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13 May 2021

Mrs Dana Jones

01545572031

Dear Sir / Madam

I write to inform you that a Meeting of the Development Control Committee will be held VIA VIDEO CONFERENCING on Wednesday, 19 May 2021 at **2.00 pm** for the transaction of the following business:

1. **Apologies**
2. **Personal Matters**
3. **Disclosures of personal interest/prejudicial interest**
4. **To consider the Minutes of the Meeting of the Committee held on the 10 March 2021 (Pages 3 - 12)**
5. **To consider planning applications deferred at previous Meetings of the Committee (Pages 13 - 22)**
6. **Development, Advertisement, Local Authority and Statutory Applications (Pages 23 - 58)**
7. **Planning applications dealt with by way of delegated authority (Pages 59 - 82)**
8. **Appeals (Pages 83 - 84)**
9. **Any other matter which the Chairman decides is for the urgent attention of the Committee**

Members are reminded to sign the Attendance Register

A Translation Services will be provided at this meeting and those present are welcome to speak in Welsh or English at the meeting.

Yours faithfully



Miss Lowri Edwards
Corporate Lead Officer: Democratic Services

To: Chairman and Members of Development Control Committee
The remaining Members of the Council for information only.

Agenda Item 4

Minutes of a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held remotely by video-conference on

Wednesday, 10 March 2021

Present: Councillor Lynford Thomas (Chair), John Adams-Lewis, Bryan Davies, Ceredig Davies, Gethin Davies, Meirion Davies, Ifan Davies, Odwyn Davies, Peter Davies MBE, Rhodri Davies, Dafydd Edwards, Rhodri Evans, Paul Hinge, Catherine Hughes, Gwyn James, Maldwyn Lewis, Lyndon Lloyd MBE, Gareth Lloyd, Dai Mason, Rowland Rees-Evans and Wyn Thomas.

Also in attendance: Councillors Lloyd Edwards and Elizabeth Evans

Officers in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer- Economy & Regeneration, Mr Alan Davies – Corporate Manager – Planning Services, Mrs Gwennan Jenkins, Development Management Team Leader South, Jonathan Eirug – Development Management Team Leader North, Mrs Catrin Newbold, Service Manager – Development Management, Ms Nia Jones – Corporate Manger – Democratic Services and Mrs Dana Jones, Democratic Services and Standards Officer

(10.00am – 1:25pm)

1. **Personal**

The Chairman welcomed all to the meeting.

2. **Apologies**

Mrs Margaret James apologised for her inability to attend the meeting.

3. **Disclosure of Personal and/or Prejudicial Interest**

Councillor Lynford Thomas declared a personal interest in Application A200730 and A200729. The Vice-Chairman, would chair the meeting during consideration of these items.

Councillor John Adams-Lewis declared a personal and prejudicial interest in Application A200730 and A200729

4. **Minutes of a Meeting of the Committee held on the 10 February 2021**

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 10 February 2021.

Matters arising

None.

5. **Planning applications deferred at previous Meetings of the Committee**

None.

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:-

Written representations from Mr Geraint Jones (Agent) was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200730 Demolition of former Aberaeron Hospital and proposed residential development and associated works, Aberaeron Hospital, Princes Avenue, Aberaeron

To **APPROVE** the application subject to conditions to include that the dwellings were offered to applicants in accordance with the Local Lettings Policy.

Written representations Mr Geraint Jones (Agent) was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200729 Demolition of former Aberaeron Hospital and proposed residential development and associated works, Aberaeron Hospital, Princes Avenue, Aberaeron

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

Members stated, if possible, that an exhibition of the heritage of the hospital be available in a public building such as the Memorial Hall or Library.

Written representations from Mr Matt Edwards (Agent) was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200774 Erection of a modest, single storey holiday letting cabin with associated landscaping and the relocation 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 request that the agent on behalf of the applicant to withdraw the application and consider relocating the cabin closer to the farm house. If agreed, a new planning application would need to be submitted accordingly, and considered by the Local Planning Authority

A200849 Erection of a dwelling and garage, Land adj Brynmair Villa, Aberporth

To note that the application had been WITHDRAWN from the agenda by the CLO – Economy and Regeneration as an amended planning application had been submitted with a reduced design. Following consideration of these revised plans, the application was supported by the service and had been approved through delegated powers by the Local Member.

Written representations from Mr Geraint Roberts (Agent) was read out in committee in accordance with the temporary addendum to the Operational procedure for Members of the Public addressing the Development Control Committee in response to Covid-19

A200961 Erection of three-storey building comprising of 9 one-bedroom flats, construction off- street parking area and associated work, Former Garages, Heol Dinas, Penparcau

To **APPROVE** the application subject to conditions to include that sufficient screening be provided between the car park area and the neighbouring school, and that the dwellings were offered to applicants in accordance with the Local Lettings Policy

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.

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A171021	Mrs L Ayre	Internal alterations to form annex	1 Church Street, Lampeter., SA48 7BT	Dychwelwyd yn annilys / Returned Invalid	23-02-2021
2	A190114	Mrs L Raw Rees	Proposed alterations and construction required for change of use of double garage into an annex to the Mill House dwelling.	The Old Mill Garage, Chalybeate Street, Aberaeron	Dychwelwyd yn annilys / Returned Invalid	23-02-2021
3	A190906	John Delaney	Change of use of 50 touring caravans to 40 static caravans, associated infrastructure improvements and ecological mitigation & enhancement.	Greenfields Caravan Park, Plwmp, Llandysul. SA44 6HF	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-02-2021
4	A190916	Mr Evans (E Evans & Co)	Erection of a poultry unit including silos and all associated works	Tynant, Talybont, SY24 5DN	Gwrthodwyd / Refused	24-02-2021
5	A200123	(Penrhiw Grass Converters)	Slurry Lagoon and yard for dairy cow winter accommodation.	Penrhiw Farm, Aberarth, SA46 0LY	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-03-2021
6	A200196	Mr J Williams	Demolition of existing garage and the development of 2 dwellings	Pilot Place Garage, Pilot Lane, New Quay. SA45 9SA	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	11-02-2021
7	A200338	Mr Ioan Morris (Jamson Ltd)	Erection of a dwelling and carport	Plot Adjacent To Pen-y-Marian Villa Spring Gardens, Cardigan	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-02-2021
#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

8	A200470	(Home Office)	Installation of a 40m high lattice mast on a concrete base accommodating 3No antennas and 2No 600mm transmission dishes. Installation of a foul weather enclosure (2700x2450x2500mm) accommodating the equipment cabinets; 1No electrical meter cabinet; 1No generator and 1No 1200mm satellite dish on a 2.6m high support pole within a 12mx9m compound surrounded by a 1.8m high mesh fence. A 12m x 10m loose stone access track/turning area will also be installed along with a 16m armco barrier.	Esgair Llethr, Llanddewi Gwyn, Tregaron. SY25 6PG	Caniatawyd gydag Amodau / Approved Subject to Conditions	25-02-2021
9	A200692	(Revgate Aberystwyth Ltd)	Removal of 7no existing windows & enlarging openings, creation of 2no new openings, installation of 9no glazed bi-fold doors & glazed balustrades.	The Royal Pier, Marine Terrace, Aberystwyth, SY23 2AZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2021
10	A200693	(Revgate Aberystwyth Ltd)	Removal of 7no existing windows & enlarging openings, creation of 2no new openings, installation of 9no glazed bi-fold doors & glazed balustrades.	The Royal Pier, Marine Terrace, Aberystwyth, SY23 2AZ	Caniatâd wedi ei roi / Consent Granted	24-02-2021
11	A200738	Dorian Jones	Proposed extension and change of use of the existing dwelling into 6 self contained residential units	Brynmarian, 11 Park Avenue, Aberystwyth, SY23 1PF	Gwrthodwyd / Refused	04-02-2021
12	A200764	Mr L Jones	Erection of an affordable dwelling.	Plot 4, Criby Gwynt, Ferwig, cardigan.	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	03-03-2021
13	A200823	Mr and Mrs Bunn	Proposed widening of existing flat roof, dormer to front elevation and two new flat roof dormer to rear elevation.	21 Marine Terrace, New Quay, SA45 9PJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	25-02-2021
14	A200824	Mr and Mrs Bunn	Proposed widening of existing flat roof, dormer to front elevation and two new flat roof dormer to rear elevation.	21 Marine Terrace, New Quay, SA45 9PJ	Caniatâd wedi ei roi / Consent Granted	25-02-2021
	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

15	A200843	Mr G Davies	Erection of an affordable dwelling and associated access.	Plot adj to Swn y Mor, Brynhoffnant, Llandysul, SA44 6ED	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	03-03-2021
16	A200873	Mr Patrick Loxdale	Discharge of condition 5 (details of proposed folly tower and windows associated with west wing) from planning permission A200267	Castle Hill, Llanilar, SY23 4SB	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	04-02-2021
17	A200874	Mr Patrick Loxdale	Discharge of condition 6 (proposal of pergola adaptations) from planning permission A200267	Castle Hill, Llanilar, SY23 4SB	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	04-02-2021
18	A200875	Mr Patrick Loxdale	Discharge of condition 7 (glazed link) from planning permission A200267	Castle Hill, Llanilar, SY23 4SB	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	04-02-2021
19	A200877	Mr Darren Morse	Change of use of existing static caravan to holiday let.	Glanaeron, Bontnewydd, Aberystwyth, Ceredigion, SY23 4JH	Gwrthodwyd / Refused	26-02-2021
20	A200888	Mrs D Williams	Replace existing windows and entrance door as existing in every detail together with replacement stucco work to bays as existing.	Cartref, 13 Alban Square, Aberaeron. SA46 0DB	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-02-2021
21	A200896	(Ysgol Goch Community Group)	Change of use of agricultural land to provide a parking area.	Land adjacent to Ysgoldy Goch, Cwmystwyth, Aberystwyth. SY23 4AB	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-02-2021
22	A200901	Mr Simon Busby	Erection of two storey extension to the side of existing house	14 Fifth Avenue, Penparcau, SY23 1RE	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-02-2021
23	A200914	Mr N Davies	Proposed extension to existing garage to accommodate Class 7 MOT station & Office Space	Crosslyn Garage, Blaenannerch, Cardigan. SA43 1SN	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-02-2021
24	A200929	(In The Welsh Wind Distillery)	Erection of an extension to the main Gogerddan Arms building for storage, manufacturing and distribution together with offices (change of use from residential) and storage, whisky cask store building and grain store.	Gogerddan Arms, Tanygroes, Cardigan, SA43 2JE	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-02-2021
25	A200942	Mr S Mckeown	Conversion of an existing garage attic to holiday let	Ysgol Glynarthen School, Glynarthen, SA44 6NX	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2021
#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

26	A200965	Mr M Edwards (Teifi Developments Ltd)	Removal/Variation of condition 1 (commencement date) of planning permission A180900	Land at Penbedw Farm, Henllan, Llandysul	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	05-02-2021
27	A200966	Mr M Edwards (Teifi Developments Ltd)	Removal/Variation of condition 1 (commencement date) of planning permission A180901.	Land at Penbedw Farm, Henllan	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	05-02-2021
28	A200974	K Williams	Erection of a single storey extension on North Elevation.	Ysgubor Hen, Bethania, Llanon, SY23 5NN	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-02-2021
29	A200989	Mrs R Leighton	Change of Use of Unit 2 Crudyr Awel to A1 shop retail premises. We proposed that we will be selling baked goods, sandwiches, drinks, celebration cakes, (not for consumption on the premises) and craft items.	2 Crudyr Awel, Synod Inn, Llandysul. SA44 6JA	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-03-2021
30	A200993	Mr D Bhunnoo	Siting of static caravan and decking (Temporary Permission).	Maesyrawel, Beulah, Newcastle Emlyn, SA38 9QB	Caniatâd dros dro / Temporary permission	03-03-2021
31	A200995	Mr D Bhunnoo	Caravan currently used for storage of furniture and garden equipment and as screen from Dol Aur Holiday Cottage hot tub etc.	Maesyrawel, Beulah, Newcastle Emlyn, Ceredigion, SA38 9QB	Tynnwyd yn ôl / Withdrawn	23-02-2021
32	A200998	Mr J James	Demolition of existing lean-to utility room and erection of new kitchen extension. Erection of new garden room extension.	Brynsiriol, Llanbadarn Fawr, Aberystwyth. SY23 3SZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2021
33	A201013	Mr E Hopkins	Erection of an agricultural storage building	Land adj. Blaenwaun, Gwenlli, Synod Inn, Llandysul. SA44 6JJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-02-2021
34	A201018	Mr Ratcliffe	Removal / Variation of condition 2 (plans) of planning permission A190643	Cwmtawel, Cwm Cou, SA38 9PQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-02-2021
#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

35	A201020	(Allens Caravans Estates Ltd)	Discharge condition 5 planning application A190905 - No development shall take place until a detailed ecological enhancements and management scheme is submitted to a approved in writing by the local LPA, which will be fully implemented before the development is brought into use and remain thereafter in perpetuity.	Glan Y Mor Holiday Park Clarach Bay, Aberystwyth, SY23 3DT	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	05-02-2021
36	A201022	(Allens Caravans Estates Ltd)	Discharge condition 7 planning permission A190905 - Details of the external colour and appearance of the static caravans/lodges to be placed on the upper field (Area A) shall be submitted to and approved in writing by the LPA before they are brought onto the site.	Glan Y Mor Holiday Park Clarach Bay, Aberystwyth, SY23 3DT	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	24-02-2021
37	A201029	Mr and Mrs Heidt	Proposed attic conversion and dormers to front and rear.	3 Cae'r-gog Terrace, Aberystwyth, SY23 1EP	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-02-2021
38	A201034	Mr and Mrs G & S Williams	Variation of condition 3 and 4 of planning permission A180930 to enable access arrangements to be agreed.	Plot Of Land On Llangynllo Farm Coed Y Bryn, Llandysul, SA44 5LT	Caniatawyd / Approved	24-02-2021
39	A201040	Messrs R & M Ferraro	Erection of an agricultural building for storage	Sychpant Farm, Blaen-Cil-Llech, Newcastle Emlyn, SA38 9EP	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2021
40	A201057	Mr S Calvert	Single storey rear extension and decking.	Caer y Glyn, Gwbert Road, Cardigan. SA43 1AF	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-02-2021
41	A201065	Messrs R & M Ferraro	Proposed erection of a new agricultural building to accommodate loose cattle	Land ar Sychpant Farm and Hafod, Blaen-cil-Llech, Newcastle Emlyn	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2021
42	A201074	(Haven Leisure Limited)	Installation of arrivals lodge with associated infrastructure and ancillary landscaping works.	Quay West Holiday Park, New Road, Quay West, SA45 9SE	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-03-2021
43	A201086	Mrs Kathryn Wyatt	Demolition of existing single storey flat roof and erection of two storey extension	Y Gesail, Sunny Hill, Llandysul, SA44 4DT	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-02-2021
#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

44	A201087	Mrs T Banyard	Variation of condition 1 (temporary caravan duration) of planning permission A160566	Oakvale Caravan, Llanwnnen, SA48 7LF	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-03-2021
45	A201094	Mr E Davies	Erection of an agricultural building	Abermarlais, Cellan, Lampeter. SA48 8JD	Dychwelwyd yn annilys / Returned Invalid	04-02-2021
46	A201106	Mrs Susan Meadows	Dropped kerb to extend original vehicle access to enable parking at the side of the house.	Sea Breezes, High Street, Borth. SY24 5LH	Dychwelwyd yn annilys / Returned Invalid	23-02-2021
47	A201110	WJ & HJ Downes (Milfeddygo n Downes Veterinary Services)	Demolition of rear outbuildings and annexe and erection of new extension.	Blaenberllan, Park Avenue, Aberystwyth, SY23 1PB	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-03-2021
48	A201111	Ms Lesley Tomley	An extension to an existing dwelling	Penrhiw, Cliff Road, Borth, SY24 5NN	Dychwelwyd yn annilys / Returned Invalid	23-02-2021
49	A210006	Mr C Evans	Erection of an agricultural storage building	Coedmawr Uchaf, Tregaron. SY25 6PX	Caniatâd ei angen / Permission required	05-02-2021
50	A210009	Mr and Mrs Barber	Non Material Minor Amendment for planning permission A200346 (erection of a garage)	Highbury, Gorrig Road, Pentrellwyn, SA44 4LQ	Caniatawyd / Approved	10-02-2021
51	A210014	Dr Z Rees	Erection of a single storey side extension	5 Talwrn, Cambridge Terrace, Queens Road, Aberystwyth. SY23 2HR	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-02-2021
52	A210018	TM & MY Edwards	Erection of an agricultural storage shed.	Ty Isaf Farm, Llanilar, Aberystwyth, SY23 4NP	Caniatâd ddim ei angen / Permission not required	17-02-2021
53	A210019	Mr and Mrs g Morgan	Minor amendment to planning permission A200027 (amended design & change of materials to roof).	Cilgynlle Fawr, New Quay, SA45 9SQ	Caniatawyd / Approved	10-02-2021
54	A210026	Mr and Mrs Arie Coetzee	Increase existing hard standing area, erection vegetable prep shed, 2 poly tunnels and increase existing vegetable patches.	Daffodil Hill, Bangor Hill, Llandysul, SA44 4JD	Caniatawyd gydag Amodau / Approved Subject to Conditions	02-03-2021
55	A210029	Mr T Krell (Revegate (Aberystwyth) Ltd)	Minor amendment to planning permission A190571 (revised plans).	The Royal Pier, Marine Terrace, Aberystwyth, SY23 2AZ	Caniatawyd / Approved	15-02-2021
56	A210030	Mr I Mullin	Carrying out of maintenance to the currently existing road network.	Forest Block to the east of the village of Llanafan, Llanafan, Aberystwyth	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	23-02-2021
#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date

57	A210031	Mr I Mullin	Carrying out of maintenance to the currently existing road network.	Forest Block to the South East of Tynybedw, Llanafan, Aberystwyth	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	23-02-2021
58	A210036	Mr Gary Davies	Erection of an agricultural storage/workshop	Ty Collen, Penrhiwllan, Llandysul, SA44 5NL	Dychwelwyd yn annilys / Returned Invalid	01-03-2021
59	A210037	Mr M E M & C R Morgan (MEM & CR Morgan)	Replacement earth banked nutrient storage lagoon.	Tynbeili, Llanrhystud, SY23 5BE	Dychwelwyd yn annilys / Returned Invalid	26-02-2021
60	A210047	Mr Adrian Jones	Minor amendment to planning permission A190896 (amended plans).	Swan y Wylan, Panteg Road, Aberaeron, SA46 0EN	Caniatawyd / Approved	05-02-2021
61	A210048	Mr and Mrs W & H Thomas	Minor amendment to planning permission A200805 (amended plans).	Monachty Hotel, 7 Market Street, Aberaeron, SA46 0AS	Caniatawyd / Approved	09-02-2021
62	A210049	Mr M Davies	Discharge of condition 3 of planning permission A190151 (sample of materials).	Plot 3 Adj to Crib y Gwynt, Ferwig, Cardigan, SA43 1QA	Caniatawyd / Approved	05-02-2021
63	A210057	Mr I Mullin	New spur road and 'T' turn for timber extraction	Forest known as Upper Forest Wood near the town of Lampeter	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	08-02-2021
64	A210063	Mrs LE Cole	To remove existing pebble dash from exterior walls and re-clad with fibre cement or aluminium cladding. The cladding is to be used to provide a degree of thermal insulation and weather resistance, and to improve the appearance of the building.	Bryncoed, Maenygroes, New Quay. SA45 9TH	Dychwelwyd yn annilys / Returned Invalid	02-03-2021
65	A210066	Mr G Davies	Erection of an agricultural building	Tirgwyn, Caerwedros, Llandysul. SA44 6LB	Caniatâd ddim ei angen / Permission not required	03-03-2021
66	A210072	Mrs E Jones-Bright	Creation of a single tier stacking shelf and a storage pad for the harvesting process.	Nant yr Arian Forest (adjacent to existing forestroads), Ponterwyd, Aberystwyth	Rhoi caniatâd ymlaen llaw / Prior Approval Granted	23-02-2021
67	A210088	Mr S Guest	Discharge of condition 3 (photographic survey) from planning permission A200498	Trewen Mill, Cwmcou, Newcastle Emlyn, SA38 9PB	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	25-02-2021

8. Planning Appeals

None.

9. Any Other Business

Confirmed at the meeting of the Committee held on the 14 April 2021

Chairman:-_____

Date:_____

1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A200449	09-06-2020	Mr and Mrs Ken & Terris Bird	Erection of 2 open market dwellings with vehicular access.	Land Adjacent To Maes Wyre Llanrhystud, Aberystwyth	Refuse

1.1. A200449



Rhif y Cais	A200449
Derbyniwyd	09-06-2020
Y Bwriad	Codi dwy annedd marchnad agored gyda mynediad i gerbydau.
Lleoliad Safle	Tir ger Maes Wyre Llanrhystud, Aberystwyth
Math o Gais	Cais Cynllunio Llawn
Ymgeisydd	Mr a Mrs Ken & Terris Bird, Ysgubor Wyre, Llanrhystud, Ceredigion, SY23 5DL
Asiant	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Llys Y Cwmwd, Llanrhystud, Ceredigion, SY23 5ED

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn rhan o barsel o dir rhwng cefnffordd yr A487 ac afon Wyre yn anheddiad Llanrhystud. I'r dwyrain o'r tir hwn mae ystâd Maes Wyre, a nodweddir gorllewin y safle gan unedau preswyl sy'n wynebu'r Llew Du. Mae safle'r cais ei hun yn siâp petryal ac yn ymestyn o'r eiddo cyfagos Dwyryd i'r dwyrain a Candor Villa i'r gorllewin. Mae terfyn deheuol y safle yn ffinio'n uniongyrchol â'r afon.

Er bod datblygiad preswyl wrth ymyl safle'r cais, mae'r safle y tu allan i derfynau anheddiad Llanrhystud, ac o ran y Cynllun Datblygu Lleol ystyrir ei fod yn dir a nodir fel 'lleoliadau eraill'. Mae safle'r cais hefyd wedi'i leoli'n rhannol ym Mharth C2 o'r Map Cyngor Datblygu sydd wedi'i gynnwys yn TAN15.

Mae ceisiadau cynllunio sy'n ymwneud â'r safle penodol hwn wedi'u cyfyngu i geisiadau a gyflwynwyd yn y 1970au ond cawsant eu tynnu'n ôl neu eu gwrthod wedi hynny.

