

# Development Management Committee (Site Inspections)

8 July 2024

Present: Dr M Havard (Chair)  
Councillor S Alderman, Dr R Heath-Davies, Councillor Dr S Hancock  
MBE, Mr GA Jones, Councillor M James and Councillor V Thomas.

Officers Present: Mrs S Morris, Ms K Attrill and Mrs C Llewellyn (Minutes).

(Site Inspection: 10.45am – 12.25am)

## 1. Apologies

Apologies for absence were received from Councillor D Clements, Councillor M Bowen, Councillor C George, Mrs S Hoss, Mrs J James, Councillor PJ Morgan, Dr RM Plummer, Councillor B Price, Councillor S Skyrme-Blackhall, Councillor M Wiggins and Councillor C Williams BEM.

## 2. Purpose of the Visit

The Chair welcomed Members to the meeting and reminded them that the purpose of the visit that day was purely to enable them to acquaint themselves with the application site and its surroundings. No discussion would take place and no decisions would be made until the planning application was considered at a future meeting of the Development Management Committee.

## 3. NP/24/0198/FUL - Proposed building and change of use to outdoor adventure centre, with art studio & storage space above, and associated works. - The Old Bus Depot, Moylegrove, Cardigan, Pembrokeshire, SA43 3BW

The Development Management Manager explained that the proposed development comprised a pair of buildings on the site of the former bus depot, to be used for an outdoor adventure centre base, private art studio and storage at first floor level with associated works. Buildings on the site had been removed earlier in the year as they were in a dangerous condition, having been disused for a number of years. Due to the differing levels on site, officers had asked for the design to be amended so that the two-storey element was further away from residential properties and a re-consultation exercise had taken place in respect of the revised plans.

It was noted that the business currently operated from a nearby farm and provided coastering and kayaking at Ceibwr. Members asked officers to clarify a number of details including use of the art studio, use and storage of electric bikes, adequacy of parking on site, hours of use and whether



development of the site would lead to an increase in activity levels at Ceibwr. They were advised that further information on these elements would be provided when the application came before the Committee for determination.

Having viewed the different parts of the site, Members looked at it from the garden of a neighbouring property, permission to do so having been gained from the owner by officers prior to the visit. Part of the roof of the tin shed currently on site could be seen for context, although it was noted that this would be removed prior to its development. Members then travelled to Ceibwr to appreciate the distance, nature of the roads and the level of parking available at that location. It was noted that part of the rationale for the application was to alleviate the parking pressure at Ceibwr.

Thanking everyone for their attendance, the Chair closed the site inspection.

