

Minutes of a Meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE**  
held hybrid on  
**Wednesday, 12 February 2025**

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

**Also present:** Councillors Gwyn James, Matthew Vaux and Wyn Thomas

**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 Dana Jones, Democratic and Standards Officer and Miss Neris Morgans, Democratic Services Officer

(10:00am-12:40pm)

### **1 Procedure**

In the absence of the Chair at the Chamber, it was AGREED that the Vice-Chairman, Councillor Carl Worrall chaired the meeting.

### **2 Apologies**

Councillors Rhodri Davies and Ceris Jones apologised for their inability to attend the meeting.

### **3 Chairmans Announcement**

Best wishes were extended to Councillor Ifan Davies following his operation.

Mr Russell Hughes-Pickering – Corporate Lead Officer for Economy & Regeneration reported on the recent successful event he had held for Prostate Cymru and thanked all for attending and supporting. He stated that the key message was for gentlemen to get tested, 1 in 8 or 1 in 3 men with a family history will get prostate cancer.

### **4 Disclosure of Personal and/or Prejudicial Interest**

Councillor Matthew Vaux declared a personal and prejudicial interest in Application A240772.

Councillor Chris James declared a personal and prejudicial interest in Application A211186.

Mrs Dana Jones, Democratic Services and Standards Officer declared an interest in Application A240772, and the minutes were taken by Miss Neris Morgans, Democratic Services Officer.

### **5 Minutes of a Meeting of the Committee held on the 15 January 2025**

It was RESOLVED to confirm as a true record the Minutes of the Meeting held on the 15 January 2025

#### **Matters arising**

None.

### **6 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:-

A211186 The erection of a Class A1 retail Aldi foodstore, the refurbishment of a Grade II listed sports pavilion, the installation of three pre-fabricated wooden exhibition pods, and a nature and biodiversity area with associated access, car parking and landscaping, Trinity St Davids Playing Fields Pontfaen Road, Lampeter

To **DEFER** the application as further information had been received from the agent following the publication of the agenda and Officers had not had adequate time to address the additional information provided.

Members reiterated their frustration that additional information and emails been sent direct from the agent following the publication of the agenda, and due to this the application was again deferred.

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### **7 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 Ian Evans (applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Control Committee

A240169 Erection of dwelling, agricultural shed and associated works on site of former/abandoned dwelling, Fronlwyd, Llangrannog, Llandysul

To **REFER** the application to the Site Inspection Panel (SIP) in accordance with Paragraph 5 of the Council's adopted criteria and to the Cooling off group in accordance with paragraph 2 (option 3) of the deferral process for applications presented to Development Management Committee - Operational Procedures.

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A240509 Change of use from offices (solicitors) to residential Manarafon, Stryd Y Capel, Tregaron

To **REFER** the application to the Site Inspection Panel (SIP) in accordance with Paragraph 5 of the Council's adopted criteria and to the Cooling off group in accordance with paragraph 2 (option 3) of the deferral process for applications presented to Development Management Committee - Operational Procedures.

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A240672 Erection of dwelling, 41 Dolymeillion, Llanilar

To **DEFER** the application subject to completion of a Section 106 agreement in respect of a commuted sum contribution with powers to the Corporate and Lead Officer to approve the application subject to conditions once the legal agreement was complete and to discuss the developer's timescale in relation to the proposed play area.

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Mrs Jo Flanagan (objector) and Mr Dylan Green (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Control Committee and a letter was read out by an Officer on behalf of New Quay Town Council

A240772 Full planning application for the proposed resurfacing and reconfiguration of existing car park together with residential development and associated works, Land At Central Car Park, New Quay

To **REFER** the application to the Site Inspection Panel (SIP) in accordance with Paragraphs 1, 2, 3, 4, 5, and 7 of the Council's adopted criteria and to the Cooling off group in accordance with paragraph 2 (option 3) of the deferral process for applications presented to Development Management Committee - Operational Procedures.

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## **8 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.

## **9 Planning Appeals**

It was AGREED to note the planning appeals received.

**10 Any Other Business**

None.

**Confirmed at the meeting of the Committee held on the x**

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

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