MANYLION Y DATBLYGIAD

Gwneir y cais yn llawn ac mae'n ceisio caniatâd cynllunio ar gyfer codi dwy annedd marchnad agored eithaf mawr wedi'u lleoli mewn trefniant llinellol ar arglawdd afon Wyre gyda'r eiddo cyfagos Dolwyre ar ochr arall yr afon oddeutu 24m i fwrdd o ôl troed arfaethedig yr uned fwyaf dwyreiniol.

Mae'r ddau eiddo union yr un fath heblaw eu bod yn cael eu datblygu mewn drych-ddelwedd ac maent yn bwriadu darparu tair ystafell wely a garej integrol. Bydd gan yr anheddau dalcendoeon a byddant yn cael eu gorffen yn rhannol gyda rendrad ac yn rhannol gyda chladin pren ar y llawr cyntaf. Nodweddir y tu cefn gan nifer fawr o ffenestri ar y ddwy lefel a lleolir y prif ddrws ar ochr yr eiddo.

Darperir digon o le parcio ac ardaloedd amwynder gyda mynediad i gerbydau i'r safleoedd o ffordd bresennol ystâd Maes Wyre.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040 (Chwefror 2021)
- PCC Polisi Cynllunio Cymru (Rhifyn 11, Chwefror 2021)

Polisi Cynllunio Lleol Perthnasol

Mae'r polisiâu canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn:

DM06 Dylunio a Chreu Lle o Safon Uchel

DM10 Dylunio a Thirweddu

DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

YSTYRIAETHAU PERTHNASOL ERAILL

Mae Adran 17(1) Deddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol gan roi sylw priodol i effaith debygol arfer y swyddogaethau hynny, a'r angen i wneud popeth o fewn ei allu i atal trosedd ac anhrefn yn ei ardal. Ystyriwyd y ddyletswydd hon wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol mewn trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oedran; anabledd; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas neu bartneriaeth sifil. Mae rhoi sylw priodol i hyrwyddo cydraddoldeb yn golygu:

- Gwaredu neu leihau'r anfanteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig;
- Cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle bo'r anghenion yn wahanol i rai pobl eraill; ac
- Annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghymesur o isel.

Rhoddyd ystyriaeth briodol i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir nad oes gan y datblygiad arfaethedig oblygiadau sylweddol ar gyfer, neu unrhyw effaith ar, bersonau sy'n rhannu nodwedd warchoddedig, yn fwy nag unrhyw berson arall.

DEDDF LLESANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau er mwyn bodloni'r saith nod llesiant a geir yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygiad cynaliadwy', fel y'i nodir yn Neddf 2015. Wrth bennu'r argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i fodloni eu hanghenion eu hunain.

YMATEBION I'R YMGYNGHORIAD

Priffyrdd Ceredigion – Dim gwrthwynebiad yn ddibynnol ar amodau

Cyfoeth Naturiol Cymru - Mae Cyfoeth Naturiol Cymru yn cadarnhau bod y safle yn rhannol o fewn Parth C2 fel y nodir yn TAN15. Mae TAN15 yn cadarnhau na ddylid caniatáu datblygiad agored iawn i niwed ym Mharth C2. Mae gan Gyfoeth Naturiol Cymru bryderon sylweddol ynglŷn â'r datblygiad arfaethedig fel y'i cyflwynwyd. Mae Cyfoeth Naturiol Cymru yn argymhell na ddylid rhoi caniatâd cynllunio oni bai bod yr Awdurdod Cynllunio yn fodlon bod rhesymau hollbwysig dros ystyried caniatáu'r cais yn groes i bolisi cynllunio cenedlaethol ar ddatblygu a pherygl llifogydd. Yna, rhaid darparu tystiolaeth foddhaol i ddangos y gellir rheoli risgiau a chanlyniadau llifogydd i fod yn lefel dderbyniol, yn unol â TAN15. Fel arall, mae Cyfoeth Naturiol Cymru yn gwrthwynebu'r cais.

Draenio Ceredigion - Sylwadau / dim gwrthwynebiad yn ddibynnol ar amodau

Dŵr Cymru - dim gwrthwynebiad yn ddibynnol ar amodau

Derbyniwyd 3 gohebiaeth trydydd parti sy'n gwrthwynebu'r cynnig am y rhesymau canlynol:-

- mae'r anheddau arfaethedig yn rhy agos i'r afon a byddent yn dioddef llifogydd;
- byddai lleoliad yr anheddau ynghyd â'r defnydd arfaethedig o nifer fawr o ffenestri yn arwain at edrych drosodd;
- pryderon ynghylch diogelwch ar y priffyrdd;
- pryder ynghylch colli tir amaethyddol

CASGLIAD

Dywed Adran 38(6) Deddf Cynllunio a Phrynu Gorfodol 2004: "Os rhoddir ystyriaeth i'r cynllun datblygu er mwyn gwneud penderfyniad o dan y Deddfau Cynllunio, bydd yn rhaid i'r penderfyniad hwnnw fod yn unol â'r cynllun oni bai fod ystyriaethau perthnasol yn awgrymu fel arall".

Egwyddor Datblygu

Dynodir anheddiad Llanrhystud yn Ganolfan Gwasanaethau Gwledig yng Nghynllun Datblygu Lleol Ceredigion ac felly mae ganddo ffin anheddiad sy'n nodi ble y gall neu na all datblygiad ddigwydd. Er ei bod yn ymddangos bod safle'r cais o fewn anheddiad Llanrhystud, o safbwynt y CDLI mae'r safle wedi'i leoli mewn man sydd y tu allan i anheddiad dynodedig y pentref. Felly, ystyrir ei fod mewn 'lleoliad arall' ac felly byddai'n ddarostyngedig i bolisi S04 sy'n ymdrin â chynigion datblygu mewn 'aneddiadau cysylltiedig a lleoliadau eraill'. Mae'r polisi'n ystyried Polisi Cynllunio Cymru o ran y dylid lleoli datblygiadau o fewn a gerllaw'r aneddiadau lle gellir eu lleoli orau o ran seilwaith, mynediad a gwarchod cynefinoedd a gwarchod y dirwedd. Gall mewnlenwi neu estyniadau bach i aneddiadau cyfredol fod yn dderbyniol, yn enwedig os yw'n diwallu angen lleol am dai fforddiadwy, ond mae'n rhaid parhau i reoli gwaith adeiladu newydd yn gaeth mewn cefn gwlad agored nad yw ger aneddiadau cyfredol neu ardaloedd a ddyrannwyd ar gyfer datblygu mewn cynlluniau datblygu.

Mae Polisi S04 y CDLI yn ceisio rheoli amllder datblygiadau preswyl mewn 'lleoliadau eraill' gan ganiatáu anheddau newydd dim ond pan fo angen y gellir ei gyfiawnhau ar gyfer menter wledig neu os oes angen heb ei ddiwallu am dai fforddiadwy.

Nid yw'r ymgeisydd wedi honni bod angen yr anheddau fel annedd menter wledig. Fodd bynnag, mae polisi S04 a pholisi cenedlaethol yn cefnogi cynigion ar gyfer datblygu anheddau fforddiadwy ar yr amod bod y lleoliad yn dderbyniol a bod angen ar gyfer yr unedau hynny. Fel arall, mae'r gwrthwynebiad polisi i ddatblygiad preswyl safleoedd o'r fath yn cael blaenoriaeth.

O ran lleoliad, mae'r unedau arfaethedig yn ffinio â therfynau anheddiad Llanrhystud a'r ffurf adeiledig yn yr ardal gyfagos, ac felly dim ond ceisiadau am unedau fforddiadwy y gellir eu cefnogi o dan bolisiau S04 ac S05 o'r CDLI. Ni chafwyd unrhyw wybodaeth ynglŷn ag unrhyw angen am dai fforddiadwy, yn wir, mae'r cais wedi'i gyflwyno'n benodol fel unedau marchnad agored hapfasnachol gyda gwybodaeth yn honni bod y ddwy uned yn werth £240,000 yr un.

Yn ogystal, ni ddarparwyd unrhyw wybodaeth i gyfiawnhau'r angen o ran asesiad hyfywedd ar wahân i wybodaeth sy'n awgrymu y byddai datblygu'r tir hwn yn helpu i gysylltu ochr ddwyreiniol y pentref â'r brif garthffos sydd tua 50m i'r gorllewin o safle'r cais. Er bod hynny'n wir, nodir na fyddai cysylltu ystâd Maes Wyre â'r brif garthffos yn ddibynnol ar gael caniatâd cynllunio ar gyfer y ddwy uned arfaethedig. Felly, o ystyried y diffyg gwybodaeth, barn yr Awdurdod Cynllunio Lleol yw na fyddai unrhyw gefnogaeth ar gyfer anheddau marchnad agored yn y lleoliad hwn.

I gloi, nid oes cyfiawndad dros gefnogi'r anheddau yn y lleoliad hwn y tu allan i anheddiad dynodedig Llanrhystud. Mae'r cynnig yn groes i bolisiau S01, S04 ac S05 o'r CDLI.

Yr Effaith ar Dirwedd a Chymeriad yr Ardal

Mae'r cynlluniau'n dangos tai deulawr mawr gyda garej integrol. Mae unedau presennol yn yr ardal gyfagos yn amrywio o ran dyluniad, felly ystyrir na fyddai unrhyw wrthwynebiad i ddyluniad yr unedau arfaethedig. Serch hynny, mae materion penodol y byddai angen mynd i'r afael â nhw cyn cymeradwyo'r cynnig pe bai cefnogaeth ar gael iddo, yn bennaf mewn perthynas â lleoliad y drws blaen a'r defnydd arfaethedig o nifer fawr o ffenestri.

Materion Llifogydd

Mae Map Perygl Llifogydd Cyfoeth Naturiol Cymru yn cadarnhau bod y safle o fewn Parth C2 y Map Cyngor Datblygu sydd wedi'i gynnwys yn TAN15. Mae canllawiau yn TAN15 yn cadarnhau na ddylid caniatáu datblygiad sy'n agored iawn i niwed (preswyl) ym Mharth C2. Mae Cyfoeth Naturiol Cymru yn argymhell y dylai'r Awdurdod Cynllunio Lleol benderfynu ar y cais ar sail polisi yn gyntaf, a phe ceir cadarnhad ysgrifenedig bod yr Awdurdod Cynllunio Lleol yn credu bod rhesymau hollbwysig dros ystyried rhoi caniatâd cynllunio, mae Cyfoeth Naturiol Cymru yn gofyn am ddigon o amser i adolygu Asesiad o Ganlyniadau Llifogydd (FCA) yr ymgeisydd. Yna, bydd Cyfoeth Naturiol Cymru yn darparu cyngor technegol ynghylch pa mor dderbyniol yw'r canlyniadau llifogydd, neu os fydd yr FCA yn methu â dangos y gellid rheoli canlyniadau llifogydd mewn modd derbyniol yn ystod oes y datblygiad, yna byddai Cyfoeth Naturiol Cymru yn gwrthwynebu'r cais. Maent hefyd yn nodi, o dan Gyfarwyddyd Cynllunio Gwlad a Thref (Hysbysu) (Cymru) 2012, mewn achosion lle mae'r Awdurdod Cynllunio am roi caniatâd, mae'n ofynnol cyfeirio ceisiadau am ddatblygiadau agored iawn i niwed ym Mharth C2 at Lywodraeth Cymru.

Yn unol â sylwadau Cyfoeth Naturiol Cymru, pe bai'r Pwyllgor Rheoli Datblygu o'r farn bod cyfiawndad dros gael annedd yn y lleoliad penodol hwn, yna byddai'r mater yn cael ei gyfeirio eto at Gyfoeth Naturiol Cymru iddyn nhw ei ystyried mewn perthynas â datblygiad ym Mharth C2. Fel y nodwyd uchod, mae gan Gyfoeth Naturiol Cymru hawl i gefnogi neu wrthwynebu'r cais.

Ar ôl ystyried y cyngor, o safbwynt polisi ystyrir nad oes cyfiawnhad dros ddarparu anheddau marchnad agored yn y lleoliad hwn ac felly nid oes rheswm hollbwysig dros roi caniatâd cynllunio.

Awgrymir bod y cynnig yn groes i bolisi DM11 a TAN15.

Ystyriaethau Perthnasol Eraill

Nodir nad oes unrhyw wrthwynebiad i'r cynnig o safbwynt priffyrdd a draenio. Fodd bynnag, nid yw hyn yn gorbwysu'r gwrthwynebiad polisi i'r cynnig.

Canlyniad

I gloi, mae darparu anheddau marchnad agored yn y lleoliad hwn y tu allan i anheddiad Llanrhystud yn mynd yn groes i egwyddorion datblygu cynaliadwy a bydd yn arwain at fath annerbyniol o ddatblygu. Mae'r cynnig yn groes i'r polisi cynllunio cenedlaethol a lleol.

At hynny, mae'r safle o fewn parth llifogydd ac nid oes rhesymau hollbwysig dros gefnogi'r cynnig yn groes i TAN15.

AWDURDOD DIRPRWYEDIG:

Gofynnodd yr aelod lleol, y Cynghorydd R Rees-Evans, i'r cais hwn gael ei gyflwyno er ystyriaeth y Pwyllgor Rheoli Datblygu am y rhesymau canlynol:-

- efallai y bydd modd goresgyn y materion llifogydd ar y safle;
- mantais gynllunio bosibl i Faes Wyre wrth ymuno â'r system garthffosiaeth bresennol

RHESWM AM OHIRIO:

Adroddwyd y cais i'r Pwyllgor Rheoli Datblygu yn ei gyfarfod ar 13/1/2021. Er gwaethaf yr argymhelliad i wrthod, roedd yr Aelodau o'r farn bod y cais wedi'i leoli y tu fewn i ffin Canolfan Wasanaeth Llanrhystud ac yn cefnogi'r egwyddor o ddatblygu. Penderfynodd y Pwyllgor ohirio penderfyniad y cais er mwyn i CNC asesu'r Asesiad Llifogydd a gyflwynwyd, ac awdurdodi'r Prif Swyddog Corfforaethol Economi ac Adfywio i gymeradwyo'r cais os na chodwyd unrhyw faterion o'r asesiad, ond ail gyflwyno'r cais i Bwyllgor pe bai gan CNC bryderon, ynghyd â chytundeb cyfreithiol Adran 106 a fyddai'n sicrhau cyfraniad ariannol o 10% o werth marchnad agored y datblygiad sydd i'w ddefnyddio tuag at ddarparu cartrefi fforddiadwy yn y Sir, yn unol â pholisi S05 o y CDLI mabwysiedig.

Mae'r ymgeisydd wedi cyflwyno gwybodaeth ychwanegol i gefnogi'r Asesiad Llifogydd sy'n ymddangos ei fod bellach yn dangos bod yr anheddau arfaethedig eu hunain y tu allan i Barth Llifogydd C2 ond yn rhannol o fewn Parth Llifogydd B. Mae CNC wedi cadarnhau bod y safle yn rhannol o fewn Parth C2 ac yn ailadrodd bod TAN15 yn cadarnhau na ddylid caniatáu datblygiad bregus iawn ym Mharth C2. Mae CNC wedi adolygu'r FCA ac maent o'r farn ei fod yn methu â dangos y gellir rheoli risgiau a chanlyniadau llifogydd i lefel dderbyniol yn unol â TAN15.

Yn hynny o beth ac o ystyried bod CNC yn glinio at eu gwrthwynebiad, argymhellir gwrthod y cais fel un sy'n groes i TAN15 a DM11 o Gynllun Datblygu Lleol Ceredigion.

ARGYMHELLIAD:

GWRTHOD

Rhif y Cais	A200449
Derbyniwyd	09-06-2020
Y Bwriad	Codi dwy annedd marchnad agored gyda mynediad i gerbydau.
Lleoliad Safle	Tir ger Maes Wyre Llanrhystud, Aberystwyth
Math o Gais	Cais Cynllunio Llawn
Ymgeisydd	Mr a Mrs Ken & Terris Bird, Ysgubor Wyre, Llanrhystud, Ceredigion, SY23 5DL
Asiant	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Llys Y Cwmwd, Llanrhystud, Ceredigion, SY23 5ED

THE SITE AND RELEVANT PLANNING HISTORY

The application site is part of a parcel of land sandwiched between the A487 trunk road and the river Wyre in the settlement of Llanrhystud. To the east of this land is the Maes Wyre estate and the west of the site is characterised by residential units which ultimately face on to the Black Lion. The application site itself is rectangular in shape and extends from the neighbouring properties of Dwyryd to the east and Candor Villa to the west. The site's southern boundary directly borders the river.

Despite being neighboured by residential development the application site is outside of the settlement boundary of Llanrhystud and in terms of the Local Development Plan is considered to be land identified as 'other locations'. The application site is also partially located within Zone C2 of the Development Advice Map contained in TAN15.

Planning applications relating to this particular site are limited to applications submitted in the 1970's but were subsequently withdrawn or refused.

DETAILS OF DEVELOPMENT

The application is made in full and seeks planning permission for the erection of two fairly large open market dwellings situated in a linear arrangement on embankment of the river Wyre with the neighbouring property of Dolwyre approximately 24m away the other side of the river from the proposed footprint of the easternmost unit.

Both properties are identical apart that they are developed in mirror imaged and look to provide three bedrooms and integral garages. The proposed dwellings are to be hipped roofed and finished in part render / part timber cladding on the first floor. The rear elevation is characterised by a large expanse of fenestration at both levels and the main door is situated on the side of the property.

Adequate parking and amenity areas are provided with vehicular access to the sites being served via the existing Maes Wyre estate road.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- Future Wales: The National Plan 2040 (February 2021)
- PPW Planning Policy Wales (edition 11, February 2021)

Relevant Local Planning Policy

These Local Development Plan policies are applicable in the determination of this application:

DM06 High Quality Design and Placemaking

DM10 Design and Landscaping

DM11 Designing for Climate Change

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

LU05 Securing the Delivery of Housing Development

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

S05 Affordable Housing

OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

CONSULTATION RESPONSES

Ceredigion Highways - No objection STC

NRW - NRW confirms that the site is partially within Zone C2 as identified in TAN15. TAN15 affirms that highly vulnerable development should not be permitted in Zone C2. NRW Have significant concerns with the proposed development as submitted. NRW recommend planning permission should only be granted if the Planning Authority are satisfied that there are overriding reasons for considering for granting the application contrary to national planning policy on development and flood risk. Satisfactory evidence must then be provided to demonstrate that the risks and consequences of flooding can be managed to be acceptable level, in accordance with TAN15. Otherwise, NRW objects the application.

Ceredigion Drainage - Comments / No objection STC

Dŵr Cymru / Welsh Water - No objection STC

3 third party correspondence were received objecting the proposal on the following grounds:-

- proposed dwellings are too close to the river and would be subject to flooding;
- positioning of dwellings together with proposed use of large expanse of fenestration would result in overlooking;
- highway safety concerns;
- concern over loss of agricultural land.

CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with

the plan unless material consideration indicate otherwise”.

The Principle of Development

The settlement of Llanrhystud is designated as a Rural Service Centre in the Ceredigion Local Development Plan and as such enjoys a settlement boundary which identifies as to where development can or cannot take place. Despite appearing to be within the settlement of Llanrhystud, the application site as far as the LDP is concerned is located in an area which is outside of the designated settlement of the village. As such it is considered to be in an 'other location' and therefore would be subject to policy S04 which deals with development proposals in 'linked settlements and other locations'. The policy takes account of Planning Policy Wales in that development in the should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.

Policy S04 of the LDP seeks to control the proliferation of residential development in 'other locations' permitting new dwellings only where there is a justifiable rural enterprise need or is required on unmet affordable need basis.

No claim has been made by the applicant that the dwellings are required as a rural enterprise dwelling. However, policy S04 and national policy do support proposals for development for affordable dwellings provided that the location is acceptable and there is a need for those units. Otherwise the policy objection to the residential development of such sites takes precedence.

In terms of location, the proposed units adjoining the settlement boundary of Llanrhystud and built form in this immediate area and therefore as that is the case only applications for affordable units can be supported under policies S04 and S05 of the LDP. No information has been forthcoming in relation to any affordable need, in fact the application has been specifically submitted as speculative open market units with information claiming that both units be valued at £240,000 each. Additionally no information has been provided to justify the need in terms of a viability assessment apart from information suggesting that developing this land would assist in connecting the eastern side of the village with the mains sewer which is approximately 50m to the west of the application site. Whilst that may be the case, it is noted that connecting the Maes Wyre estate with the main sewer would not be dependent on obtaining planning permission for the proposed two units. As such it is the opinion of the LPA that given the lack of information any support for open market dwellings at this locations would not be forthcoming.

In conclusion, there is no justification for supporting the dwellings at this location outside of the designated settlement of Llanrhystud. The proposal is contrary to policies S01, S04 and S05 of the LDP.

Impact on the Landscape and Character of the Area

The plans show the provision of large two storey houses with integral garages. There are a variance in design in relation to existing units in the immediate area therefore it is considered that there would be no objection to the principle design of the proposed units. Nevertheless there are certain matters mainly in relation to the location of the front door and the proposed use of large expanse of fenestration which would require addressing prior to approval should support be forthcoming for the proposal.

Flooding Matters

NRW Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15. Guidance in TAN15 affirms that highly vulnerable development (residential) should not be permitted in Zone C2. NRW recommend that in the first instance the LPA should make a planning policy decision on the application and should written confirmation be issued that the LPA believe there are overriding reasons to consider granting planning permission, the NRW requests sufficient time to review the applicant's FCA. The NRW will then provide technical advice on the acceptability of flooding consequences or if the FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then NRW would object to the application. They also state that under the Town & Country Planning (Notification) (Wales) Direction 2012 where the Planning Authority is minded to grant permission, there is a requirement to refer applications for highly vulnerable development within Zone C2 to the Welsh Government.

In accordance with the comments of NRW, should the Development Control Committee be of the opinion that there is justification for a dwelling at this particular location, then the matter would be referred again to NRW for their consideration in relation to development in Zone C2. As stated above, NRW reserves the right to support or object the application.

Having regard of the advice, from a policy perspective it is considered that there is no justification for the provision of open

market dwellings at this location and therefore there is no overriding reason to grant planning permission.

It is suggested that the proposal is contrary to policy DM11 and TAN15.

Other Material Considerations

It is noted that there are no objections to the proposal from a highway and drainage perspective. However, it does not outweigh the policy objection to the proposal.

Outcome

To conclude, the provision of open market dwellings at this location outside of the settlement of Llanrhystud is contrary to the principles of sustainable development and will result in an unacceptable form of development. The proposal is contrary to both national and local planning policy.

Furthermore, the site lies within a flood zone and there are no overriding reasons to support the proposal contrary to TAN15.

DELEGATED AUTHORITY:

The local Member, Cllr R Rees-Evans has requested the application be presented to the Development Control Committee for their consideration for the following reasons:-

- it may be possible to overcome flooding issues at the site;
- potential planning gain to Maes Wyre in joining the existing mains sewerage system.

