newcastle Emlyn

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

- (i) the proposal was contrary to Policy LU14 of the LDP as the policy does not support cabins for holiday use on new tourism sites.
- (ii) the proposal was contrary to Policies DM06 and DM17 of the LDP as it does not complement the site and its surroundings and would negatively impact on the landscape.

A210935 Proposed New Dwelling in connection with established enterprise, Cambrian Marine Centre, Tegfan, Aberaeron

To **REFUSE** the application as the proposed development fails to satisfy the functional and other dwellings test as set out within TAN6 and was not therefore considered to comply with policies S01 and S04 of the Ceredigion Local Development Plan 2007 –2022

A230165 Erection of Rural Enterprise Workers Dwelling, Blaenffynnon, Llanwnnen, Lampeter

A recorded vote was taken in accordance with Part 4, Document I of the Council's Constitution due to the Committee's decision being contrary to the Officer recommendation and a significant departure from policy. Councillor Gareth Lloyd proposed against the recommendation, and was seconded by Councillor Chris James.

For the recommendation: None

Against the recommendation:

Councillors Ifan Davies, Gethin Davies, Marc Davies, Meirion Davies, Rhodri Davies, Raymond Evans, Rhodri Evans, Hugh Hughes, Chris James, Maldwyn Lewis, Gareth Lloyd, Sian Maehrlein (12)

Abstaining: None

It was agreed to **APPROVE** the application subject to a Section 106 Obligation tying the dwelling to the land and subject to conditions including that permitted development rights be removed to ensure no further additions to the size were made.

Members did not agree with the recommendation of the Officers and were of the opinion that the application could be approved for the following reasons:

- Since the initial proposal was refused in 2018 the applicants had built their business and have gained a significant reputation for their prize winning stock
- The nature of the enterprise was such that limited acreage was required and the applicants have demonstrated a viable enterprise on 32 acres
- Their business continued to grow in reputation and prestige and local examples of agricultural innovation should be supported
- The dwelling proposed does not seem overly large in relation to the enterprise and the enterprise accounts demonstrate in the main it could be supported, alongside recognition of the need to entertain purchasers of the stock and a farm office / washroom.
- Permitted development rights be removed to ensure no further additions to the size were made.

A230859 Proposed new access and track, Tynyffordd Fach, Devils Bridge, Aberystwyth

To **APPROVE** the application subject to conditions to include required additional screening and landscaping features and that the work commences with 18 months from the decision notice.

Members did not agree with the recommendation of the Officers and were of the opinion that the application could be approved for the following reasons:

- The visual impact of the proposal can be mitigated by the provision of screening works to the bank and walls.
- There would be an improvement to safety issues concerning access to the site by authorising the proposed new access and track.

A240407 Proposed erection of a single bungalow with detached garage and all associated works, Plot 27, Heol Y Cwm, Cross Inn, Llandysul

To **REFUSE** the application as the proposal was contrary to policy S04 of the LDP, and no evidence had been submitted which demonstrated a need for further open market housing in the settlement at the current time.

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:-

A230741 Erection of TAN 6 dwelling and associated shed and yard. Land Adj. To Penrhiwdulais Brongest, Beulah, Newcastle Emlyn

To **DEFER** the application in accordance with paragraph 5(a) of the Development Management Operational Procedures as further information had been submitted by the agent following the publication of the agenda.

Mr Lindley Evans addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A240479 Erection of an office building, retention of storage building, creation of car parking area and associated works. D.i. Evans Cyf, Gwrthwynt, B4333 Beulah, Newcastle Emlyn

To **REFER** the application to the Site Inspection Panel in accordance with Paragraph 4 of the Council's adopted criteria.

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

.

9 Any Other Business

None.

Confirmed at the meeting of the Committee held on the 13 November 2024

Chairman:- _____

Date: _____