

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE**
held hybrid on
Wednesday, 11 December 2024

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

Also present: Councillor Gwyn Wigley Evans

Also in attendance: Mr. Russell Hughes-Pickering – Corporate Lead Officer for Economy & Regeneration, Dr Sarah Groves-Phillips, Corporate Manager-Planning Services, 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, Mrs Ffion Lloyd, Solicitor, Mrs Patricia Armstrong, Corporate Manager-Legal Services and Mrs Dana Jones, Democratic and Standards Officer

(10:00am-1:20pm)

1 Apologies

Councillors Ceris Jones and Maldwyn Lewis apologised for their inability to attend the meeting.

2 Chairmans Announcement

The Chair wished all a Happy Christmas and a Happy New Year.

3 Disclosure of Personal and/or Prejudicial Interest

Councillor Ifan Davies declared a personal interest in application A240382 and would be addressing the Committee as the Local Member.(Councillor Rhodri Evans chaired the meeting during this item)

Councillor Chirs James declared a personal and prejudicial interest in Application A230409.

Mrs Ffion Lloyd, solicitor declared a personal and prejudicial interest in Application A240477 and A240253 and Mrs Patricia Armstrong advised the Committee in her absence.

Mr Russell Hughes Pickering declared a personal and prejudicial interest in Application A231062 and A240382.

4 Minutes of a Meeting of the Committee held on the 13 November 2024

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

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:-

A230162 Demolition of 2no. temporary classroom units and 1no. garage and replacement with a new-build two storey, 10 classroom block, associated sprinkler tank, external works and landscaping, Ysgol Gymraeg, Plascrug Avenue, Llanbadarn Fawr, Aberystwyth

To **APPROVE** the application subject to conditions.

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

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

1.The proposed development fails to demonstrate compliance with rural enterprise tests contained within Technical Advice Note (TAN) 6 and thus was considered to be unjustified residential development in an unsustainable location, contrary to the provisions of Future Wales: The National Plan 2040, Planning Policy Wales (12th Edition), TAN 6, and LDP Policies S01 and S04.

2.The proposed development of a dwelling and associated industrial shed would introduce an intense and inappropriate use to a highly rural, agricultural, and prominent location, resulting in significant harm to the landscape character of the immediate and wider area, in conflict of LDP policies DM06 and DM17.

A240339 Agricultural dwelling and associated work, Neuadd Fawr, Talybont

To **DEFER WITH POWERS TO APPROVE** (subject to conditions and a Section106 Agreement) to the Corporate Lead Officer for Economy & Regeneration, subject to the submission of an acceptable revised scheme.

A240477 Use of dwelling as Short Term Holiday Let (Temporary Permission), Parc Y Deri, A485 From Llanilar To Junction Of The C1037, Llanilar, Aberystwyth

To **DEFER** determination of the application for up to six months in order that the dwelling was marketed at an affordable rent; and evidence that the property had been advertised in the community, with support of the council to contact the housing register applicants at an Intermediate Rental level and to be reported back to the Committee accordingly.

Enforcement action on the dwelling will be temporarily suspended during this period.

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 Mair Bell (objector- letter read out on her behalf) and Mr Daniel James (applicant) made submissions to the committee in accordance with the Operational procedure for members of the Public addressing the Development Management Committee

A230409 Excavation of bio-fertilizer lagoon for storage of food industry by-products prior to applying to the land for agricultural benefit (partly in retrospect), Land at Ffynnoncyff Farm, Ferwig, Cardigan

To **REFER** the application to the Site Inspection Panel in accordance with point 5 and 7 of the Council's adopted criteria.

Mr Gareth Flynn (agent) addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A240382 Proposed Replacement Garage to include demolition of existing Garage, Moduron Strata Motors, Bridge Street, Pontrhydfendigaid

To **REFER** the application to the Site Inspection Panel in accordance with point 5 and 7 of the Council's adopted criteria.

A240583 Installation of replacement fencing and hardstanding areas to existing Artificial Grass Pitch development, Teifi Leisure Centre Park Place, Cardigan

To **APPROVE** the application subject to conditions.

Mrs Epyllt Price (applicant) a Mr Robert Thomas (Agent) addressed the committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A240253 Replacement Dwelling, Mabws Hen, Llanrhystud

To **APPROVE** the application subject to conditions.

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

- The design of the house was a personal choice

- The application complies with policy LU08 Replacement of Existing Dwellings
- It also complies with Policy LU08, Replacement of existing dwelling sub section 7.45 which partly states “.... However where the existing dwelling is of little or no architectural quality or local significance, then in some instances the replacement could provide a better designed dwelling”
- It complemented the neighbouring property

A240521 Erection of Coffee Shop, Land Adjacent To Unit 5 Glanrafon Industrial Estate, Llanbadarn Fawr, Aberystwyth

To **APPROVE** the application subject to conditions.

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

A240619 Redevelopment of Former Ysgol Dyffryn Teifi into residential development and associated works, Former Dyffryn Teifi School And Playing Fields Off Llyn Y Fran And Heol Y Gilfach, Llandysul

To **APPROVE** the application subject to conditions and a Section 106 Agreement..

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 xxx

Chairman:- _____

Date: _____