REASON FOR DEFERRAL:

The application was reported to the Development Control Committee at its meeting on 13/1/2021. Despite the recommendation to refuse Members took the view that the application was included within the settlement of the Service Centre of Llanrhystud and supported the principle of development. The Committee resolved to defer determination of the application in order that NRW assess the Flood Consequence Assessment submitted, the Corporate Lead Officer Economy and Regeneration being authorised to approve the application if no issues were raised from the assessment, and the application be represented to the committee if NRW had concerns, together with a Section 106 legal agreement which would secure a financial contribution of 10% of the open market value of the development which is to be used towards the provision of affordable homes in the County, in accordance with policy S05 of the adopted LDP.

The applicant has submitted additional information in support of the FCA which now appear to indicate that the proposed dwellings themselves are located outside the Flood Zone C2 but partially within Flood Zone B. NRW have confirmed that the site is partially within Zone C2 and reiterates that the TAN15 affirms that highly vulnerable development should not be permitted in Zone C2. NRW have reviewed the FCA and are of the opinion that it fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level in line with TAN15.

As such and in view of NRW maintaining their objection it is recommended that the application be refused as being contrary to TAN15 and DM11 of the Ceredigion Local Development Plan.

RECOMMENDATION:

REFUSE

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A200958	03-11-2020	Mr Richard Newton	Proposed erection of a dwelling along with parking area	3 Pen y Cei, Felin-y-Mor Road, Trefechan, SY23 1BS	Approve Subject to Conditions
2	A200694	21-08-2020	Mr Gareth Evan Richards	Change of use of holiday unit 5 into a Managers Accommodation	Penuwch Fawr, Capel Seion, Aberystwyth. SY23 4ND	Refuse
3	A200945	02-11-2020	Mr Dafydd Driver	Demolition of original cottage, and erection of replacement dwelling.	Penrhiw Cottage, Ciliau Aeron, SA48 8DA	Refuse
4	A200773	16-09-2020	Mr and Mrs A & S Irvine	Proposed Local Needs (Affordable) Dwelling	Llwydlo Fach, Aberarth, SA46 0JX	Refuse

Rhif y Cais / Application Reference	A200958
Derbyniwyd / Received	03-11-2020
Y Bwriad / Proposal	Bwriad i godi annedd ynghyd ag ardal barcio
Lleoliad Safle / Site Location	3 Pen y Cei, Ffordd Felin-y-Môr, Trefechan, SY23 1BS
Math o Gais / Application Type	Caniatâd Cynllunio Amlinellol – Yr Holl/Rhai Materion Wedi'u Cadw'n Ôl
Ymgeisydd / Applicant	Mr Richard Newton, 3, Pen Y Cei , Ffordd Felin-y-Môr, Aberystwyth, Ceredigion, SY23 1BS
Asiant / Agent	Mr Byron Jenkins (Ymgynghoriaeth Pensaernïol Byron Jenkins), Capel Afan, Llanafan, Aberystwyth, Ceredigion, SY23 4AY

Y SAFLE A HANES PERTHNASOL

Mae'r cais amlinellol hwn am ganiatâd i ddatblygu un uned breswyl ar ddarn o dir wedi'i fewnlenwi ar Ffordd Felin-y-Môr yn Nhrefechan, Aberystwyth. Mae'r safle wedi'i leoli gerllaw'r lard Gychod ar Ffordd Felin-y-Môr (sydd â chaniatâd cynllunio ar gyfer 4 fflat a 4 fflat deulawr mewn dau bloc, cyf: A120009). Byddai mynediad i'r safle ar hyd ffordd fach breifat, sy'n gwasanaethu tair annedd ar hyn o bryd.

Hanes Cynllunio:

870114 – Cynllunio Llawn – Adeiladu maes parcio gyda 69 o lefydd – Cymeradwywyd yn Unol ag Amodau (30/04/1987)

930476 - Cynllunio Llawn – Llenwi'r drychfa reilffordd bresennol, ail-alinio Ffordd Felin-y-Môr ac Adeiladu iard gychod yn y gaeaf a maes parcio ceir yn yr haf - Cymeradwywyd yn Unol ag Amodau (16/09/1993)

940385 – Materion Wedi'u Cadw'n Ôl – Codi 65 o fflatiau ac 13 o dai 3 ystafell wely – Cymeradwywyd yn Unol ag Amodau (22/08/1994)

960960 – Cynllunio Llawn – Codi 18 o Dai i Brynwyr Cyntaf – Cymeradwywyd yn Unol ag Amodau (09/07/1999)

A120009 - Cynllunio Llawn - Codi 4 fflat a 4 fflat deulawr mewn 2 bloc ac uned sengl yn Yr lard Gychod - Cymeradwywyd yn Unol ag Amodau (31/07/2012)

A160295 – Cynllunio Llawn – Amrywiad ar Amod 2 o ganiatâd cynllunio A120009 lluniadau wedi'u diwygio – Cymeradwywyd yn Unol ag Amodau (06/04/2016)

MANYLION Y DATBLYGIAD

Mae'r cais cynllunio ar gyfer caniatâd i ddatblygu annedd newydd ar y safle, gyda'r holl faterion yn cael eu cadw'n ôl i'w cymeradwyo'n ddiweddarach.

Mae'r cynllun bloc yn dangos y bydd yr annedd wedi'i lleoli yn rhan de-ddwyreiniol y plot, gydag ardal amwynder breifat wedi'i lleoli yn rhan gogledd-orllewinol y plot. Byddai'r mynediad i'r safle ar hyd ffordd fach breifat, sy'n gwasanaethu tair annedd ar hyn o bryd. Byddai dau le parcio ychwanegol yn cael eu creu ar hyd rhan orllewinol y plot, a fyddai'n gofyn codi waliau cynnal. Am fod y safle hwn ar oleddf, byddai rhan o'r annedd wedi'i 'thorri i mewn' i'r llechwedd.

Bydd yr holl faterion megis cynllun y safle, y dyluniad a'r deunydd yn cael eu penderfynu yn yn ystod y cam Materion Wedi'u Cadw'n Ôl.

Mae paramedrau'r annedd arfaethedig fel a ganlyn:

Uchder y Grib – Uchafswm 8.2m, Isafswm 6m

Uchder y Bondo Isaf – 4.2m

Lled yr Annedd – Uchafswm 8.2m, Isafswm 6m

Uchafswm Hyd yr Annedd – 10m, Isafswm 8m

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

- Cymru'r Dyfodol: y cynllun cenedlaethol 2040 (Chwefror 2021)

- PCC Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN5 Cadwraeth Natur a Chynllunio (2009)
- TAN12 Dylunio (2016)

Polisi Cynllunio Lleol Perthnasol

- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- S05 Tai Fforddiadwy
- LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- DM06 Dylunio a Gwneud Lleoedd o Safon Uchel
- DM10 Dylunio a Thirlunio
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecologol
- DM15 Cadwraeth Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol

Polisi Cynllunio Lleol Perthnasol

- CCA Safonau Parcio CSC
- CCA Dylunio Amgylchedd Adeiledig
- CCA Cadwraeth Natur

YSTYRIAETHAU PERTHNASOL ERAILL

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i ymarfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol ymarfer y swyddogaethau hynny ar drosedd ac anhrefn yn ei ardal, a'r angen i wneud popeth sy'n rhesymol bosib i'w atal. Mae'r ddyletswydd honno wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn lefel y trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; anabled; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw priodol i hyrwyddo cydraddoldeb yn golygu:

- dileu neu leihau'r anfanteision a wynebir gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i gwrdd ag anghenion pobl o grwpiau gwarchoddedig pan fydd y rhain yn wahanol i anghenion pobl eraill, ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus, neu mewn gweithgareddau eraill lle mae eu cyfranogiad yn anghymesur o isel.

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth wneud penderfyniad am y cais hwn. Ystyrir nad yw'r datblygiad arfaethedig yn un sydd â goblygiadau sylweddol o ran pobl sydd â nodwedd warchoddedig, nac yn un a fydd yn cael effaith sylweddol arnynt, o'i gymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol i ymarfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Mae'r adroddiad hwn wedi'i baratoi gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i gosodir yn Neddf 2015. Wrth bennu'r argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i gwrdd â'u hanghenion eu hunain

YMATEBION YMGYNGHORI

Cyngor Tref Aberystwyth – Yn gwrthwynebu'r cynnig am y rhesymau canlynol:

- Gwrthwynebiad lleol cryf;
- Rheol golau 45 gradd
- Problemau draenio a dŵr wyneb
- Effaith ar barcio
- Effaith ar fywyd gwylt
- Effaith ar gymdogion

- Dyluniad ddim yn gydnaws â'r bensaernïaeth leol

Priffyrdd – Dim Gwrthwynebiad, yn unol ag Amodau

Draenio tir - Sylwadau

Dŵr Cymru Welsh Water – Dim Gwrthwynebiad, yn unol ag Amodau

Derbyniwyd gwrthwynebiadau trydydd parti gan y gwrthwynebwyr canlynol:

Ffion Robers – (1, Pen y Cei, Ffordd Felin-y-Môr)

Mrs J Edwards – (2, Pen y Cei, Ffordd Felin-y-Môr)

Marina Hughes – (3 Rope Walk, Aberystwyth)

Mr G Roberts (cyfeiriad anhysbys)

Derbyniwyd y gwrthwynebiadau canlynol, a fyddai'n ystyriaethau cynllunio materol:

- Gwrthwynebiadau ar sail diogelwch priffyrdd – cynnydd mewn traffig a phroblemau parcio
- Problemau draenio ar y safle
- Colli bioamrywiaeth a'r effaith ecolegol
- Eiddo cyfagos yn colli golau
- Amharu ar olygfa a'r effaith ar y dirwedd leol
- Gor-ddatblygu'r safle

CASGLIAD

Mae Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn datgan: *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise"*.

Egwyddor Datblygu

Mae'r cais am ganiatâd amlinellol i ddatblygu un uned breswyl yn Nhrefechan, Aberystwyth yn wynebu Ffordd Felin-y-Môr.

Mae'r safle dan sylw'n dod o fewn ffiniau anheddiad Aberystwyth/Llanbadarn Fawr/Waunfawr y CDLI. Diffinnir yr anheddiad hwnnw fel Canolfan Gwasanaethau Trefol.

Mae Polisi S01 y CDLI, sy'n ymwneud â thwf cynaliadwy, yn datgan y bydd unrhyw dwf yn canolbwyntio ar sicrhau cymunedau cadarnach, mwy cynaliadwy, a ddarperir drwy ganiatáu cyfle i ddatblygu. Wrth ddarparu'r twf hwn, bydd amgylchedd ac adnoddau'r Sir yn cael eu gwarchod a'u gwella.

Mae Polisi S02 y CDLI yn delio â Datblygu o fewn Canolfannau Gwasanaethau Trefol, ac mae'n cefnogi darpariaeth dai ar y lefel a bennwyd ar gyfer y grŵp aneddiadau, cyn belled â'i fod yn unol â dynodiad Datganiad y Grŵp Aneddiadau a'i fod yn bodloni holl bolisiâu eraill y Cynllun. Nid yw'r safle hwn wedi'i ddynodi ar gyfer y CDLI, ond ystyrir y byddai'r cynnig yn cynorthwyo'r Awdurdod i gyrraedd y targed hwn, o ystyried bod yna ddibynnu ar rai safleoedd ar hap yn dod i'r fei er mwyn cwrdd â'r targed. O fewn ffiniau anheddiad, mae tybiaeth gyffredinol yn bodoli o blaid datblygiadau preswyl newydd, cyn belled â bod y cynnig yn bodloni'r ystyriaethau cynllunio arferol eraill.

Mae'r cais yn dod o fewn ffiniau anheddiad Aberystwyth/ Llanbadarn Fawr/Waunfawr ac ystyrir ei fod yn cydymffurfio â Pholisiâu S01 ac S02 y CDLI.

Tai Fforddiadwy

Bydd unrhyw ddatblygu a ganiateir ar y plot hwn yn gorfod cydymffurfio â Pholisi S05 y CDLI, sef Tai Fforddiadwy. Bydd hynny'n gofyn talu swm cymudo o 10% i'r Awdurdod Lleol, a fyddai'n cael ei sicrhau drwy gwblhau cytundeb S106 rhwng yr Awdurdod Lleol a'r ymgeisydd.

Amwynder Preswyl

Derbyniwyd gwrthwynebiadau trydydd parti oddi wrth ddeiliaid tai cyfagos.

Mae'r cynlluniau dangosol yn dangos bod uchafswm ac isafswm graddfa paramedrau'r adeilad yn cael eu hystyried yn dderbyniol ar gyfer y lleoliad hwn, ac na fyddai'r uchafswm paramedrau a amlinellir yn amharu'n sylweddol ar olygfa tai cyfagos. Mae'r cynlluniau dangosol a gyflwynwyd ar gyfer annedd tri llawr yn dangos na fyddai'r adeilad yn torri'r rheol ongl

25-gradd yn nhermau eiddo cyfagos yn colli golau.

Mae'r safle wedi'i leoli'n union gerllaw'r lard Gychod ar Ffordd Felin-y-Môr (sydd â chaniatâd cynllunio ar gyfer 4 fflat a 4 fflat deulawr mewn dau bloc, cyf: A120009). Petai'r ddau ddatblygiad yn digwydd, mi fyddai hynny'n golygu bod deiliaid yr annedd hon yn colli rhywfaint o breifatrwydd yn nhermau eiddo cyfagos yn edrych dros yr ardal amwynder yn y cefn. Fodd bynnag, mae'r safle o fewn lleoliad gweddol agored yn nhref Aberystwyth a bernir nad yw'r preifatrwydd a gollir yn afresymol, ac nad yw chwaith yn debygol o achosi unrhyw niwed sylweddol. Ni fydd y datblygiad yn effeithio ar amwynder deiliaid tai cyfagos presennol, ac ni ystyrir y bydd yn achosi unrhyw niwed yn nhermau preifatrwydd.

Ystyrir bod y cynnig yn unol â pholisïau DM06 a DM17 y CDLI.

Priffyrdd

Mae gwrthwynebiadau trydydd parti'n ymwneud â diogelwch priffyrdd a diffyg cyfleusterau parcio; fodd bynnag, mae'r cynlluniau a gyflwynwyd yn caniatáu dau le parcio i wasanaethu'r annedd newydd. Mae'r mynediad i'r ardal barcio ar hyd ffordd *cul-de-sac* fer, breifat, ac mae'r Awdurdod Priffyrdd Lleol yn fodlon gyda'r cynnig, yn unol ag amodau.

Ecoleg

Bydd amodau'n cael eu gosod ar yr hysbysiad o benderfyniad i sicrhau bod gwelliannau ecolegol yn cael eu darparu fel rhan o'r cais i gymeradwyo materion a gadwyd yn ôl.

Pŵer Dirprwyo

Mae'r aelod lleol, y Cynghorydd Endaf Edwards, wedi gofyn bod y cais yn cael ei benderfynu gan aelodau'r pwyllgor cynllunio, am y rhesymau canlynol:

- Effeithiau'r datblygiad ar barcio yn y gymdogaeth
- Tai cyfagos yn colli preifatrwydd

Casgliad

Argymhellir bod y cais yn cael ei gymeradwyo. Mae'r cynigion yn bodloni gofynion Polisiâu S01 ac S02 y CDLI. Ystyrir bod graddfa'r annedd arfaethedig a'i gynllun dangosol yn dderbyniol.

ARGYMHELLIAD:

Cymeradwyo yn Unol ag Amodau ac yn amodol ar Gytundeb Cyfreithiol A.106, a fyddai'n sicrhau cyfraniad swm cymudo o 10% i'w ddefnyddio tuag at ddarparu tai fforddiadwy yn y sir, yn unol â darpariaeth Polisi S05 y CDLI.

Rhif y Cais / Application Reference	A200958
Derbyniwyd / Received	03-11-2020
Y Bwriad / Proposal	Proposed erection of a dwelling along with parking area
Lleoliad Safle / Site Location	3 Pen y Cei, Felin-y-Mor Road, Trefechan, SY23 1BS
Math o Gais / Application Type	Outline Planning Permission - All/Some Matters Reserved
Ymgeisydd / Applicant	Mr Richard Newton, 3, Pen Y Cei Felin-y-mor Road, Aberystwyth, Ceredigion, SY23 1BS
Asiant / Agent	Mr Byron Jenkins (Byron Jenkins Architectural Consultancy), Capel Afan, Llanafan, Aberystwyth, Ceredigion, SY23 4AY

THE SITE AND RELEVANT PLANNING HISTORY

This outline application seeks permission for the development of a single residential unit on a parcel of infill land located on Felin-y-Mor road in Trefechan, Aberystwyth. The site sits immediately adjacent to the Boat Park on Felin y Mor Road (which has planning permission for 4 flats and 4 maisonettes in two blocks, ref: A120009). The site would be accessed via a small private road, which currently serves three dwellings.

Planning History:

870114 – Full Planning – Construction of car park for 69 spaces – Approved Subject to Conditions (30/04/1987)

930476 – Full Planning – Filling of exist.railway cutting, re-alignment of Felin-y-Mor Rd and Construction of winter boat park and summer car park – Approved Subject to Conditions (16/09/1993)

940385 – Reserved Matters – Erection of 65 flats and 14 3 bedroomed houses – Approved Subject to Conditions (22/08/1994)

960960 – Full Planning – Erection of 18 starter homes – Approved Subject to Conditions (09/07/1999)

A120009 – Full Planning – Erection of 4 flats and 4 maisonettes in 2 blocks and single dwelling at Yr Iard Gychod – Approved Subject to Conditions (31/07/2012)

A160295 – Full Planning – Variation of Condition 2 of planning permission A120009 amended drawings – Approved Subject to Conditions (06/04/2016)

DETAILS OF DEVELOPMENT

The planning application seeks outline consent for the development of a new dwelling at the site, with all matters reserved for subsequent approval.

The block plan indicates that the dwelling will be located to the south eastern part of the plot with private amenity space located to the north western part of the plot. The site would be accessed via a small private road, which currently serves three dwellings. Two new parking spaces would be created along the western part of the plot, which will require the erection of retaining walls. Due to the sloping nature of the site, portions of the dwelling will be 'cut into' the slope.

All matters such as site layout, design and materials will be determined at Reserved Matters stage,

The parameters for the proposed dwelling are as follows:

Ridge Height – Maximum 8.2m, Minimum 6m

Lower Eaves Height – 4.2m

Width of Dwelling – Maximum 8.2m, Minimum 6m

Maximum Length of Dwelling – 10m, Minimum 8m

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- Future Wales: the national plan 2040 (February 2021)

- PPW Planning Policy Wales (edition 11, February 2021)
- TAN5 Nature Conservation and Planning (2009)
- TAN12 Design (2016)

Relevant Local Planning Policy

- S01 Sustainable Growth
- S02 Development in Urban Service Centres
- S05 Affordable Housing
- LU02 Requirements Regarding All Residential Developments
- LU05 Securing the Delivery of Housing Development
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape

Relevant Local Planning Policy

- CCC Parking Standards SPG
- Built Environment and Design SPG
- Nature Conservation SPG

OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

CONSULTATION RESPONSES

Cyngor Tref Aberystwyth Town Council – Object to the proposal for the following reasons:

- Strong local opposition;
- 45 degree light rule
- Surface water and drainage issues
- Impact on parking
- Impact on wildlife

- Impact on neighbours
- Design not in keeping with local architecture

Highways – No Objection STC

Land Drainage - Comments

Dwr Cymru Welsh Water – No Objection STC

Third party objections have been received from the following objectors:

Ffion Robers – (1, Pen y Cei, Felin y Mor Road)

Mrs J Edwards – (2, Pen y Cei, Felin y Mor Road)

Marina Hughes – (3 Rope Walk, Aberystwyth)

Mr G Roberts (unkown address)

The following objections were received which would be material planning considerations:

- Objections on highway safety grounds – increase in traffic and parking problems
- Drainage issues at the site
- Loss of biodiversity and ecological impact
- Loss of light to neighbouring properties
- Loss of outlook and impact on local landscape
- Overdevelopment of the site

CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise”.

Principle of Development

The application seeks outline permission for the development of a single residential unit in Trefechan, Aberystwyth fronting Felin-y-Mor Road.

The site in question is included within the LDP settlement boundary of Aberystwyth/ Llanbadarn Fawr/ Waunfawr. That settlement is defined as an Urban Service Centre.

Policy S01 of the LDP, which covers sustainable growth, states that growth will be focused to deliver stronger, more sustainable communities to be achieved by providing opportunity for development. In delivering this growth, the County’s environment and resources will be protected and enhanced.

Policy S02 of the LDP deals with Development in Urban Service Centres and supports housing provision level identified for the settlement group and provided it accords with the Settlement Group Statement designation and satisfies all other Plan policies. The site has not been allocated within the LDP, however it is considered that the proposal would assist the Authority in achieving this target given that there is a dependence on some windfall sites coming forward in order for the target to be met. Within settlement boundaries, there exists a general presumption in favour of new residential development, subject to the proposal also meeting other normal planning considerations.

The application lies within the settlement boundary of Aberystwyth/ Llanbadarn Fawr/ Waunfawr and it is considered to be in line with Policies S01 and S02 of the LDP.

Affordable Housing

Any development permitted on this plot would activate LDP Policy S05 Affordable Housing. This would require the payment of a 10% commuted sum to the Local Authority, which would be secured by completing a S106 agreement between the Local Authority and the applicant.

Residential Amenity

Third party objections have been received from the occupants of neighbouring properties.

Indicative plans demonstrate that the maximum and minimum scale parameters of the building is considered acceptable in

this location and that the maximum parameters outlined would not result in significant loss of outlook to neighbouring properties. The submitted indicative plans of a three-storey dwelling indicate that the building would not contravene the 25-degree angle in terms of loss of light to adjacent properties.

The site sits immediately adjacent to the Boat Park on Felin y Mor Road (which has planning permission for 4 flats and 4 maisonettes in two blocks, ref: A120009). Should both developments proceed, some degree of loss of privacy would be incurred by the occupiers of this dwelling in terms of adjacent properties overlooking the rear amenity space, however the site lies in a relatively open location within the town of Aberystwyth and any loss of privacy is not deemed unreasonable nor does it present significant harm. The development will not affect the amenity of occupiers of nearby existing properties, and it is not considered to present any significant harm in relation to privacy.

The proposal is considered to be in line with policies DM06 and DM17 of the LDP.

Highways

Third party objections relate to highway safety and lack of parking provision; however, the plans submitted allow two parking spaces to serve the new dwelling. The parking area is accessed from a short private cul-de-sac and the Local Highway Authority are satisfied with the proposal, subject to conditions.

Ecology

Conditions will be imposed on the decision notice to ensure that ecology enhancements are provided as part of the reserved matters application.

Power of Delegation

The local member, Cllr Endaf Edwards, has requested that the application be determined by members of the planning committee, for the following reasons:

- The effects of the development on parking in the locality
- Loss of privacy to neighbouring properties

Conclusion

The application is recommended for approval. The proposals satisfy the requirements of LDP Policies S01 and S02 of the LDP. The scale of the proposed dwelling and indicative layout is considered acceptable.

RECOMMENDATION:

Approve Subject to Conditions and subject to a S.106 Legal Agreement, which would secure a 10% commuted sum contribution to be used towards the provision of affordable housing in the county, as per the provision of LDP Policy S05.

2.2. A200694



Rhif y Cais / Application Reference	A200694
Derbyniwyd / Received	21-08-2020
Y Bwriad / Proposal	Change of use of holiday unit 5 into a Managers Accommodation
Lleoliad Safle / Site Location	Penuwch Fawr, Capel Seion, Aberystwyth. SY23 4ND
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Gareth Evan Richards, Penuwch Fawr, Capel Seion, Aberystwyth, Ceredigion, SY23 4ND
Asiant / Agent	K Hosker (Ty Gwyn Design Services), Tygwyn Farm, Ynyslas, Borth, Ceredigion, SY24 5LA

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn rhan o dai allan clos/cwrt sy'n gysylltiedig ag eiddo Penuwch Fawr tua hanner ffordd rhwng Capel Seion a Llanfihangel y Creuddyn. Mae'r adeiladau'n rhai rhestredig Gradd II, wedi'u hadeiladu o gerrig gyda tho llechi naturiol, ac mae'r rhan fwyaf ohonynt wedi'u troi'n llety gwyliau. Ar hyn o bryd mae 7 uned wedi'u haddasu ac yn cael eu defnyddio fel unedau gwyliau. Mae safle'r cais yn uned gornel ym mloc deheuol yr adeiladau, a gymeradwywyd ar gyfer llety gwyliau, ac er bod y gwaith allanol wedi'i gwblhau mwy neu lai, ni wnaed y gwaith ffitio mewnol eto.

Mae'r hanes cynllunio mewn perthynas â safle'r cais a'r adeiladau perthynol fel a ganlyn:-

A031608 - Troi tai allan yn 4 uned gwyliau. Cymeradwywyd 2/3/2004

A070937 - Troi ysgubor yn 5 uned gwyliau ac ardal hamdden. Cymeradwywyd 24/3/2011

A110084LB - Troi ysguboriau'n llety gwyliau. Rhoddwyd Caniatâd Adeilad Rhestredig 14/9/2011

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio i ddefnyddio uned gwyliau 5 fel llety rheolwr i helpu i weithredu'r safle gwyliau ym Mhenwch Fawr. Ni fwriedir gwneud unrhyw newidiadau allanol i'r datblygiad ac mae'r cynlluniau o ran trefniadau mewnol yn aros fel yr oeddent pan gawsant eu cymeradwyo, ar wahân i'r bwriad i godi ystafell *en-suite* ger yr ystafell wely (byddai angen cais caniatâd adeilad rhestredig ar gyfer yr *en-suite*).

Mae manylion a gyflwynwyd gyda'r cais yn nodi bod perchennog y safle'n oedrannus a'i fod angen cymorth i redeg y busnes gwyliau. Yn ôl y llythyr eglurhaol mae angen llety ar gyfer rheolwr / glanhawr er mwyn rhedeg y safle bythynnod, ynghyd â swyddfa a desg groesawu i ganiatáu i bobl gofrestru a chasglu eu hallweddî'n ddiogel wrth gyrraedd. Mae tri eiddo yn rhai 'Airbnb' a gall preswylwyr y rhain newid 3 neu 4 gwaith yr wythnos, gyda'r amseroedd cyrraedd a gadael yn amrywio'n sylweddol. Gall fod cymaint â 7 newid o ran preswylwyr yn ystod un diwrnod pan mae'r lle'n llawn. Mae 4 twb poeth ar y safle hefyd, sydd angen eu cynnal a'u cadw'n ddyddiol a'u gwagio, diheintio, ac ail-lenwi bob wythnos.

Mae preswylwyr y 4 bwthyn arall yn newid ar ddydd Gwener fel arfer yn ystod y cyfnod brig, ac ar ganol yr wythnos o bryd i'w gilydd pan archebir gwyliau 3 noson. Yn aml maent yn cael archebion munud olaf, a rhaid i'r newid ddigwydd yn gyflym iawn, ac i safon uchel iawn, y tu allan i'r oriau cyrraedd a chofrestru arferol.

Mae'r perchennog yn dweud ei fod bron yn 70 oed a'i fod yn cael trafferth cynnal y cyfleuster.

POLISIŌAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

- Cymru'r Dyfodol: Y Cynllun Genedlaethol 2040 (Chwefror 2021)

- PCC Polisi Cynllunio Cymru (Rhifyn 11, Chwefror 2021)

Polisi Cynllunio Lleol Perthnasol

Mae polisiâu canlynol y Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn: / These Local Development Plan policies are applicable in the determination of this application:

DM19 Tirweddau Hanesyddol a Diwylliannol

LU13 Newid Defnydd Mewn Perthynas â Thir neu Adeiladau Cyflogaeth sy'n Bodoli'n Barod

LU16 Llety Twristiaeth - Mathau o Lety Nad yw Polisi LU14 yn eu Cwmpasu

S04 Datblygiad mewn Aneddiadau Cyswllt a Lleoliadau Eraill

YSTYRIAETHAU PERTHNASOL ERAILL

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i ymarfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol ymarfer y swyddogaethau hynny ar drosedd ac anhrefn yn ei ardal, a'r angen i wneud popeth sy'n rhesymol bosib i'w atal. Mae'r ddyletswydd honno wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn lefel y trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; anabled; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw priodol i hyrwyddo cydraddoldeb yn golygu:

- dileu neu leihau'r anfanteision a wynebier gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i gwrdd ag anghenion pobl o grwpiau gwarchoddedig pan fydd y rhain yn wahanol i anghenion pobl eraill, ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus, neu mewn gweithgareddau eraill lle mae eu cyfranogiad yn anghymesur o isel.

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth wneud penderfyniad am y cais hwn. Ystyrir nad yw'r datblygiad arfaethedig yn un sydd â goblygiadau sylweddol o ran pobl sydd â nodwedd warchoddedig, nac yn un a fydd yn cael effaith sylweddol arnynt, o'i gymharu ag unrhyw un arall.

DEDDF LLESIAENT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol i ymarfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Mae'r adroddiad hwn wedi'i baratoi gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i gosodir yn Neddf 2015. Wrth bennu'r argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i gwrdd â'u hanghenion eu hunain

YMATEBION YMGYNGHORI

Priffyrdd Ceredigion – Dim sylwadau

Draeniau Ceredigion – Dim gwrthwynebiad / sylwadau

CC Trawsgoed – Ni dderbyniwyd unrhyw ymateb

CASGLIAD

Mae Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn datgan: *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise"*.

Mae'r cais yn gofyn caniatâd i addasu un o'r unedau gwyliau cymeradwy ym Mhenuwch Fawr i'w defnyddio'n llety preswyl parhaol ar gyfer rheolwr, i gynorthwyo i redeg y safle gwyliau o ddydd i ddydd, sydd ar hyn o bryd yn cynnwys 7 uned gwyliau unigol ar y safle. Yn y bôn, mae'r cynnig ar gyfer uned breswyl newydd, er y byddai'n gysylltiedig â'r cyfleuster twristiaeth.

Mae Penuwch Fawr wedi'i leoli yng nghanol cefn gwlad, tua hanner ffordd rhwng Capel Seion a Llanfihangel y Creuddyn, ac felly mae polisi S04 y CDLI yn berthnasol, sy'n ymwneud â datblygu o fewn aneddiadau cyswllt a lleoliadau eraill. Ystyrir bod y safle yn 'lleoliad arall' ac mae polisi S04 yn cefnogi ceisiadau mewn 'lleoliadau eraill' sydd un ai'n ofynnol dan TAN6 fel annedd menter wledig, neu'n anheddau fforddiadwy mewn lleoliad derbyniol, lle mae angen y gellir ei gyfiawnhau yn bodoli yn yr ardal.

Er nad yw wedi'i ddynodi'n bendant, rhaid ystyried y cais dan bolisi TAN6 h.y. datblygiad sy'n gysylltiedig â menter wledig. Gall menter wledig gynnwys datblygiad twristiaeth hefyd. Dylid ond caniatáu anheddau newydd parhaol i gefnogi

mentrau gwledig sefydledig:-

- os oes yna angen gweithredol amlwg a hirsefydlog yn bodoli'n barod;
- os ydy'r angen yn ymwneud â gweithiwr amser llawn;
- os ydy'r fenter wedi'i sefydlu ers tair blynedd o leiaf, yn ariannol gadarn, a chyda rhagolygon clir o allu parhau felly;
- os na ellir bodloni'r angen gweithredol drwy annedd arall neu drwy addasu adeilad presennol addas ar y tir;
- os ydy'r gofynion cynllunio arferol eraill wedi'u bodloni.

Yn nhermau angen gweithredol, mae'r ymgeisydd wedi datgan bod angen annedd rheolwr er mwyn rhedeg safle gwyliau Penuwch Fawr yn llwyddiannus, yn bennaf o ran ei redeg o ddydd i ddydd ac am resymau glanhau a chynnal a chadw. Nodir bod y fenter wedi gweithredu dros nifer o flynyddoedd heb y budd o gael llety rheolwr ar y safle. Yn wir, mae perchennog a gweithredwr y cyfleuster yn byw ar y safle, yn y ffermdy sy'n union i'r dwyrain o'r clos/cwrt, tua 13 metr i ffwrdd.

O bersbectif gweithredu, o ystyried bod y perchennog yn byw ar y safle a bod staff yn dod i mewn i lanhau a chynnal a chadw'r adeiladau pan fo angen, ystyrir nad oes unrhyw angen ymarferol uniongyrchol am lety rheolwr ar y safle.

Ni ddarparwyd unrhyw wybodaeth benodol i ddangos bod yna angen am weithiwr amser llawn ar y safle ac yn ogystal, ni ddarparwyd unrhyw wybodaeth ariannol fel rhan o'r cais, ar wahân i wybodaeth am archebion arfaethedig sy'n dangos bod mwyafrif yr unedau wedi'u harchebu yn 2019 a 2020.

Cydnabyddir, gyda llaw, bod yr uned yn un y gellir ei haddasu at ddefnydd preswyl, ond os bernir nad oes unrhyw angen gweithredol am annedd, yna argymhellir bod y cais yn cael ei wrthod.

Nid oes unrhyw ystyriaethau cynllunio perthnasol eraill a fyddai'n atal rhoi unrhyw ganiatâd cynllunio i ddefnyddio'r uned fel llety rheolwr. Ni chafwyd unrhyw wrthwynebiadau i'r cynnig gan ymgynghoreion statudol, gan gynnwys o bersbectif priffyrdd a draeniau.

I gloi, ystyrir nad oes yna unrhyw gyfiawnhad dros gael uned rheolwr ar gyfer y fenter am fod y gweithredwr eisoes yn byw ar y safle, ac nid yw'r gwasanaethau y cyfeirir atynt yn gofyn am bresenoldeb 24 awr ychwanegol. Fel y cyfryw, ystyrir bod y cynnig yn mynd yn groes i bolisiâu S01 ac S04 y CDLI.

AWDURDOD DIRPRWYEDIG

Gofynnodd y Cyng. M Davies, yr Aelod lleol, i'r Pwyllgor Rheoli Datblygu ystyried y cais am y rhesymau canlynol:-

1. Mae'n cefnogi twristiaeth yn dda gyda 7 bwthyn.
2. Mae'r ymgeisydd yn oedrannus ac mae'n teimlo bod angen cymorth arno i redeg y busnes.
3. Mae yna drosiant o rhwng 25 a 30 o welyau bob wythnos, ynghyd â gwyliau byr wythnosol.

ARGYMHELLIAD:

GWRTHOD am ei fod yn mynd yn groes i bolisiâu S01 ac S04 y CDLI.

Rhif y Cais / Application Reference	A200694
Derbyniwyd / Received	21-08-2020
Y Bwriad / Proposal	Change of use of holiday unit 5 into a Managers Accommodation
Lleoliad Safle / Site Location	Penuwch Fawr, Capel Seion, Aberystwyth. SY23 4ND
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Gareth Evan Richards, Penuwch Fawr, Capel Seion, Aberystwyth, Ceredigion, SY23 4ND
Asiant / Agent	K Hosker (Ty Gwyn Design Services), Tygwyn Farm, Ynyslas, Borth, Ceredigion, SY24 5LA

THE SITE AND RELEVANT PLANNING HISTORY

The application site is part of a courtyard outbuildings relating to the property of Penuwch Fawr some halfway between Capel Seion and Llanfihangel y Creuddyn. The buildings are Grade II listed, constructed of stone and naturally slated with the majority converted to provide holiday accommodation. At present there are 7 units converted and operational as holiday units. The application site is a corner unit in the southern block of buildings which was approved for holiday accommodation and although external works have been more or less completed the internal fitting has not been undertaken.

Planning history in relation to the application site and related buildings are as follows:-

- A031608 - Conversion of outbuilding to 4 holiday lets. Approved 2/3/2004
- A070937 - Conversion of barn to 5 holiday units and leisure area. Approved 24/3/2011
- A110084LB - Conversion of barns to holiday accommodation. LBC granted 14/9/2011

DETAILS OF DEVELOPMENT

Planning permission is sought to utilise holiday unit 5 as manager's accommodation to assist in the operation of the holiday complex at Penuwch Fawr. There are no external changes proposed for the development and the plans for the internal arrangements remain as approved apart from the proposed erection of an en-suite in the bedroom area (a listed building consent application would be required for the en-suite).

Details submitted with the application indicate that the owner of the complex is elderly and seeks assistance in the running of the holiday business. A covering letter indicates that they are in need of a manager's / cleaner's accommodation to run the complex of cottages with an office and a check in desk to allow safe check-in and key collection. 3 of the properties are with Air B and B and the change over can be 3 or 4 times a week, with arrival and departure times varying quite considerably. There can be 7 changeovers in one day when they are at capacity. There are also 4 hot tubs on site which need daily maintenance and weekly emptying, sanitising and re-filing.

The other 4 cottages are changed over mostly on a Friday at peak season and occasionally mid week when they have received 3-night bookings. Often they have last minute bookings where the cottage must be changed over quickly at a very high standard out of normal check in times.

The applicant states that he is approaching 70 years of age and is struggling with the upkeep of the facility.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- Future Wales: The National Plan 2040 (February 2021)
- PPW Planning Policy Wales (edition 11, February 2021)

Relevant Local Planning Policy

Mae'r polisiâu canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn:: / These Local Development Plan policies are applicable in the determination of this application:

DM06 High Quality Design and Placemaking

DM19 Historic and Cultural Landscape

LU13 Change of Use in Relation to Existing Employment Land or Buildings

LU16 Tourism Accommodation Types of Accommodation not covered by Policy LU14

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

CONSULTATION RESPONSES

Ceredigion Highways - No observations

Ceredigion Drainage - No objection / comments

CC Trawgoed CC - No response received

CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise".

The application seeks permission to convert one of the approved holiday units at Penuwch Fawr to be used as permanent residential accommodation for a manager to assist in the operation / day to day running of the holiday complex which at present includes 7 individual holiday units at the site. In essence, the proposal represents a new residential unit irrespective it would be connected to the tourism facility.

Penuwch Fawr is located in open countryside some equidistance between Capel Seion and Llanfihangel y Creuddyn and therefore is subject to policy S04 of the LDP which deals with development in linked settlements and in other locations. The site is considered to be in an 'other location' therefore policy S04 only supports applications in 'other locations' which are either required under TAN6 as a rural enterprise dwelling or for affordable dwellings where the location is acceptable and there is a justifiable need in the locality.

Whilst not strictly designated, the application is to be considered under the policies of TAN6 i.e. development in association with a rural enterprise. A rural enterprise can cover tourism development as well. New permanent dwellings should only be allowed to support established rural enterprises providing:-

- there is a clearly established existing functional need;
- the need relates to a full time-worker;
- the enterprise has been established for at least three years, is financially sound and clear prospects for remaining as so;
- the functional need could not be fulfilled by another dwelling or by converting an existing suitable building on the land;
- other normal planning requirements are satisfied.

In terms of the functional need, the applicant has stated that a managers dwelling is required for the successful operation of the Penuwch Fawr holiday complex primarily for its day to day operation and for cleaning and maintenance reasons. It is noted that the venture has been operating for a number of years without the benefit of a managers accommodation on the site. In fact, the owner and operator of the facility resides on site in the farmhouse which is directly to the east of the courtyard approximately 13 metres away.

From a functional perspective, given that the owner resides directly on site and that staff are brought in to clean and maintain the buildings when required it is the opinion that there is no direct functional need for a managers accommodation on the site.

No specific information has been provided which seeks to demonstrate that there is a need for a full time worker at the site and furthermore, no financial information has been provided as part of the application apart from information regarding proposed bookings which indicate that the majority of the units were booked in 2019 and 2020.

On an aside, it is acknowledged that the unit is capable of conversion for residential use, however if it is the opinion that there is no functional need for a dwelling then the recommendation is one of rejection.

There are no other material planning considerations which would inhibit the granting of any planning permission for the use of the unit as managers accommodation. No objections were received to the proposal from statutory consultees including from a highway and drainage perspective.

In conclusion it is considered that there exists no justification for a managers dwelling for the enterprise as the operator already resides on site and services referred do not require additional 24 hour existence. As such it is considered that the proposal is contrary to policies S01 and S04 of the LDP.

DELEGATED AUTHORITY

Cllr M Davies, the local Member, requested the application be presented to the Development Control Committee for consideration for the following reasons:-

1. It supports tourism well with 7 cottages.
2. The applicant is elderly and feels that he needs assistance to run the business.
3. There is a turnover of between 25 and 30 beds each week together with weekly short breaks.

RECOMMENDATION:

REFUSE as contrary to policies S01 and S04 of the LDP.

Rhif y Cais	A200945
Derbyniwyd	02-11-2020
Y Bwriad	Dymchwel y bwthyn gwreiddiol ac adeiladu annedd yn ei le.
Lleoliad Safle	Penrhiw Cottage, Ciliau Aeron, SA48 8DA
Math o Gais	Cynllunio Llawn
Ymgeisydd	Mr Dafydd Driver, Pentre, Ciliau Aeron, Lampeter, Ceredigion, SA48 7PT
Asiant	Iwan Thomas, Rhandir, Ciliau Aeron, Lampeter, Ceredigion, SA48 8DE

Y SAFLE A HANES PERTHNASOL

Mae Penrhiw Cottage yn furddun wedi ei leoli yng nghefn gwlad agored y tu allan i unrhyw anheddiad diffiniedig, a'r anheddiad agosaf yw Ciliau Aeron ryw filltir o'r safle. Nid yw'r cais wedi ei gefnogi gan Ddatganiad Cynllunio i ddangos y defnydd o'r bwthyn gwreiddiol nac yn cyflwyno dadl ar gyfer rhoi annedd yn ei le yn unol â Pholisi LU09 – Aildefnyddio Hen Anheddau/Murddunnod. Yr unig fanylion a gyflwynir yw'r rheiny ar y ffurflen gais sy'n datgan, "Mae'r safle yn wag ar hyn o bryd; deellir fod rhywun wedi byw yn y bwthyn tan o leiaf tua 1970." Ar fapiau Degwm yr Awdurdod Lleol dangosir adeilad ar safle Penrhiw Cottage, ond nid oes unrhyw hanes cynllunio yn gysylltiedig ag ef. Ar y mapiau modern a ddefnyddir gan yr Awdurdod Cynllunio Lleol, ni ddangosir unrhyw adeilad. Mae Penrhiw Cottage wedi ei nodi ar y map fel yr annedd gyferbyn gyda safle'r cais wedi ei nodi fel Pen-rhiw.

MANYLION Y DATBLYGIAD

Ceisir caniatâd cynllunio i roi annedd yn lle'r bwthyn presennol trwy ddymchwel yr adeilad gwreiddiol ac adeiladu byngalo dormer newydd.

Mae'r waliau presennol yn waith cerrig o dan do llechi naturiol a ffenestri a drysau pren. Gan fod yr annedd bresennol mewn cyflwr mor wael nid yw'n edrych fel annedd i raddau helaeth mwyach. Ceir olion waliau'r bwthyn gwreiddiol ac un ffenestr, mae'r mwyafrif o'r to wedi cwmpo i mewn. Mae'r ardd i'r cefn wedi tyfu'n wyllt ac mae blwch yn y gwrych y cymerir y byddai wedi bod yn fynediad cerbydau i'r safle, fodd bynnag ni all cerbydau ei ddefnyddio ar hyn o bryd. Mae blwch mesurydd prif gyflenwad trydan yn parhau ar y wal gefn.

Mae'r cynnig ar gyfer adeilad newydd ar ôl troed mwy o faint a fyddai'n cynnwys lolfa, cegin-fwyta, ystafell amlbwrpas, ystafell wely ac ystafell ymolchi ar y llawr gwaelod a dwy ystafell wely gydag ystafell ymolchi ar y llawer cyntaf. Mae'r ôl troed presennol tua 40 m sg a byddai'r ôl troed arfaethedig yn mesur oddeutu 140 m sg.

Bydd y prif weddluniau wedi eu gorffen mewn rendr, gyda phortsh cerrig naturiol i'r prif weddlun. Byddai'r penty ar yr ochr sy'n cynnwys ystafell amlbwrpas a'r estyniad un llawr i'r cefn sy'n cynnwys ystafell wely ac ystafell ymolchi wedi eu gorffen mewn cladin wal metel gwrymiog o dan do metel gwrymiog. Byddai to y brif annedd wedi ei wneud o lechi naturiol gydag un ffenestr velux ar yr arwyneb blaen ar gyfer yr ystafell ymolchi. Bydd y ddwy ffenestr dormer ar y llawr cyntaf yn eistedd o fewn y bondo. Cynigir bod yr holl ffenestri a drysau wedi eu gwneud o bren wedi ei baentio a bydd y mwyafrif o'r ffenestri ar ddull ffenestr godi.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

- Cymru'r Dyfodol: Y Cynllun Genedlaethol 2040 (Chwefror 2021)

- PCC Polisi Cynllunio Cymru (Rhifyn 11, Chwefror 2021)

Polisi Cynllunio Lleol Perthnasol

Mae polisiâu canlynol y Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn:

- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol

- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU09 Ailddefnyddio Heb Anheddau/Murddunnod
- S01 Twf Cynaliadwy
- S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill

YSTYRIAETHAU PERTHNASOL ERAILL

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol gan roi sylw dyledus i effaith debygol arfer y swyddogaethau hynny ar ei ardal, a'r angen i wneud popeth y mae'n rhesymol iddo ei wneud i atal trosedd ac anhrefn yn ei ardal. Cafodd y ddyletswydd hon ei hystyried wrth werthuso'r cais hwn. Bernir na fyddai unrhyw gynnydd arwyddocaol neu annerbyniol mewn trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oedran, anabledd, ailbennu rhywedd, beichiogrwydd a mamolaeth, hil, crefydd neu gred, rhyw, cyfeiriadedd rhywiol, priodas a phartneriaeth sifil. Mae rhoi sylw dyledus i hyrwyddo cydraddoldeb yn cynnwys:

- dileu neu leihau effaith yr anfanteision a ddioddefir gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i ateb anghenion pobl o grwpiau gwarchoddedig pan fydd y rhain yn wahanol i anghenion pobl eraill; ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu weithgareddau eraill os yw'r nifer sy'n cymryd rhan yn anghymesur o isel.

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth benderfynu'r cais hwn. Bernir nad yw'r datblygiad arfaethedig yn creu unrhyw oblygiadau arwyddocaol neu effaith ar bobl sydd â nodwedd warchoddedig yn fwy nag unrhyw unigolyn arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i fodloni'r saith nod llesiant o fewn y Ddeddf. Mae'r adroddiad hwn wedi cael ei baratoi wrth ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodwyd yn Neddf 2015. Wrth wneud yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb gyfaddawdu gallu cenedlaethau'r dyfodol i ateb eu hanghenion eu hunain.

YMATEBION YMGYNGHORI

- Cyngor Cymuned Ciliau Aeron Community Council – Dim gwrthwynebiad
- Priffyrdd – Dim gwrthwynebiad yn ddarostyngedig i amodau
- Draenio Tir – Cymeradwyaeth Systemau Draenio Cynaliadwy yn ofynnol. Dylai'r cais gael ei ategu gan y dyluniad safle a hydrolig o'r ffosydd cerrig arfaethedig a chanlyniadau'r prawf tryliffiad yn unol â BRE365 neu'r dogfennau dilynol i sicrhau bod cyflwr y tir yn ddigonol. Mae ffosydd cerrig yn ddull derbyniol o ddraenio dŵr wyneb dim ond os yw cyflwr y tir yn addas. Os nad yw'r pridd presennol yn foddhaol ar gyfer ymdreiddio ar ei ben ei hun, dylai cynllun arall ar gyfer gwaredu dŵr wyneb o'r safle gael ei gyflwyno i'r Awdurdod i'w asesu.
- Ecoleg – Dim ymateb.
- Cyfoeth Naturiol Cymru – dim gwrthwynebiad yn ddarostyngedig i amodau a gwybodaeth.
- Dŵr Cymru Welsh Water – dim sylwadau ar ddefnyddio tanc carthion a dylid ymgysylltu â Chyfoeth Naturiol Cymru.
- Ymddiriedolaeth Archeolegol Dyfed – dim gwrthwynebiad yn ddarostyngedig i amod ar gyfer arolwg ffotograffig.

Ni dderbyniwyd unrhyw sylwadau gan drydydd parti.

CASGLIAD

Mae Adran 38(6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn datgan: "Os yw'r cynllun datblygu i'w ystyried at ddiben unrhyw benderfyniad sydd i'w wneud o dan y Deddfau Cynllunio, rhaid i'r penderfyniad fod yn unol â'r cynllun oni bai bod ystyriaeth berthnasol yn nodi fel arall".

Yr Egwyddor Datblygu

Mae Polisi LU09 y CDLI yn caniatáu ar gyfer aildefnyddio hen anheddau/murddunnod ar yr amod bod y meini prawf yn cael eu bodloni. Mae'r polisi yn datgan y bydd aildefnyddio yn cael ei ganiatáu dim ond os nad yw'r annedd wreiddiol wedi cael ei dymchwel nac wedi dirywio i'r fath gyflwr fel nad yw mwyach yn edrych fel annedd i raddau helaeth. Gellir casglu nad yw'r

adeilad gwreiddiol wedi cael ei ddymchwel, fodd bynnag dros amser, gan y nodir yn y ffurflen gais fod rhywun wedi byw yno tan oddeutu 1970, bu cyfnod o 50 mlynedd pan fu'r eiddo yn wag. Mae'r waliau wedi dechrau briwsioni nid oes drws ffrynt, mae un ffenestr yno o hyd, mae'r to wedi cwmpo i mewn, sydd yn golygu bod yr eiddo yn agored i'r tywydd, nid oes unrhyw nodweddion mewnlol ar ôl, a cheir mesurydd trydan yng nghefn yr eiddo. Nid oes unrhyw olion o ardd neu fynediad/lle parcio, os oedd un erioed. Yn anffodus, mae'r Awdurdod Cynllunio Llundain yn dod i'r casgliad:

1) Nid yw'n hollol glir a oedd yr adeilad yn annedd yn flaenorol a beth oedd ei ddefnydd diwethaf. Nid oes llawer o dystiolaeth wedi ei chyflwyno i benderfynu'r defnydd.

2) Mae'r adeilad wedi dirywio i'r fath gyflwr fel nad yw mwyach yn edrych fel annedd i raddau helaeth.

Yn ail, mae meini prawf y polisi yn nodi y caniateir ail-ddefnyddio os gellir adnewyddu'r eiddo, neu lle nad yw'n ymarferol adnewyddu oherwydd bod yr adeilad yn ddi-strwythur, rhaid darparu cyfiawnhad manwl dros ei ailadeiladu. Ni chyflwynwyd dystiolaeth i ddangos bod adnewyddiad wedi'i ystyried, mae'r eiddo'n fach iawn i ddiwallu anghenion y byd modern, a thybir bod yr adeilad ar hyn o bryd yn strwythurol ddi-sail, ond ni chyflwynwyd dystiolaeth o hyn.

Nid oedd yr annedd wreiddiol yn annedd dros dro na symudol, felly mae maen prawf 1 iii. wedi ei fodloni.

Mae ail faen prawf polisi LU09 yn mynnu:

"Mae'r annedd newydd o ffurf, swmp, maint, graddfa a dyluniad o ansawdd uchel sy'n parchu rhinweddau'r adeilad gwreiddiol a chymeriad yr ardal gyfagos. Dylai'r adeilad newydd barchu ôl troed yr annedd wreiddiol a dylai ail-wneud defnydd, lle bo hynny'n ymarferol, o'r deunyddiau gwreiddiol. "

Mae'r dyluniad arfaethedig yn adeiladu i'r De o'r ôl troed presennol ac wedi'i osod yn ôl y tu ôl ymhellach o'r ffordd, gyda dau lawr ar ffurf byngalo dormer ac estyniad cefn. Serch hynny, ystyrir bod y dyluniad a'r ymddangosiad yn dderbyniol ac mae'r defnydd o deunyddiau yn arbennig o bwysig yn y cynnyrch gorffenedig. Ystyrir bod y cais yn cydymffurfio â'r meini prawf ym Mholisi DM06 - Dylunio a Gwneud Lle o Ansawdd Uchel. Mae'r annedd arfaethedig yn adeilad newydd a dim ond ychydig ohono sydd wedi'i leoli ar yr ôl troed presennol lle mae rhan o'r wal gefn bresennol.

Mae maen prawf 3 o bolisi LU09 yn ei gwneud yn ofynnol i'r annedd newydd beidio â chael effaith niweidiol ar gymeriad y tirwedd nac ar gefn gwlad. Mae'r safle arfaethedig wedi'i leoli yng nghefn gwlad ac mae wedi'i leoli mewn lleoliad amlwg, fodd bynnag mae'n cael ei sgrinio gan wrych ac yn eistedd wrth ymyl adeilad allanol sy'n bodoli, felly ni ystyrir ei fod yn cael effaith niweidiol ar gymeriad y tirwedd.

I gloi ar yr egwyddor o ddatblygu yn erbyn Polisi LU09 mae'n methu â chwrdd â'r maen prawf cyntaf yn yr ystyr bod yr annedd wreiddiol wedi cwmpo i'r fath gyflwr fel nad yw bellach yn edrych yn sylweddol fel annedd.

Lleolir safle'r cais o fewn 'lleoliadau eraill' fel y nodir o fewn y Cynllun Datblygu Lleol mabwysiedig lle mae datblygu yn cael ei reoli'n gaeth er mwyn sicrhau datblygu cynaliadwy a diogelu nodwedd a golwg cefn gwlad. Yn arbennig, mae Polisi S04 y CDLI yn egluro nad yw tai cyffredinol wedi eu caniatáu o fewn lleoliadau eraill oni bai bod hynny wedi ei gyfiawnhau ar y sail ei fod yn ateb angen a nodwyd heb ei ddiwallu ar gyfer tai fforddiadwy a'u bod yn cydymffurfio â'r polisi cynllunio cenedlaethol a lleol perthnasol yn y cyswllt hwn, neu os yw'n annedd menter wledig sy'n cydymffurfio â gofynion Nodyn Cyngor Technegol (TAN) 6. Byddwn yn cynghori na fyddai'r naill neu'r llall yn cael eu cefnogi o fewn y lleoliad hwn oherwydd byddai'n groes i bolisi cynllunio cenedlaethol sy'n ei gwneud hi'n ofynnol i dai fforddiadwy gael ei leoli yn gyfagos i ffurf adeiledig bresennol, naill ai'n cynnwys gorffen neu fewnlenwi'r ffurf adeiledig bresennol, ac o fewn cyrraedd hawdd i amrywiaeth o wasanaethau a chyfleusterau trwy ddulliau teithio cynaliadwy. Yn ogystal ni cheir unrhyw dystiolaeth i awgrymu y byddai'r cynnig yn bodloni gofynion TAN 6 ar gyfer annedd menter wledig.

Felly ystyrir bod egwyddor y datblygiad arfaethedig yn groes i bolisi cynllunio cenedlaethol a lleol ac felly ni all yr Awdurdod Cynllunio Lleol ei gefnogi.

Dylunio

Mae'r dyluniad arfaethedig yn adeiladu i'r de o'r ôl troed presennol ac wedi ei osod yn ôl ymhellach o'r ffordd, gyda dwy lawr ar ffurf byngalo dormer ac estyniad i'r cefn. Er hynny, ystyrir bod y dyluniad a'r golwg yn dderbyniol ac mae'r defnydd o ddefnyddiau yn arbennig o bwysig i'r cynnyrch gorffenedig. Ystyrir bod y cais yn cydymffurfio â'r meini prawf o fewn Polisi DM06 – Dylunio a Chreu Lle o Safon Uchel. Mae'r annedd arfaethedig yn adeilad newydd ac wedi ei leoli ychydig yn unig ar yr ôl troed presennol lle mae rhan o'r wal gefn bresennol wedi ei lleoli.

Mynediad

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol ar y cais ac maent yn derbyn y cynllun gyda'r lle parcio a throi a gynigir yng nghefn safle'r cais, ac mae'r lleiniau gweledd yn dderbyniol. Cynigir gwneud ardal tarmac hydraid newydd yn y cefn gyda dreif newydd.

Tirweddu

Mae'r ardal wedi ei thirweddu'n helaeth ar hyn o bryd gyda choed yng nghefn y safle. Ni chyflwynwyd unrhyw gynllun tirweddu gyda'r cais ar wahân i greu wal gerrig newydd i'r ardd a mannau glaswelltog a phatio o fewn y wal gerrig. Os yw'r egwyddor datblygu yn ffafriol, byddai'r Awdurdod Cynllunio Lleol wedi cynnal trafodaethau pellach â'r asiant ynghylch tirweddu pellach a mesurau lliniaru ar gyfer y coed presennol a gollwyd.

Ecoleg

Ni wyddys am unrhyw Rywogaethau Gwarchoddedig Ewropeaidd sy'n defnyddio'r adeilad presennol, felly nid oedd Cyfoeth Naturiol Cymru yn gwrthwynebu'r cais. Fodd bynnag, mae blychau ystlumod a blychau adar yn ofynnol fel gwelliannau.

Pwerau Dirprwyedig

Ni roddwyd Pwerau Dirprwyedig i wrthod y cais gan yr Aelod Lleol, y Cynghorydd Marc Davies am y rhesymau canlynol:

- Roedd Penrhwi yn annedd gyda rhywun yn byw yno tan y 70au.
- Mae'r ymgeisydd yn unigolyn lleol a bydd yn darparu cartref iddo fyw ynddo yng Nghiliau Aeron.
- Ystyrir ei fod yn dir a ddatblygwyd yn faenorol ac nid yn safle tir glas.

ARGYMHELLIAD:

Argymhellir gwrthod y cais gan ei fod yn groes i Bolisiâu S01, S04 a LU09 y Cynllun Datblygu Lleol.

Application Reference	A200945
Received	02-11-2020
Proposal	Demolition of original cottage, and erection of replacement dwelling.
Site Location	Penrhiw Cottage, Ciliau Aeron, SA48 8DA
Application Type	Full Planning
Applicant	Mr Dafydd Driver, Pentre, Ciliau Aeron, Lampeter, Ceredigion, SA48 7PT
Agent	Iwan Thomas, Rhandir, Ciliau Aeron, Lampeter, Ceredigion, SA48 8DE

THE SITE AND RELEVANT PLANNING HISTORY

Penrhiw Cottage is an abandoned dwelling located in the open countryside outside of any defined settlement, the nearest settlement being Ciliau Aeron some 1 mile from the site. The application is not supported by a Planning Statement to demonstrate the use of the original cottage or puts forward an argument for its replacement in line with Policy LU09 - The Re-use of Former / Abandoned Dwellings. The only detail submitted is on the application form which states that "The site is currently vacant, it is understood that the cottage was lived in until at least c1970." On the Local Authority's Tithe maps a building is shown at the site of Penrhiw Cottage, but there is no planning history attached to it. On the modern maps used by the LPA there is no building shown. Penrhiw Cottage is identified on the map as the opposite dwelling with the application site being identified as Pen-rhiw.

DETAILS OF DEVELOPMENT

Planning permission is sought for the replacement of the existing cottage by means of demolition of the original building and the erection of a new dormer bungalow.

The existing walls are stonework under a natural slate roof and timber windows and doors. The existing dwelling has fallen into such a state of disrepair that it does not clearly resemble the appearance of a dwelling. There are remains of walls of the original cottage and one window, the majority of the roof has caved inwards. The garden to the rear is overgrown and there is a gap in the hedge which is assumed would have been the vehicular access to the site, however it is not currently able to be used by vehicles. There is a mains electric meter box remaining on the back wall.

The proposal is for a new build on a larger footprint which would include a lounge, kitchen/diner, utility, bedroom and bathroom on the ground floor and two bedrooms with a bathroom on the first floor. The existing footprint is approximately 40 sq m and the proposed footprint would amount to approximately 140 sq m.

The main elevations will be finished in render, with a natural stone porch to the principal elevation. The side lean-to which includes an utility room and the rear single storey extension which includes a bedroom and bathroom would be finished in corrugated metal wall cladding under a corrugated metal roof. The roof of the main dwelling would be of natural slate roof with a one velux window in the front plane for the bathroom. The two dormer windows on the first floor will sit within the eaves. All windows and doors are proposed to be of painted timber and the majority of the windows have a sash appearance.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- Future Wales: The National Plan 2040 (February 2021)
- PPW Planning Policy Wales (edition 11, February 2021)

Relevant Local Planning Policy

Mae'r polisiâu canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn: / These Local Development Plan policies are applicable in the determination of this application:

- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM06 High Quality Design and Placemaking
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems

- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- LU05 Securing the Delivery of Housing Development
- LU09 The Re-use of Former/Abandoned Dwellings
- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations

OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

CONSULTATION RESPONSES

Cyngor Cymuned Ciliau Aeron Community Council - Dim gwrthwynebiad / No objection

Highways - No objection subject to conditions

Land Drainage - SuDS approval required. The application should be accompanied by the site and hydraulic design of the proposed soakaways and the results of the percolation test in accordance with BRE365 or supervening documents to ensure that ground conditions are adequate. - Soakaways are only an acceptable method of surface water drainage should ground conditions prove suitable. If the existing soils are not satisfactory for infiltration alone an alternative scheme for the disposal of surface water from the site should be submitted to the Authority for assessment.

Ecology - No response

Natural Resources Wales - No objection subject to conditions and informatives.

Dwr Cymru Welsh Water - No comment on the use of Septic Tank and NRW should be consulted.

Dyfed Archeological Trust - No objection subject to condition for a photographic survey.

No third party representations received.

CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development

plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise”.

Principle of Development

LDP Policy LU09 allows for the re-use of former/abandoned dwellings subject to meeting with the criteria. The policy states that the re-use will only be permitted where the original dwelling has not been demolished, or fallen into such a state of disrepair so that it no longer has the substantial appearance of a dwelling. The original building has not been demolished, however during the course of time, the property has fallen into a state of disrepair and in the view of the LPA it no longer has the substantial appearance of a dwelling. The application form states that it was lived in up until c1970, therefore there has been a period of 50 years where the property has stood empty. The walls have started to crumble, there is no front door, one window remains, the roof has caved in, (which has made the property exposed to the weather), it is not accessible and there are little internal features remaining, but there is an electric meter which remains to the rear of the property. There is no remains of a garden or access / parking area, if there was ever one. It is concluded in the opinion of the Local Planning Authority that:

1) Is it not entirely clear whether the building was formerly a dwelling and what its last use was. There is little evidence presented to ascertain the use.

2) The building has fallen into such a state of disrepair that it no longer has the substantial appearance of a dwelling.

Secondly the criteria of the policy states that re-use will be permitted if the property is capable of renovation, or where renovation is not practicable because the building is structurally unsound, detailed justification must be provided for re-build. There is no evidence submitted to demonstrate that a renovation has been considered, the property is very small to accommodate the needs of the modern world, and it would be assumed that the building is currently structurally unsound, however no evidence of this has been submitted.

The original dwelling was not a temporary or mobile dwelling, therefore criterion 1 iii. has been met.

The second criterion of policy LU09 requires that:

"The replacement dwelling is of a form, bulk, size, scale and high quality design that respects the qualities of the original building and the character of the surrounding area. The replacement building should respect the footprint of the original dwelling and should make re-use, where practicable, of the original materials."

The proposed design builds to the South of the existing footprint and is set back further from the road side, with two floors in the form of a dormer bungalow and a rear extension. Nevertheless the design and appearance is considered to be acceptable and the use of materials is particularly important in the finished product. The application is considered to comply with the criteria within Policy DM06 - High Quality Design and Placemaking. The proposed dwelling is a new build and is only slightly located on the existing footprint where part of the existing rear wall is located.

Criterion 3 of policy LU09 requires the replacement dwelling not to have a detrimental effect on the character of the landscape or on the open countryside. The proposed site is located within the open countryside and is located in a prominent location, however it is screened by hedgerow and sits adjacent to an existing outbuilding, it is not therefore considered to have a detrimental effect on the character of the landscape.

To conclude on the principle of development against Policy LU09 it fails to meet the first criterion in that the original dwelling has fallen into such a state of disrepair so that it no longer has the substantial appearance of a dwelling.

The application site lies within 'other locations' as identified within the adopted Local Development Plan (LDP) where development is strictly controlled in the interest of achieving sustainable development and to protect the character and appearance of the countryside. In particular, LDP Policy S04 makes clear that general housing is not permitted within other locations, unless it is justified on the basis that it meets an identified unmet need for affordable housing and complies with the relevant national and local planning policy in this respect or rural enterprise dwelling which complies with the requirements of Technical Advice Note (TAN) 6. I would advise that neither of these would be supported within this location as it would conflict with national planning policy which require affordable housing to be located adjacent to existing built form, either comprising the rounding off or infilling of the existing built form and accessible to a range of services and facilities via sustainable travel modes. There is also no evidence to suggest that the proposal would meet with the requirements of TAN 6 for a rural enterprise dwelling.

The principle of the proposed development is therefore considered to be contrary to both national and local planning policy and as such cannot be supported by the local planning authority.

Access

The Local Highways Authority have been consulted on the application and accept the layout with parking and turning proposed to the rear of the application site, and the visibility splays are acceptable. A new permeable tarmac area is proposed to the rear with a new driveway.

Landscaping

The area is currently heavily landscaped with trees at the rear of the site, no landscaping plan has been submitted with the application apart from the creation of a new garden stone wall and grassed areas and patio area within the stone wall. If the principle of development would be favourable the Local Planning Authority would have entered into further negotiations with the agent regarding further landscaping and mitigation for the loss of existing trees.

Ecology

There are no European Protected Species known to be using the existing building, therefore Natural Resources Wales do not object to the application. However bat and bird boxes are required as enhancements.

Conclusion

The principle of development cannot be supported as it is contrary to Policies S01, S04 and LU09 of the Local Development Plan in that it fails to meet criterion 1 i. of Policy LU09 and is a development in the open countryside which cannot be supported against Policies S01 and S04.

Delegated Powers

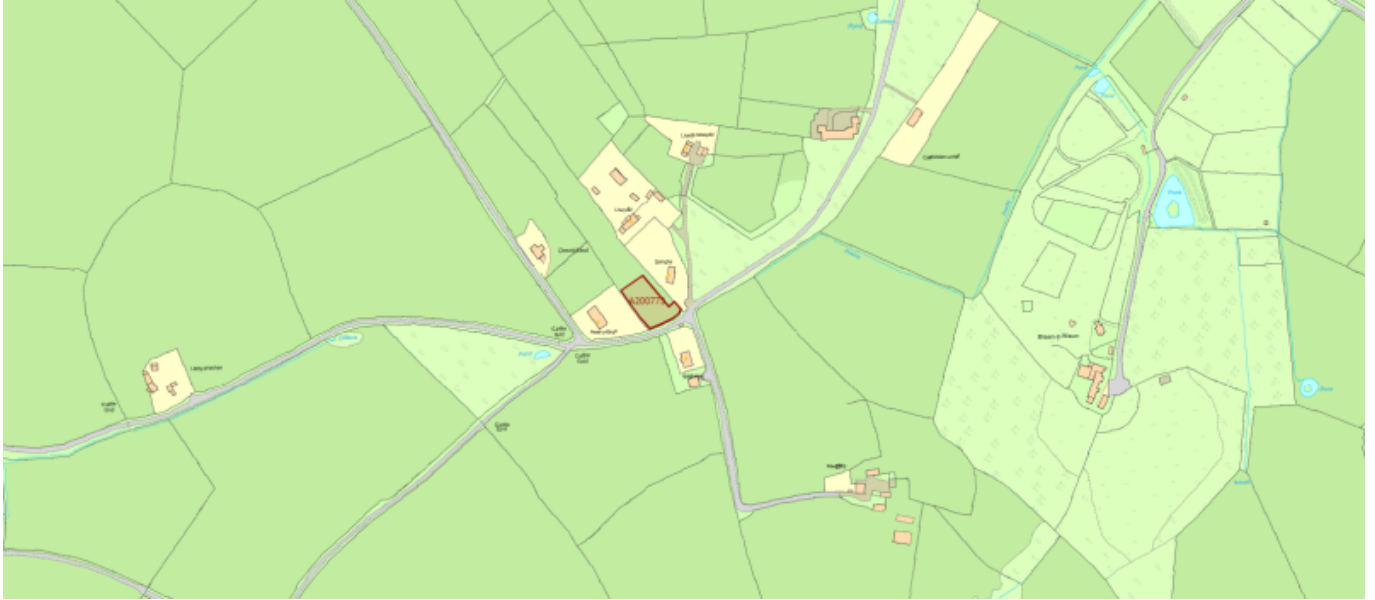
Delegated Powers to refuse the application was not given by the Local Member, Cllr Marc Davies for the following reasons:

- Penrhiw was a dwelling and was lived in up until the 70's
- The application is a local person and this will provide a home for him to live in Ciliau Aeron
- It is considered to be previously developed land and not greenfield site

RECOMMENDATION

Recommendation to Refuse as being contrary to Local Development Plan Policies S01, S04 and LU09.

2.4. A200773



Rhif y Cais / Application Reference	A200773
Derbyniwyd / Received	16-09-2020
Y Bwriad / Proposal	Proposed Local Needs (Affordable) Dwelling
Lleoliad Safle / Site Location	Llwydlo Fach, Aberarth, SA46 0JX
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr and Mrs A & S Irvine, Glenydd Alma Street, Llanarth, Ceredigion, SA47 0NE
Asiant / Agent	Mr Paul Nicolls, Archispec Architectural Consultants Ltd, Brynawen, Fronwen Business Centre Chapel Street, Llanarth, SA47 0RG

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn cyfeirio at gae amaethyddol sydd wedi ei leoli mewn cefn gwlad agored oddeutu 2km o Aberarth. Mae rhai eiddo preswyl o fewn cyrraedd y safle. Gydag ochr y safle mae ffordd gul ddiddosbarth, lled un cerbyd.

Nid oes gan safle'r cais unrhyw hanes cynllunio perthnasol.

MANYLION Y DATBLYGIAD

Ceisir caniatâd cynllunio llawn i godi annedd fforddiadwy. Cynigir i'r llawr gwaelod gynnwys ystafell fyw, cyntedd, stydi, cegin / ystafell fwyta cynllun agored ac ystafell aml-bwrpas. Mae'r llawr cyntaf arfaethedig i gynnwys tair ystafell wely, un gydag ystafell ymolchi *en-suite* ac ystafell ymolchi ychwanegol. Mae ôl troed allanol y llawr gwaelod oddeutu 122 metr sgwâr, tra bo'r llawr cyntaf oddeutu 107 metr sgwâr, cyfanswm o 229 metr sgwâr. Arwynebedd net y llawr gwaelod yw oddeutu 90 metr sgwâr, gyda'r llawr cyntaf ag arwynebedd llawr net o oddeutu 76 metr sgwâr, cyfanswm o 166 metr sgwâr. Mae'r deunyddiau i gynnwys briciau gwladaidd, rendrad a chladin ar y welydd allanol; to o lechi naturiol, ffenestri uPVC a drysau cyfansawdd.

Cynigir bod tramwyfa yn sicrhau mynediad at yr eiddo a bydd y dramwyfa hon yn arwain at flaen yr annedd lle bydd man parcio a man troi, gyda mynedfa amaethyddol yn cael ei chadw oddi ar y dramwyfa.

POLISIÄU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiäu Cynllunio Cenedlaethol sy'n Berthnasol

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- PCC Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- Nodyn Cyngor Technegol (TAN) 2 – Cynllunio a Thai Fforddiadwy (2006)
- Nodyn Cyngor Technegol (TAN) 5 – Cynllunio a Chadwraeth Natur (2009)

Mae'r polisiäu canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn:

- SO1 – Twf Cynaliadwy
- SO4 – Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- SO5 – Tai Fforddiadwy
- LU02 – Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl
- LU05 – Sicrhau Cyflenwi Datblygiadau Tai
- DM03 – Teithio Cynaliadwy
- DM04 – Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 – Dylunio a Gwneud Lleoedd o Safon Uchel
- DM10 – Dylunio a Thirweddu
- DM13 – Systemau Draenio Cynaliadwy
- DM14 – Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 – Cadw Bioamrywiaeth Leol
- DM17 – Y Dirwedd yn Gyffredinol
- DM20 – Gwarchod Coed, Gwrychoedd a Choetiroedd

YSTYRIAETHAU PERTHNASOL ERAILL

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i ymarfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol ymarfer y swyddogaethau hynny ar drosedd ac anhrefn yn ei ardal, a'r angen i wneud popeth sy'n rhesymol bosibl i'w atal. Mae'r ddyletswydd honno wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol o ran trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; anabled; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw priodol i hyrwyddo cydraddoldeb yn golygu:

- dileu neu leihau'r anfanteision a wynebwr gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i gwrdd ag anghenion pobl o grwpiau gwarchoddedig pan fydd y rhain yn wahanol i anghenion pobl eraill, ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus, neu mewn gweithgareddau eraill lle mae eu cyfranogiad yn anghymesur o isel.

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth benderfynu ynglŷn â'r cais hwn. Ystyrir nad yw'r datblygiad arfaethedig yn un sydd â goblygiadau sylweddol o ran pobl â nodwedd warchoddedig, nac yn un a fydd yn cael effaith sylweddol arnynt, o'i gymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol i ymarfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Mae'r adroddiad hwn wedi'i baratoi gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i gosodir yn Neddf 2015. Wrth bennu'r argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i gwrdd â'u hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Cymuned Dyffryn Arth – Ni dderbyniwyd ymateb

Priffyrdd – Dim gwrthwynebiad yn ddarostyngedig i rai amodau

Draenio Tir – Dim gwrthwynebiad yn ddarostyngedig i rai amodau

Ecoleg – Ni dderbyniwyd ymateb

Dŵr Cymru – Dim gwrthwynebiad yn ddarostyngedig i rai amodau

Derbyniwyd 5 gwrthwynebiad gan drydydd parti ar sail y canlynol:

- Mae wedi ei leoli mewn cefn gwlad agored gyda dim ond bythynnod a ffermydd gwasgaredig gerllaw.
- Dim ond ar sail cysylltiad amaethyddol y rhoddwyd caniatâd cynllunio (rhoddwyd caniatâd ym 1982) ar gyfer y byngalo gyferbyn (sy'n eiddo i deulu'r ymgeiswyr).
- Mae'r ymgeiswyr eisoes yn berchen ar eiddo.
- Mae clawdd aeddfed, gwarchoddedig ar hyd y ffin ac mae coed yno nad ydynt wedi eu nodi ar y cynlluniau. Effaith ar fioamrywiaeth, cynefinoedd a'r dirwedd.
- Nid yw cynllun, ffurf, graddfa ac edrychiad yr adeilad arfaethedig yn ymdoddi i'r amgylchedd.
- Bydd angen mynediad at dir trydydd parti er mwyn sicrhau'r lleiniau gweledd.

- Dyma fydd yr unig annedd nad yw y tu ôl i gloddiau / goed.
- Effaith ar breifatrwydd, amwynder a golau yn enwedig oherwydd uchder yr adeilad. Byngalos yw'r anheddau cyfagos.
- Mae'r raddfa'n fwy na'r gofynion ar gyfer tai fforddiadwy.
- Effaith y gwaith adeiladu.
- Mae'n gosod cynsail ar gyfer datblygiadau pellach.

Derbyniwyd tri llythyr o gefnogaeth oddi wrth deulu'r ymgeiswyr, gan nodi'r rhesymau canlynol:

- Bydd yn fuddiol iddynt fyw gerllaw gan fod teulu'r ymgeiswyr yn bwriadu symud i'r tŷ gyferbyn.
- Nid yw'r cae yn cael ei ddefnyddio at ddibenion amaethyddol ac fe'i hystyrir yn dir mewnlenni.

CASGLIAD

Mae Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn datgan:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

Egwyddor y Datblygiad

Mae safle'r cais yn gorwedd o fewn 'lleoliadau eraill' fel y'u nodir o fewn y Cynllun Datblygu Lleol (CDLI) mabwysiedig, lle mae lefel a natur y datblygu wedi eu rheoli'n gaeth er mwyn sicrhau datblygiad cynaliadwy ac i amddiffyn cefn gwlad agored. Mae Polisi SO4 y CDLI yn datgan bod tai cyffredinol yn amhriodol o fewn 'lleoliadau eraill' oni bai eu bod wedi eu cyfiawnhau ar y sail eu bod yn cyflawni angen, y gellir ei ddangos ond sydd heb ei ddiwallu eisoes, am dai fforddiadwy yn yr ardal a hefyd eu bod yn unol â Pholisi SO5 neu'n diwallu'r angen am annedd ar gyfer menter wledig yn unol â Nodyn Cyngor Technegol (TAN) 6. Mae'r cais cynllunio hwn am dŷ fforddiadwy.

Mae'r Polisi yn ei gwneud yn ofynnol i dai fforddiadwy gael eu lleoli yn union gerllaw grwpiau o aneddiadau sy'n bodoli eisoes, yn unol â bwriadau paragraff 9.2.22 Polisi Cynllunio Cymru (PCC). Fodd bynnag, mae PCC wedi ei ddiweddarau ers hynny, gyda pharagraff 3.60 yn ei gwneud yn ofynnol i ddatblygiadau yn y wlad fod wedi eu lleoli o fewn a gerllaw'r aneddiadau lle gellir eu lleoli orau o ran seilwaith, mynediad, gwarchod cynefinoedd a gwarchod y dirwedd. Mae'n datgan y gall mewnlenni neu estyniadau bach i aneddiadau cyffredol fod yn dderbyniol, yn enwedig lle maent yn diwallu'r angen lleol am dai fforddiadwy, ond bod yn rhaid dangos rheolaeth gaeth ar adeiladu newydd mewn cefn gwlad agored sydd ar wahân i aneddiadau sy'n bodoli eisoes. Mae 5 annedd yn agos at safle'r cais, fodd bynnag, nid yw'r rhain yn rhan o anheddiad. Mae'r anheddiad agosaf, sef Aberarth, oddeutu 2 gilometr i ffwrdd ac felly nid yw'r cais wedi ei lleoli o fewn anheddiad sy'n bodoli eisoes ac nid yw gerllaw anheddiad o'r fath chwaith. Yn ogystal â hynny, nid oes gan yr aneddiadau hyn balmentydd, a fyddai'n ei gwneud yn bosibl cerdded yn ddiogel ac nid oes trafndiaeth gyhoeddus wedi'i darparu o fewn pellter cerdded diogel i safle'r cais. Byddai preswylwyr yr annedd, felly, yn llwyr ddibynnol ar ddefnyddio cerbyd preifat i gael mynediad at wasanaethau a chyfleusterau. Mae hyn yn groes i bolisïau cynllunio cenedlaethol a lleol sy'n ceisio hyrwyddo dulliau teithio cynaliadwy drwy sicrhau bod datblygiadau tai yn cael eu hadeiladu mewn lleoliadau lle gellir cael mynediad at wasanaethau a chyfleusterau, yn gyntaf drwy gerdded a seiclo, yna drwy ddefnyddio trafndiaeth gyhoeddus ac yna'n olaf drwy ddefnyddio ceir preifat. Mewn penderfyniad diweddar a alwyd i mewn, pwysleisiodd yr Arolygwr Cynllunio y safbwynt a nodir yn y polisi cenedlaethol diweddaraf.

“Wrth droi i sôn am dai fforddiadwy, mae polisi SO4 y Cynllun Datblygu Lleol yn datgan, wrth gyfeirio at dai fforddiadwy mewn Lleoliadau Eraill, y dylai tai newydd fod wedi'u lleoli yn union gerllaw grwpiau o anheddau, yn unol â bwriadau paragraff 9.2.22 Polisi Cynllunio Cymru a pharagraff 10.13 Nodyn Cyngor Ategol (TAN) 2. Mae'r cyfeiriad at baragraff 9.2.22 yn cyfeirio at Rifyn 9 Polisi Cynllunio Cymru sydd bellach wedi ei ddiwysu gyda chyhoeddiad Rhifyn 10. Fodd bynnag, mae paragraff 3.56 Rhifyn 10 y cyfeiriwyd ato uchod, yn adlewyrchu paragraff 9.2.22 y rhifyn blaenorol i raddau helaeth, er iddo gael ei ddiwygio i gyfeirio at fewnlenni aneddiadau neu fân estyniadau i aneddiadau (fy mhwyslais i) yn hytrach na grwpiau (fy mhwyslais) o anheddau. Mae paragraff 4.2.34 Rhifyn 10 a pharagraff 10.13 TAN 2 yn pwysleisio y dylai unrhyw safleoedd eithriedig gwledig i ddarparu tai fforddiadwy fod ar dir sydd o fewn aneddiadau gwledig sy'n bodoli eisoes neu ar dir sydd ar y ffin â'r aneddiadau hyn. Dylai'r tai fforddiadwy a ddarperir ar safleoedd o'r fath ddiwallu anghenion pobl leol am byth a dylent gyfrif tuag at nifer cyffredinol y tai a ddarperir”.

O ran yr angen am dai fforddiadwy, erbyn hyn, mae datganiad wedi ei ddarparu gan yr asiant sy'n nodi mai teulu'r

ymgeiswyr biau'r safle a'r tir cyfagos ac felly nid yw cost y tir yn broblem. Maent hefyd yn nodi y gallai'r annedd gael ei newid i fod yn annedd 5 ystafell wely yn y dyfodol, er mai cais am annedd 3 ystafell wely yw hwn. Mae'r asiant hefyd yn nodi bod yr ymgeiswyr yn cydymffurfio â gofynion Tai Fforddiadwy. Dim ond nifer bach iawn o'r eiddo sydd ar werth o fewn cylch 5 milltir o Aberaeron sydd wedi ei ddarparu yn y datganiad, er bod nifer o dai ar y farchnad ar hyn o bryd. Hefyd, dim ond tai â 4 ystafell wely sydd wedi eu dangos, tra bo'r cais am dŷ â 3 ystafell wely.

Y Gofynion o ran Nodweddion Ffisegol

Rhoddir isafswm ac uchafswm arwynebedd net llawr tŷ fforddiadwy yn y Taflenni Cymorth i atodiad 4 y Canllawiau Cynllunio Atodol ar gyfer Tai Fforddiadwy (gweler tudalen 10). Yr uchafswm pennaf posibl yw 137 metr sgwâr. Fel y nodwyd uchod, mae arwynebedd net y llawr oddeutu 166 metr sgwâr ac mae felly uwchben yr uchafswm a ganiateir ar gyfer annedd fforddiadwy.

Y Dyluniad a'r Effaith ar Amwynder Preswyl

Mae'r annedd arfaethedig yn annedd un llawr a hanner. Fel y nodir yn y gwrthwynebiadau gan drydydd partïon, byngalos un llawr yn unig yw'r eiddo cyfagos. Fodd bynnag, nid ystyrir bod yr uchder ychwanegol yn effeithio'n sylweddol fwy ar y dirwedd mewn cymhariaeth â byngalo.

Oherwydd y cynllun a safle'r ffenestri, nid ystyrir bod y cynnig yn achosi i'r annedd edrych dros yr eiddo cyfagos. Yn ychwanegol at hyn, nid ystyrir bod y cynnig yn effeithio'n negyddol ar unrhyw eiddo preswyl cyfagos nac ar breswylwyr yr eiddo hynny.

Pwerau Dirprwyedig

Mae'r aelod lleol, y Cynghorydd Dafydd Edwards, wedi gofyn i'r cais gael ei benderfynu gan aelodau'r pwyllgor cynllunio am y rhesymau canlynol:

1. Mae'r Aelod Lleol yn credu y gallwn gefnogi'r cais, gan ei fod yn gais am annedd fforddiadwy o fewn clwstwr o dai.

ARGYMHELLIAD

Argymhellir y dylid gwrthod y cais am y rhesymau canlynol:

1. Byddai'r cais yn arwain at annedd newydd fforddiadwy o fewn lleoliad cefn gwlad agored lle nad oes cyfiawnhad dros adeiladu ac mewn lleoliad nad yw'n gynaliadwy ac felly byddai'n groes i'r polisi cynllunio cenedlaethol a amlinellir yn y ddogfen Polisi Cynllunio Cymru ac yn Nodyn Cyngor Technegol (TAN) 2: Cynllunio a Thai Fforddiadwy (2006) a pholisïau SO1 ac SO4 y Cynllun Datblygu Lleol mabwysiedig.
2. Os caniateir y cais, bydd yn tanseilio'r gallu i gyflawni strategaeth dai y Cynllun Datblygu Lleol mabwysiedig, ac yn benodol polisïau SO1 ac SO4.

Rhif y Cais / Application Reference	A200773
Derbyniwyd / Received	16-09-2020
Y Bwriad / Proposal	Proposed Local Needs (Affordable) Dwelling
Lleoliad Safle / Site Location	Llwydlo Fach, Aberarth, SA46 0JX
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr and Mrs A & S Irvine, Glenydd Alma Street, Llanarth, Ceredigion, SA47 0NE
Asiant / Agent	Mr Paul Nicolls, Archispec Architectural Consultants Ltd, Brynawen, Fronwen Business Centre Chapel Street, Llanarth, SA47 0RG

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to an agricultural field located in an open countryside location approximately 2km from Aberarth. There are a few residential properties within the vicinity of the application site. The site runs adjacent to an unclassified single track road.

The application site has no relevant planning history.

DETAILS OF DEVELOPMENT

Full planning permission is sought for the erection of an affordable dwelling. The ground floor is proposed to include a lounge, hall, study, open plan kitchen/dining and utility. The first floor is proposed to have three bedrooms, one with an ensuite and an additional bathroom. The external ground floor footprint is approximately 122sqm whilst the first floor is approximately 107sqm giving a total of 229sqm. The ground floor net floor area is approximately 90sqm with the first floor having a net floor area of approximately 76sqm giving a total of 166sqm. The materials are to include rustic brick, render and cladding on the external walls; natural slate roof; uPVC windows and composite doors.

An access drive is proposed to lead up to the front of the dwelling where there will be parking and turning space with an agricultural access being retained off the driveway.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- Future Wales: The National Plan 2040
- PPW Planning Policy Wales (edition 11, February 2021)
- TAN2 Planning and Affordable Housing (2006)
- TAN5 Nature Conservation and Planning (2009)

Mae'r polisïau canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn: / These Local Development Plan policies are applicable in the determination of this application:

- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- S05 Affordable Housing
- LU02 Requirements Regarding All Residential Developments
- LU05 Securing the Delivery of Housing Development
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands

OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions

with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

CONSULTATION RESPONSES

Cyngor Cymuned Dyffryn Arth Community Council - No Response Received

Highways - No Objection Subject to Conditions

Land Drainage - No Objection Subject to Conditions

Ecology - No Response Received

Dwr Cymru Welsh Water - No Objection Subject to Conditions

5 third party objections have been received on the following grounds:

- Located in open countryside with only dispersed cottages and farmsteads nearby.
- Bungalow opposite (ownership of applicant's family) only granted on the basis of an agricultural tie (1982 permission)
- Applicant's currently own a property
- Protected mature hedgerow along boundary and there are trees not shown on plan. Impact on biodiversity, habitat and landscape.
- Layout, form, scale and appearance of proposed building does not integrate with surroundings
- Will require access to third party land to achieve visibility splays
- Will be the only dwelling which isn't behind hedgerows/trees.
- Impact on privacy, amenity and light in particular due to the height. Neighbouring properties are bungalows.
- Scale is larger than affordable housing requirements.
- Impact of construction
- Set a precedent for future development

3 letters of support have been received from the applicant's family for the following reasons:

- Beneficial to live nearby as the applicant's family are proposing to move to the house opposite.
- Don't use the field for agriculture and is considered infill.

CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with

the plan unless material consideration indicate otherwise”.

Principle of Development

The application site lies within 'other locations' as identified within the adopted Local Development Plan (LDP) where development is strictly controlled in the interest of achieving sustainable development and protecting the open countryside. LDP Policy S04 states that general housing is inappropriate within 'other locations' unless justified on the basis that it meets a demonstrated unmet affordable housing need in the locality and accords with Policy S05; or need for a rural enterprise dwelling in line with TAN 6. This planning application is for an affordable dwelling.

The Policy requires affordable housing to be located immediately adjacent to existing groups of dwellings in line with the intentions of Planning Policy Wales (PPW) paragraph 9.2.22. However, PPW has since been updated with paragraph 3.60 requiring development in the countryside to be located within and adjoining settlements where it can be best accommodated in terms of infrastructure, access, habitat and landscaping conservation. It states that infilling or minor extensions to existing settlements may be acceptable in particular where they meet a local need for affordable housing, but that new building in the open countryside away from existing settlements must continue to be strictly controlled. There are 5 dwellings within proximity of the application site however, these do not form a part of a settlement. The nearest settlement of Aberarth is located approximately 2km away and therefore the proposal is not located within or adjoining an existing settlement. Furthermore, there are no pavements to these settlements to allow safe walking, and there is also no public transport provision within a safe walking distance of the application site. Occupiers would therefore be solely reliant on the use of a private vehicle to access services and facilities. This is contrary to national and local planning policy which seek to promote sustainable means of travel by ensuring that housing development are built in locations where services and facilities can be accessed in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. The updated national policy stance was emphasised by the Planning Inspector on a recent call-in decision:

Turning to affordable housing, LDP policy SO4 states that in Other Locations, in terms of affordable housing, new housing should be located immediately adjacent to existing groups of dwellings in line with the intentions of paragraph 9.2.22 of PPW and paragraph 10.13 of TAN 2. The reference to paragraph 9.2.22 is to edition 9 of PPW which has now been superseded by the publication of Edition 10. However, paragraph 3.56 of Edition 10, referred to above, largely reflects that of paragraph 9.2.22 of the previous edition although has been amended to refer to the infilling or minor extension of settlements (my emphasis) rather than groups (my emphasis) of dwellings. Paragraph 4.2.34 of Edition 10 and paragraph 10.13 of TAN 2 reiterate that rural exception sites for affordable housing should be on land within or adjoining existing rural settlements. Affordable housing on such sites should meet the needs of local people in perpetuity and count towards the overall level of housing provision.

In terms of affordable housing need, a statement has now been provided by the agent which states that the applicant's family own the site and nearby land and therefore, the cost of the land is not an issue. They also note that although the proposed dwelling is to be 3 bedroom, it may be altered in the future to a 5 bedroom. The agent also notes that the applicants comply with the Affordable Housing requirements Only a very small number of properties for sale within a 5 mile radius of Aberaeron have been provided in the statement although there are a number of houses currently on the market. Additionally, it is only 4 bedroom houses that are shown whilst the proposal is a 3 bedroom house.

Physical Characteristics Requirements

The minimum and maximum net floor area for an affordable home is set out within appendix 4 of the Affordable Housing SPG Help Sheets (see page 10). The absolute maximum standard is 137sqm. As noted above the net floor area is approximately 166sqm and is therefore, above the maximum allowed for an affordable dwelling.

Design and Impact on Residential Amenity

The dwelling is proposed to be one and a half storeys. As the third party objections note, the nearby properties are only one storey bungalows. However, the additional height is not considered to cause significantly greater impact on the landscape in comparison to a bungalow.

Due to the layout and positioning of the fenestration, the proposal is not considered to cause overlooking onto the neighbouring properties. Additionally, the proposal is not considered to cause an adverse impact on any nearby residential properties or occupiers.

Power of Delegation

The local member, Cllr Dafydd Edwards, has requested for the application to be determined by members of the planning committee for the following reasons:

1. The Local Member believes that we can support the application as it is an affordable dwelling within a cluster of houses.

RECOMMENDATION:

The application is recommended for refusal for the following reasons:

1. The application would result in a new affordable dwelling within an unjustified open countryside and unsustainable location contrary to national planning policy set out within 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. The application, if permitted, will undermine the deliverability of the adopted Local Development Plan housing strategy, specifically policies S01 and S04.

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3. Diprwydedig/Delegated

04-03-2021 - 12-05-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A190020	(Rheidol Developments Ltd)	Development of 9 dwellings (inc change of use to residential), estate road and associated upgrading of existing access	Phase 2 Maes Gosen, Rhydyfelin, Aberystwyth.	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	15-04-2021
2	A200189	Mrs K Hosker	Retrospective planning permission is sought for a campsite for 30 tents and 10 touring caravans and proposed 5 Glamping Cabins, 1 Static Caravan (Ty Gwyn Chalet) to be used as holiday accommodation, 1 site office (to replace Ty Gwyn Bach Caravan) and 1 Accessible toilet and Shower unit.	Tywyn Farm, Ynyslas, Borth, SY24 5LA	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-03-2021
3	A200245	Mrs A James	Internal renovation works.	Joseph Parry Building, 10 Laura Place, Aberystwyth, SY23 2AU	Caniatâd wedi ei roi / Consent Granted	26-03-2021
4	A200257	(Sunbourne Limited)	Demolition of the existing clubhouse and replacement with new reception building comprising pool, restaurant, reception and offices.	Glan Y Mor Holiday Park Clarach Bay,	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-05-2021
5	A200317	Mr Gareth Bates	Change of use of barn to use as dwelling.	Ffynnonwen, Aberporth, Cardigan, Ceredigion, SA43 2HT	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	17-03-2021
6	A200390	Mr R Davis	Erection of a dwelling	6 Y Cilgant, Ffosyffin, SA46 0HX	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	06-04-2021
7	A200399	Mr S Morris (Jameson Estates Ltd)	Erection of four residential units with reconfigured access and parking.	Land at Garreg Wen, Aberporth, SA43 2HB	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-03-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
8	A200418	(Home Office)	Installation of a 15m high lattice mast on a concrete base accommodating 3No antennas and 2No 600mm transmission dishes for the Home Office (overall structure height 16.3m to top of antennas). The proposal also involves the installation of a foul weather enclosure (2700x2450x2500mm) accommodating the Home Office equipment cabinets; 1No electrical meter cabinet; 1No generator and 1No 1200mm satellite dish on a 2.6m high support pole within a 10mx10m compound surrounded by a 1.8m high mesh fence. A 20m x 3m loose stone twin track access track will also be installed.	Dolchenog Farm, Cwmystwyth, Aberystwyth, SY23 4AG	Gwrthodwyd / Refused	12-03-2021
9	A200432	Ivanna Davies	Variation of condition 4 (occupancy) of planning permission D1/1083/90	Pentwyn, Cilcennin, Lampeter, SA48 8RT	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	22-04-2021
10	A200518	Wyn Morgan	Change of use and extension to add 2 no. open market dwellings and associated works.	41 Maes Ceiro, Bow Street, Aberystwyth, SY24 5BG	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-04-2021
11	A200536	Mr Ronald James	Erection of a dwelling and garden store/hobby room	Plot opposite Brongwyn Court, Penparc, SA43 1SD	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	18-03-2021
12	A200539	Mrs B Lochery	Erection of a guest lodge/dwelling	9 Bro Nant Cellan, Clarach, SY23 3PH	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-04-2021
13	A200551	Ivanna Davies	Modification of S106 to an affordable housing agreement.	Pentwyn, Cilcennin, Lampeter	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	22-04-2021
14	A200568	Mr Llyr Davies	Erection of a dwelling and vehicular access.	Land adjacent to Bethlehem Chapel, Llanddewi Brefi, Tregaron, SY25 6RN	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	20-04-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
15	A200570	Mr Guto Davies	Erection of a dwelling and vehicular access.	Land Adjacent To Bethlehem Chapel Llanddewi Brefi,	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	26-03-2021
16	A200578	Mr Stanley Rees Corfield	Removal of S106 agreement from planning permission 950938 tying property of Delfan to land.	Delfan, Llanddeiniol, Llanrhystud, SY23 5AW	Caniatawyd / Approved	14-04-2021
17	A200598	Mr Emyr Davies	Demolishing the existing outbuildings in the rear yard and the erection of a student accommodation block containing bedrooms and ancillary use.	Abergeldie House Victoria Terrace, Aberystwyth, SY23 2DH	Caniatâd wedi ei roi / Consent Granted	22-04-2021
18	A200615	(Ceredigion County Council)	Change of use of the first and second floor to provide 2 residential units and associated works	12 Cambrian Place, Aberystwyth, SY23 1NT	Caniatawyd / Approved	09-03-2021
19	A200742	(Enzo's Estates Ltd)	Discharge of condition 14 (breeding bird survey) from planning permission A180279	Stad Craig Ddu, Llanon, SY23 5AQ	Caniatawyd / Approved	10-03-2021
20	A200751	Mr P & P Krug & Zelek (Aer Car Wash and Valeting)	Retrospective planning application for Change of Use of part of CK Supermarket, Waunfawr, Aberystwyth into a car wash and valeting business.	Cks Supermarket Rhoshendre, Waunfawr, Aberystwyth, SY23 3QH	Gwrthodwyd / Refused	17-03-2021
21	A200760	J Breeze	Variation of Section 106 to reflect updated affordable housing policies and to allow the property to be let at an intermediate rent.	Parkland View, Ffair Rhos, Ystrad Meurig, SY25 6BP	Tynnwyd yn ôl / Withdrawn	23-04-2021
22	A200794	Mr I Jones (Rheidol Developments Ltd)	Modification of section 106 Agreement on planning permission A070061 to remove restriction to allow occupation of plots 37 and 38	Dol Y Meillion Dolymeillion, Llanilar, Aberystwyth,	Caniatawyd / Approved	18-03-2021
23	A200800	Mr and Mrs J Morris	Variation of condition 1, 2 and 3 from planning permission A160425.	Clos Llwynpiod, Ferwig Road, Cardigan, SA43 1PJ	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	31-03-2021
24	A200828	Mr Morris	Erection of a single dwelling.	Felin Farm, Felin Road, Aberporth, Cardigan. SA43 2ER	Gwrthodwyd / Refused	11-03-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
25	A200893	Mrs C Nokes	New agricultural building retaining existing concrete base and steel structure previously erected, new dog run and garage, retention of existing gabion retaining structure, demolition of existing stable.	Tyr Morfa, Cardigan, Ceredigion, SA43 2LD	Tynnwyd yn ôl / Withdrawn	04-03-2021
26	A200897	Mr C Palmer	Erection of building to be used part in conjunction with existing electrical business and part for hobby use.	Awel Y Trydan, Pennant, Llanon, Ceredigion, SY23 5JG	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-03-2021
27	A200915	Mr Iwan Uridge	Removing slurry store due to wear and tear and would be a threat to the environment, to be replaced with a livestock/machinery shed.	Coed Parc Farm, Betws, Lampeter, Ceredigion, SA48 8NU	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-03-2021
28	A200928	Ms S Rahn	Retrospective approval of stables and kennels associated with the 10 acres smallholding.	Parc Meurig, Abermeurig, Lampeter, SA48 8PP	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-04-2021
29	A200936	Mr Vince Morgan	Proposed retention of the ground floor retail area with change of use of first floor from office/storage area into two self contained flats. Change of use of second and third floor from residential into two self contained flats. Removal of rear single storey pitched roofs with extensions and new flat roofs to rear. Alterations to the front elevation with a new door and shop window.	37 Great Darkgate Street, Aberystwyth, SY23 1DE	Gwrthodwyd / Refused	20-04-2021
30	A200953	Mr and Mrs I & B Davies	Change of use of garden centre and workshop to domestic use.	Maesllan, Nebo, Llanon, SY23 5LJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-04-2021
31	A200955	Mr Robert Davies (Robert Davies Motors Ltd)	Erection of a storage shed for boats, caravans and motor homes	Robert Davies Motors Ltd, Llechryd, SA43 2NR	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-03-2021
32	A200971	Rees & Venables (WMS Firearms Training)	Retention of wood and box profile sheet shelter.	Bwlchdyddwyallt, Pontrhydfendigaid, Ystrad Meurig, SY25 6EL	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-03-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
33	A200972	Mr and Mrs W G Williams	Modification of S106 agreement (no. 3947 dated 11 January 2008 A060385) to accord with the location . layout approved at Reserved Matters (A110551).	Nantcrymanau, Llechryd	Caniatawyd / Approved	06-04-2021
34	A200984	Mr Jonathan Davies	Demolition of stable block and retention of kennels	Yr Hen Feudy, Goginan, SY23 3PQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-03-2021
35	A200992	Mr and Mrs M Legeyt	Creation of horse training area/manege with associated enclosure	Greystones, Henllan, SA44 5UB	Caniatawyd gydag Amodau / Approved Subject to Conditions	18-03-2021
36	A200996	Mr and Mrs Hughes	Change of use of agricultural field for the siting of 5no camping pods and associated works for holiday let.	Gellinebweb, Capel Madog, Aberystwyth, SY23 3JA	Gwrthodwyd / Refused	08-03-2021
37	A201000	S Park	Proposed single storey extension on rear elevation.	8 Prospect Street, Aberystwyth. SY23 1JJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-03-2021
38	A201008	Mr Jeff Morgan	Proposed change of orientation of house type A and alterations to dwelling	Land At Ardd Bori Church Street, Llanon, Aberaeron, SY23 5HT	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-04-2021
39	A201015	Mr and Mrs Evan & Maggie Roberts	Alterations and extension to dwelling together with demolition of existing rear extension.	Eryl, 2 Regent Street, Aberaeron	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-03-2021
40	A201017	Mr and Mrs Evan & Maggie Roberts	Alterations and Extension of dwelling	Eryl, 2 Regent Street, Aberaeron, SA46 0HY	Caniatâd wedi ei roi / Consent Granted	05-05-2021
41	A201019	(Allens Caravans Estates Ltd)	Discharge condition 3 of planning permission A190905 - No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the LPA.	Glan Y Mor Holiday Park Clarach Bay, Aberystwyth, SY23 3DT	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-05-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
42	A201021	(Allens Caravans Estates Ltd)	Discharge condition 6 planning permission A190905 - No development shall take place until clarification has been submitted to and approved in writing by the LPA ecologist in relation to the following details in the Craigyfulfran and Clarach SSSI Management Plan (WSP, Rev1, 6-5-20)	Glan Y Mor Holiday Park Clarach Bay, Aberystwyth, SY23 3DT	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-05-2021
43	A201023	(Allens Caravans Estates Ltd)	Discharge condition 8 planning permission A190905 - No static caravan/loft hereby approved under this permission shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details.	Glan Y Mor Holiday Park Clarach Bay, Aberystwyth, SY23 3DT	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-05-2021
44	A201024	(Allens Caravans Estates Ltd)	Discharge condition 9 planning permission A190905 - No works to install additional exterior lighting on site shall take place until a light spillage scheme has been submitted to and approved in writing by the LPA.	Glan Y Mor Holiday Park Clarach Bay, Aberystwyth, SY23 3DT	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-03-2021
45	A201026	Mr D Jones & Ms E Davies	Proposed loft conversion and associated works	5 Blue Gardens, Mill Street, Aberystwyth, SY23 1JE	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-03-2021
46	A201031	Mr and Mrs A & L Hughes	Proposed extension to the Eastern gable wall to provide a car port with a bedroom to the first floor, linked to the main building at first floor level. A single storey extension to the Northern elevation to provide a pantry and external store. Minor internal alterations to the stairs and 2No new openings in the existing stone walls.	Bryngwyn Canol, Dole, Llandre, Bow Street, SY24 5AF	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-04-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
47	A201032	Mr and Mrs A & L Hughes	Proposed extension to the Eastern gable wall to provide a car port with a bedroom to the first floor, linked to the main building at first floor level. A single storey extension to the Northern elevation to provide a pantry and external store. Minor internal alterations to the stairs and 2No new openings in the existing stone walls.	Bryngwyn Canol, Dole, Llandre, Bow Street, SY24 5AF	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-04-2021
48	A201041	Mr and Mrs K & E Thornton	Two storey extension to side of dwelling, erection of a single storey link off rear of dwelling to attach existing single garage and the conversion of said garage into a home office and utility space.	Henllys, Llandyfriog, Newcastle Emlyn, Ceredigion, SA38 9HD	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-03-2021
49	A201043	Mr Y Mohammedi	Retrospective planning application for change of use and associated works of the existing car park into a car wash and valeting enterprise/business.	The Royal Oak, Llanfarian, Aberystwyth, SY23 4BS	Gwrthodwyd / Refused	18-03-2021
50	A201044	P & S Reeves	Change of use from a solicitors chambers (A2) to family home (C3)	Glyncoed Chambers, Prioxy Street, Cardigan, SA43 1BX	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-04-2021
51	A201048	Mr Evans (E Evans & Co)	Proposed 696kw ground source heat pump and all associated works	Ty Nant, Talybont. SY24 5DN	Tynnwyd yn ôl / Withdrawn	15-03-2021
52	A201049	R Jakhu (Blakemore Design & Shopfitting)	Display of signage	Spar Store 40c Great Darkgate Street, Aberystwyth, SY23 1DE	Caniatawyd gydag Amodau / Approved Subject to Conditions	05-03-2021
53	A201051	Mr M Evans	Change of use of former livestock market buildings and associated yards (Suit Generis) to agricultural contractors depot, storage, associated uses and new boundary means of enclosure. (B1, B2 and B8 uses)	Cardigan Livestock Market, Station Road, Cardigan. SA43 3AD	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-04-2021
54	A201052	Mr Rheon James (WRW Construction)	Discharge of condition 8 (access, parking and turning) of planning permission A140905	Maes Arthur, Park Avenue, Aberystwyth, SY23 1 PG	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	20-04-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
55	A201056	Mr Alun Morgan (Tai Ceredigion Cyf)	Erection of a Detached Bin Store with Mono Pitched Roof.	Penrhodyn, Wellington Gardens, Aberaeron, SA46 0BJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-03-2021
56	A201058	Mr T & T Scarrott	Proposed erection of two replacement dwellings.	Clarach Bay Holiday Village, Clarach, Aberystwyth. SY23 3DT	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	12-05-2021
57	A201066	Mrs Kennedy	Conversion of existing storage space and alterations to dwelling	3 New Terrace, Chapel Street, Taliesin, Machynlleth, SY20 8JJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-03-2021
58	A201068	Mr Jason Jones	Two storey extension to dwelling and creating of three parking bays	1 Heol y Bedw, Henllan, SA44 5TJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	19-04-2021
59	A201070	Mrs S Mosey	Change of use from Guest House to dwelling.	The Old School, Penlon, Llwyncelyn, Aberaeron, SA46 0HG	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-04-2021
60	A201071	Mr S Garner	Between 1991 and 2006 previous owner used raw materials to manufacture concrete garden ornaments which were stored on site in large numbers and sold to the general public.	Coedycwm Isaf, Cenarth, SA38 9JT	Gwrthodwyd / Refused	16-03-2021
61	A201072	Mr and Mrs Bladen	Placing of a caravan/chalet on the land for the duration of the construction on site	Land off B4570, Llangodmor, SA43 2LP	Caniatâd dros dro / Temporary permission	20-04-2021
62	A201073	Mr Jeremy Davies (Felindre Cockapoos)	Retention of Change of Use of outbuilding to dog breeding kennels and retention of new kennel building	Felindre Uchaf, Abermeurig, Lampeter, SA48 8PN	Caniatawyd gydag Amodau / Approved Subject to Conditions	04-03-2021
63	A201076	Emma Heathcote	Proposed rear extension and balcony to front elevation and alterations	Seren y Mor, High Street, Borth, SY24 5JF	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-03-2021
64	A201078	Mr and Mrs Tom & Martina Price	Proposed erection of an industrial unit for class B1, B2 & B8 use.	Unit 8 Clos Deulen, Glanyrafon Ind Est, Llanbadarn Fawr, SY23 3UD	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-03-2021
65	A201085	Mrs Sarah Davies	Proposed ancillary accommodation, removal of existing caravan and replacement with timber frame, timber clad, flat roof bedroom on existing concrete slab.	Ger Y Lli Rock Street, New Quay, SA45 9PL	Tynnwyd yn ôl / Withdrawn	09-03-2021
66	A201089	Mr and Mrs Eccles	Erection of a detached domestic games room with storage loft over, set within grounds and domestic curtilage of Grade II Listed building.	Aberceri, Cwm Cou, Newcastle Emllyn, SA38 9PB	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-03-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
67	A201090	Mr and Mrs I & M Jones	Change of use of land for siting of 5No cabins for use as tourist accommodation, associated parking and ancillary works.	Doleos, Dyffryn Paith, Aberystwyth, SY23 4LX	Gwrthodwyd / Refused	29-04-2021
68	A201093	Mr Cunningham	Proposed erection of garage and workshop and all associated works	Canllefaes Ganol, Penparc, Cardigan. SA43 1SG	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-04-2021
69	A201096	Mr A Chapman	Erection of 2 general purpose agricultural buildings	Fagwr Fawr, Ponterwyd, SY23 3LD	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-03-2021
70	A201103	Mr and Mrs S Griffiths	Proposed accessible camping pod and associated works	Pantmawr, Pisgah, SY23 4NF	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-03-2021
71	A201104	Mr Micheal Pritchard	Construct extension to house bedrooms and living area for family to provide care to vulnerable relative	Ty Gwyn, Cefnllwyd, Capel Dewi, Aberystwyth. SY23 3HX	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-03-2021
72	A201105	Mr and Mrs D Evans	Proposed extension, alterations and renovations to include demolition and associated works to existing house.	Ceredig, South Road, Abersytwyth, SY23 1JF	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-03-2021
73	A201107	Mr Vince Morgan	Proposed retention of the existing ground floor retail unit with the change of use of the first floor office/store area into two self contained flats. Change of use of the second and third floor residential unit into 2 self contained flats. Removal of rear single storey pitched roofs with new flat roofed extensions to rear. Removal of the existing shop front with new traditional shop front installed. New dormer windows to third floor.	37 Great Darkgate Street, Aberystwyth, SY23 1DE	Gwrthodwyd / Refused	20-04-2021
74	A201109	Mr and Mrs D Kurys	Erection of porch and ancillary garden building.	Glen View, Felin Road, Aberporth, SA43 2ER	Caniatawyd gydag Amodau / Approved Subject to Conditions	13-04-2021
75	A201112	Mr and Mrs K & R Jones	Erection of two affordable dwellings with associated landscaping, vehicular access, parking and ancillary works.	Land off Cae Gwen, Mydroilyn, Lampeter, SA48 7RW	Tynnwyd yn ôl / Withdrawn	10-03-2021
76	A201113	Mr and Mrs S Griffiths	Proposed refurbishment and extension to an existing dwelling.	Pantmawr, Pisgah, Aberystwyth, SY23 4NF	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-03-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
77	A201114	Mr L Davies	Change of use to provide Eco Pods, chalet, tent area and toilet block	Charlies Field, New Quay, SA45 9SH	Gwrthodwyd / Refused	19-04-2021
78	A210015	Daniel John & Myfanwy Healy	Proposed replacement dwelling	Gwerddol, Goginan, SY23 3PB	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-04-2021
79	A210017	Ms S Bond	Extension and alterations to an existing commercial garage and fuel station inc. removal of storage rooms and former office cabin.	Gwynfryn Garage, Horeb, SA44 4JJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-04-2021
80	A210020	Ms Sally Davies	Certificate of existing use of dwelling house plus curtilage with no change of use in respect of the remainder of the site.	Precious Wood, Beulah, SA38 9QU	Gwrthodwyd / Refused	04-03-2021
81	A210021	(Searivers Leisure Sales Ltd)	Removal / Variation of condition 2 of planning permission D1.227.86 - all year round occupation	Sea Rivers Caravan Park, Ynyslas, Borth, SY24 5JZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-04-2021
82	A210022	Mr B Faux	Erection of ground array solar PV panels	Dolbantau Bungalow, Llanfair Road, Glanrhyd, Llanfihangel-ar-arth, Pencader, Ceredigion, SA39 9JD	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-03-2021
83	A210024	Caroline Briggs	Insertion of dormer window & rooflights to front elevation; Replacement of existing 1st floor window with new bay window; Insertion of rear-facing full width dormer.	Swn y Don, Glanmor Terrace, New Quay. SA45 9PS	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-03-2021
84	A210025	Mr Lee Ladd	Discharge condition 3 of planning permission A200867 disposal of surface water	Awel Y Mor, 12 Clos Y Gwyddil, Y Ferwig, Cardigan, Ceredigion, SA43 1PS	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	15-03-2021
85	A210027	Mr B Thomas (J & P Home Improvements)	EXTENSION TO REAR OF EXISTING INDUSTRIAL BUILDING	Unit 6, Lampeter Industrial Estate, Lampeter. SA48 8LT	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-03-2021
86	A210028	Mr P Richardson (Model Signage Ltd)	Display of signage	CK Supermarket, Rhoshendre, Waunfawr, Aberystwyth. SY23 3QH	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-03-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
87	A210034	Mr S Welch	Retention of change of use to retail premises with bar/restaurant and maisonette with flat over and construction of new build linking the former chapel and print works and associated works.	Former Hope Chapel, Carriers Lane, Cardigan, SA43 1FA	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-05-2021
88	A210035	Mr and Mrs A Almoosa	Variation of condition 2 and 8 of planning permission A200854 (Ecological Method Statement)	Felin Clydan, Nebo, Llanon, SY23 5LE	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-04-2021
89	A210039	Mr Eilir Morgan	The demolition of an existing structure which is in poor condition and the construction of a new steel framed structure to encapsulate the old building to form a storage building for domestic use.	Craigfryn, Pïsgah, Aberystwyth, SY23 4NE	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-03-2021
90	A210043	Mrs Eirona Jones	Extension to dwelling	The Smithy, Mydroilyn, SA48 7QY	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-03-2021
91	A210045	(Helyg Fach Caravan Site)	Variation of occupancy condition of planning permission D2516 to extend opening times from 8 to 10 months, 01 March to 05 January annually	Willows Caravan Park, Tresaith Road, Aberporth, Cardigan. SA43 2EB	Caniatawyd gydag Amodau / Approved Subject to Conditions	25-03-2021
92	A210046	(Helyg Fach Caravan Site)	Variation of occupancy condition on planning application 9569/2 to extend opening times from 8 to 10 months, 01 March to 05 January annually	Helyg Fach Caravan Park, Tresaith Road, Aberporth, Cardigan. SA43 2EB	Caniatawyd gydag Amodau / Approved Subject to Conditions	25-03-2021
93	A210052	Mr and Mrs P & A Sumners	Demolition of existing dwelling and erection of a replacement dwelling	Marlais, Sarnau, Llandysul, SA44 6QT	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-05-2021
94	A210053	Hoyles	Proposed two storey rear extension	Panteg, Penant, Llanon, SY23 5PE	Caniatawyd gydag Amodau / Approved Subject to Conditions	13-04-2021
95	A210054	Mr Reuben Hayward	Erection as a barn for tools and machinery storage.	Aeron Woods, Ffostrasol, SA44 4TR	Caniatâd ei angen / Permission required	18-03-2021
96	A210058	Mrs M Howell	Proposed stables, exercise area, internal access & associated change of use to equestrian	Bryngernos, Croesllan, Llandysul. SA44 4SJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-03-2021
97	A210060	Mrs O'Hagen	Proposed extension to rear of property	Rose Cottage, Orchid Court, Y Ferwig, Cardigan. SA43 1RX	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-04-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
98	A210061	Mrs Juanita Rogers	Alterations to dwelling.	52 St Mary Street, Cardigan, SA43 1HA	Dychwelwyd yn annilys / Returned Invalid	04-03-2021
99	A210064	Mr T Krell (Revegate (Aberystwyth) Ltd)	Removal / Variation of condition 2 (approved plans) of Listed Building Consent A190573	The Royal Pier, Marine Terrace, Aberystwyth, SY23 2AZ	Caniatâd wedi ei roi / Consent Granted	10-05-2021
100	A210067	Paul Saunders	Two Storey Rear Extensions	Brynawel, Talgarreg, SA44 4EP	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-03-2021
101	A210068	Mrs S Davies	Variation of condition 1 of planning permission A150073 to extend time for commencement of development.	Ger y Lli, Rock Street, New Quay, SA45 9PL	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-04-2021
102	A210069	Mr and Mrs D Evans	Demolition of the existing outbuilding and proposed extensions, alterations and refurbishments and associated works (residential)	Glanrhyd, South Road, Aberystwyth, SY23 1JF	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-03-2021
103	A210070	(West Wales Airport Ltd)	Extension to Hangar 1 to provide Technical Support Facility Building and ancillary works including internal access, parking & taxi turning area.	Hangar 1, West Wales Airport, Blaenporth, Cardigan. SA43 2DZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-04-2021
104	A210071	Mr Bryn Jones	Minor Amendment to planning permission A200016 (amended plans)	Plot adj Silver Ridge, Ffordd y Fulfran, Borth, SY24 5ND	Caniatawyd / Approved	05-03-2021
105	A210073	S Hurlstone	Proposed storage shed	Troedrhigwelynen, Llangybi, SA48 8NJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-04-2021
106	A210074	Wright	Erection of 5 houses but with two affordables	Plots 10 & 11 Caer Wylan, Llanbadarn Fawr, Aberystwyth, SY23 3GY	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-04-2021
107	A210078	Ms R Solnick	Minor amendment to planning permission A190043 (amended plans).	Lodge Park, Tre'rddol, Machynlleth, SY20 8PL	Gwrthodwyd / Refused	10-03-2021
108	A210082	Mr and Mrs Neve	Forming a new entrance to existing dwelling Ffurio mynedfa newydd i'r annedd bresennol	Dolwen Fach, Llanwenog, Llanybydder. SA40 9UR	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-03-2021
109	A210083	Mr S Elias	Rural enterprise dwelling previously approved under reference A140607. Application to retain works carried out after the 17th of October 2017 and for all future works to complete the dwelling ready for occupation.	Ty Newydd (Land Adjacent), Beulah, SA38 9QA	Caniatawyd gydag Amodau / Approved Subject to Conditions	04-05-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
110	A210085	Mr Gethin Evans	Discharge of condition 3 (Pollution Prevention Plan) from planning permission A190632	Rhosgoch, Llanilar, SY23 4QT	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	25-03-2021
111	A210086	Mr S Welch	Retention of change of use to retail premises with bar/restaurant and maisonette with flat over and construction of new build linking the former chapel and print works and associated works.	Former Hope Chapel, Carriers Lane, Cardigan, SA43 1FA	Caniatâd wedi ei roi / Consent Granted	16-04-2021
112	A210087	Ms G Macefield	Demolition of existing defective stable building and the erection of a replacement equestrian use/stable building in it's place	Maesyffynnon, Brongest, Newcastle Emlyn, Ceredigion, SA38 9ER	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-04-2021
113	A210089	Mr Ron Evans	Variation of condition 1 of planning permission A180140 - extension of time for commencement of development	Maes Mynach, Cilcennin, Lampeter.	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-04-2021
114	A210090	Mr D Houghton	Change of use from old bank to residential property	11 Lincoln Street, Llandysul. SA44 4QW	Dychwelwyd yn annilys / Returned Invalid	17-03-2021
115	A210092	Mr Richard Morgan	Renovation of outbuilding and change of use into residential dwelling.	Yr Efail Fach, Llandre, Bow Street, Aberystwyth	Tynnwyd yn ôl / Withdrawn	26-04-2021
116	A210094	Mr and Mrs G & A Jones	Extension, associated excavation works and demolition of existing shed.	Tanrallt, Cwrtnewydd, Llanybydder. SA40 9YJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-03-2021
117	A210095	Mr B Davies	Adeiladu sied ar gyfer cadw stoc/erection of an agricultural shed for housing livestock.	Synod Uchaf, Synod Inn, Llandysul. SA44 6JD	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-03-2021
118	A210096	Mr S Owen & Miss E Rowbotham	Discharge condition 10 of planning permission A200970 details of natural screening	Land at Tynant, Tynreithyn, Tregaron. SY25 6TX	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	22-04-2021
119	A210097	Mr Darrell Baston	Creation of farm track	Brynreithin, Ffair Rhos, Ystrad Meurig, SY25 6BS	Caniatâd ei angen / Permission required	15-03-2021
120	A210098	Mr and Mrs Foligno	The proposed development consists of a new residential detached dwelling (1 no.) with associated car parking/ driveway for vehicular turning, as well as associated private amenity space	Vacant Plot Of Land Maes Wyre, Llanrhystud, SY23 5AH	Dychwelwyd yn annilys / Returned Invalid	16-03-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
121	A210099	Mr and Mrs A & E Morgan	Newid defnydd o 7 fflat i dy preswyl/Change of use from 7 flats into a single dwellinghouse.	Bryngwyn, North Road, Lampeter, SA48 7HZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-04-2021
122	A210100	Mr E Evans	Erection of a new garage/outbuilding; the applicant and his family are car and rally enthusiast and he is therefore seeking to erect a detached, steel frame garage in order to house and maintain their collection of cars.	Penrhiw Cottage, Ciliau Aeron, Lampeter. SA48 8DA	Caniatawyd gydag Amodau / Approved Subject to Conditions	31-03-2021
123	A210102	Mr Emyr Davies	Discharge of condition 3 of planning consent A190838 (details of staircase, handrails, balustrading, treads and risers).	Ty Belgrave, 24 Marine Terrace, Aberystwyth, SY23 2AZ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	03-05-2021
124	A210103	Mr Emyr Davies	Discharge of condition 4 of planning consent A190838 (detailed sections through intermediate floors - acoustic & fire separation).	Ty Belgrave, 24 Marine Terrace, Aberystwyth, SY23 2AZ	Gwrthodwyd / Refused	03-05-2021
125	A210106	Mr E Taylor (Transport for Wales)	Discharge planning condition 1 of planning permission A180296 - The development shall begin no later than five years from the date of this decision.	Bow Street Station Interchange Bow Street, Aberystwyth.	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	30-03-2021
126	A210107	Mr E Taylor (Transport for Wales)	Discharge planning condition 2 of planning permission A180296 - The development shall be carried out in accordance with the following approved plans and documents:	Bow Street Station Interchange Bow Street, Aberystwyth.	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	30-03-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
127	A210108	Mr E Taylor (Transport for Wales)	Discharge planning condition 7 of planning permission A180296 - Prior to the development being brought into use, an updated Parking Assessment must be submitted to and approved by the Local Planning Authority in consultation with the Welsh Government (Transport) to demonstrate that the spaces provided are sufficient for the proposed development, including strategic future years. Any mitigation required will be instated at the expense of the applicant at the designated timeframes.	Bow Street Station Interchange Bow Street, Aberystwyth.	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	30-03-2021
128	A210109	Mr E Taylor (Transport for Wales)	Discharge planning condition 8 of planning permission A180296 - Before the first-use of the approved development commences, the following works shall have been substantially completed in accordance with the approved drawing PO2 Rev 3 (Proposed General Arrangement) to include drainage, signing, markings, lighting provision and any necessary approved traffic regulation orders:- i. The proposed County Road junction improvement works from the A4159, onto the A487; ii. The proposed site access to/from the A487; iii. The internal circulatory vehicular route; iv. The proposed vehicle parking facilities within the site; v. The proposed secure and sheltered cycle parking; vi. The internal pedestrian and cycle routes, including crossing points; vii. The proposed Bus Stops.	Bow Street Station Interchange Bow Street, Aberystwyth.	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	30-03-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
129	A210110	Mr E Taylor (Transport for Wales)	Discharge planning condition 9 of planning permission A180296 - Surface water shall be trapped and disposed of so as not to flow on to/from any adjoining public highway.	Bow Street Station Interchange Bow Street, Aberystwyth.	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	30-03-2021
130	A210111	Ms Henchie-Jones	Erection of an extension	Hillside, Swyddffynnon, Ystrad Meurig, SY25 6AL	Caniatawyd gydag Amodau / Approved Subject to Conditions	13-04-2021
131	A210117	Ms N Mudie	Erection of a steel framed storage shed to be used for the storage of machinery and fodder.	Tyncelyn Fields, Llangeitho, Tregaron, SY25 6QL	Gwrthodwyd / Refused	20-04-2021
132	A210118	D & G Edwards & Jones	Addition of attic trusses to bungalow to form a first floor extension, complete with forward facing dormer and rooflights where indicated.	8 Pencnwc Isaf, Cross Inn, Llandysul. SA44 6NT	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-03-2021
133	A210119	Mr and Mrs P & N Bramham	Demolish existing lean-to store and replace with new build extension. Erection of a rear extension and replacing existing balcony.	Ystordy, Taliesin, Machynlleth, SY20 8JH	Caniatawyd gydag Amodau / Approved Subject to Conditions	31-03-2021
134	A210120	Mrs Meifis Howell Griffiths	Discharge planning condition 7 of planning permission A181220 - Access	Lluest, Llangoedmor, Cardigan, Ceredigion, SA43 2LH	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	12-05-2021
135	A210122	(CAD Properties)	Variation of condition 2 of planning permission A150141 - amend design of chalet	Nant-y-coed Chalet Park Aberporth, Cardigan, SA43 2DF	Caniatawyd gydag Amodau / Approved Subject to Conditions	19-04-2021
136	A210123	Mr Alan Griffiths	Erection of an agricultural shed for storage	Olmarch Isaf, Llanybi, Lampeter, SA48 8NQ	Caniatâd ddim ei angen / Permission not required	06-04-2021
137	A210124	Mr Richard Davies (Griffiths & Davies)	Erection of general purpose agricultural shed	Dolclettwr Hall (Farm), Taliesin, Machynlleth, SY20 8PN	Tynnwyd yn ôl / Withdrawn	26-03-2021
138	A210126	Mr Wells Jones	Installation of solar PV panels on existing flat roof, construction of parapet roof to hide panels, insertion of patio doors and patio area c/w hot tube on flat roof and associated works.	Cliff Hotel, Gwbert, SA43 1PP	Dychwelwyd yn annilys / Returned Invalid	26-03-2021

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139	A210133	Mr Allan Bailey (Ceredigion County Council)	Discharge of condition 3 (travel plan) from planning permission A200222	Cenarth Primary School, Cenarth, SA38 9JP	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	30-03-2021
140	A210135	Mr Endaf Jenkins	Installation of an 87kW Ground Source Heat Pump inside an existing poultry shed to provide heating through a sustainable method.	Pwllpridd, Lledrod, SY23 4HZ	Tynnwyd yn ôl / Withdrawn	23-04-2021
141	A210136	S Jones	EXTENSION TO EXISTING HOUSE	Blaenpant, Dihewyd, Lampeter. SA48 7PJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-04-2021
142	A210137	Mr M Evans	Proposed storage shed	Allt y Bryn, Beulah, Newcastle Emlyn, SA38 9QH	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-04-2021
143	A210138	Mr J Gage	Change of use of 1 no. holiday unit as approved on A160666 to main farmhouse into an annexe.	Building no.1 Bolafron, Ferwig, Cardigan. SA43 1PU	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-04-2021
144	A210140	Dr A Wright	Formation of track.	Black Lion Field adj to Black Lion Pub, Llanrhystud, SY23 5DG	Caniatâd ei angen / Permission required	09-03-2021
145	A210142	Mr J Doonan	Erection of a single storey extension to include demolition of porch.	Maesteg, Penbontrhydybeddau, Aberystwyth, SY23 3EZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-04-2021
146	A210145	Mr Rheon James (WRW Construction)	Discharge condition 14 of planning permission A140905 - Verification Report	Maes Arthur Park Avenue, Aberystwyth, SY23 1PG	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	23-03-2021
147	A210146	Mr R Mortimer	Single storey extension to dwelling	Carreg Iwerydd Plwmp, Plwmp, Llandysul, SA44 6HJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-04-2021
148	A210147	Mr and Mrs G & C Jones	Erection of a first floor extension.	Ffinant Ganol, Alltyblacca, Llanybydder, SA40 9ST	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-04-2021
149	A210148	R Edwards	Erection of an agricultural building	Land At Banc Tynpynfarch, Bontgoch, Aberystwyth, SY23 3JG	Caniatâd ddim ei angen / Permission not required	25-03-2021
150	A210149	Caitlin Morse	Creation of outdoor dining booths to replace existing temporary marquee within the current beer garden, which will provide a well ventilated and sheltered area for diners and small local groups wishing to conduct their meetings in a safe, socially distanced outdoor setting.	Y Farmers, Llanfihangel-y-Creuddyn, Aberystwyth, SY23 4LA	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-04-2021

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151	A210150	Mr Rhys Evans	Erection of an agricultural storage building	Crymant Fach, Brongest, SA38 9EX	Caniatâd ei angen / Permission required	06-04-2021
152	A210152	Mr Gwyn James	Minor amendment to planning application A200555 (Installation of concrete slurry channel).	Bron y Glyn Farm, Glynarthen, Llandysul, SA44 6PS	Caniatawyd / Approved	16-03-2021
153	A210156	Mr J Samson (Cambrian and Coast Developments Ltd)	Revised parking & landscaping to that approved under A180620, new ground-mounted transformer and associated works	Land to the rear of Brynawen, Chapel Street, Llanarth, SA47 0RG	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-04-2021
154	A210157	Mr Luke Baker	Erection of ancillary garden building to provide home office, garden room and store, siting of garden swim spa and erection of garden pergola.	Springfield, Pantycrug, Capel Seion, SY23 4EF	Caniatawyd gydag Amodau / Approved Subject to Conditions	13-04-2021
155	A210159	Mr and Mrs Mark and Sharon Brown	Variation of condition 2 of planning permission A190731 (amended plans).	Esgair Garn, Llanfair Clydogau, Lampeter, SA48 8LL	Caniatawyd gydag Amodau / Approved Subject to Conditions	04-05-2021
156	A210160	R Jakhu (Blakemore Design & Shopfitting)	Replacements of 3 existing fascia/s on existing portico canopy with new trough lighting on each side. keeping existing colour scheme.	Spar, 40C Great Darkgate Street, Aberystwyth. SY23 1DE	Caniatâd wedi ei roi / Consent Granted	15-04-2021
157	A210161	Mr S Mayes	Two Storey Side Extension	Hen Fferm, Maesypwll, Lampeter. SA48 7JP	Dychwelwyd yn annilys / Returned Invalid	29-03-2021
158	A210162	Mr and Mrs P & M Griffiths	Erection of composite decking with balustrade and privacy glass.	36 Cefnesgair, Aberystwyth, SY23 3JG	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-04-2021
159	A210164	Mr Cann	Proposed Stables	Y Banwen, Llanilar, SY23 4SF	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-05-2021
160	A210168	Jayne Sedgwick & Simon Robbins	Variation of condition 2 of planning permission A200157 amended plan	Golden Grove, Capel Dewi, Aberystwyth. SY23 3HR	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-04-2021
161	A210169	Mr and Mrs O & N Rees	Minor Amendment to planning A200131 (access layout)	Land adj to the Chapel House, Aberbanc, SA44 5MP	Caniatawyd / Approved	16-03-2021
162	A210170	M Nicolaysen	Minor amendment to planning application A200175 (access layout)	Land adj Pellorwel, Talgarreg, SA44 4EP	Dychwelwyd yn annilys / Returned Invalid	31-03-2021
163	A210171	D Williams	Erection of an agricultural shed for storage of farm machinery and equipment.	Tafarncrug Isaf, Pantycrug, Aberystwyth, SY23 4EF	Caniatâd ddim ei angen / Permission not required	20-04-2021

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164	A210172	Mr Huw Thomas	Erection of an extension of an agricultural building.	Glawty, Glynarthen, Llandysul, SA44 6PG	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	29-03-2021
165	A210173	Mr Llyr Ap Hywel	Erection of agricultural storage shed	Rhydtir Isaf, Comins Coch, SY23 3BJ	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	12-03-2021
166	A210174	Mr Kevin Thomas (Cartrefi Moelfre Homes)	Minor amendment to planning permission A190042 (Removal of condition 13 relating to surface water disposal)	Land adj to Brynderi Close, Adpar, Newcastle Emlyn	Caniatawyd / Approved	12-03-2021
167	A210176	Mr Alwyn Jenkins	Erection of an agricultural building.	Gelli, Taliesin, Llancynfelyn, Machynlleth. SY20 8PU	Caniatâd ddim ei angen / Permission not required	21-04-2021
168	A210178	Mr Ian Williams	Self build 3-4 bedroom bungalow	Ffynnon Mamgu, Bangor Teifi, SA44 5BE	Gwrthodwyd / Refused	20-04-2021
169	A210179	Mr H Davies (Mid & West Wales Fire & Rescue Service)	Proposed siting of a steel shipping/storage container.	Mid & West Wales Fire & Rescue Service, New Quay Fire Station, Uplands Square, New Quay, SA45 9QH	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-04-2021
170	A210180	Mr and Mrs C MacKenzie-Grieve	Erection of a residential dwelling to include improved vehicular entrance, with additional parking and associated works.	Land to rear of Llysteg, Llandre, Bow Street, Aberystwyth, SY24 5BS	Gwrthodwyd / Refused	04-05-2021
171	A210181	Mr and Mrs M & J Lloyd	Erection of an agricultural building for storage of hay, wood, machinery and tools, and erection of 2 x polytunnels for horticulture.	Gardd Goch, Blaencwrt, Llanwnnen, Lampeter, SA48 7LN	Gwrthodwyd / Refused	06-04-2021
172	A210185	Mrs S Brook	Proposed Patio doors	The Vicarage, Llanarth, SA47 0NJ	Caniatâd ddim ei angen / Permission not required	17-03-2021
173	A210187	Roger & Ruth Howe	Proposed conversion of outbuilding into accommodation and replacement of existing extension	Rhos y Gorlan, Devil's Bridge, SY23 4RF	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-04-2021
174	A210189	Joe Hope	Change of use disused barn to holiday let including erection of extension.	Cefn Coch, Glaspwll, Machynlleth, SY20 8UA	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-05-2021
175	A210194	Mr A Davies	Roofing livestock gathering area.	Tyngrug Isaf, Penffordd, Llanybydder, SA40 9XG	Caniatâd ei angen / Permission required	21-04-2021
176	A210197	Mr Heath Raggett	Conversion of a redundant storage shed into self-catering holiday accommodation.	Felinwern, Glanwern, Borth, SY24 5LU	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-05-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
177	A210199	(Capel MC Pennant)	Demolition of old cottage.	Ty'r Ardd, Pennant, Llanon, SY23 5JW	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	21-04-2021
178	A210200	Mr Duncan Gutteridge	Demolition of a rear conservatory and erection of a single storey flat roof extension. Divert a shared access further down into the garden by approximately 2m.	5 Heol y Bedw, Henllan, SA44 5TJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-04-2021
179	A210201	Mr and Mrs Wyn & Elin Evans (Cwmsaeson Caravan Park)	Proposed conversion of outbuilding into holiday unit to include installation of package treatment plant.	Cwmsaeson, Oakford, SA47 0RY	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-04-2021
180	A210203	Mr Colin Dahill	Siting of 4 glamping pod units.	Llanina Caravan Park, Llanarth, SA47 0NP	Dychwelwyd yn annilys / Returned Invalid	14-04-2021
181	A210204	Mr K Jones (Iceland Foods Ltd)	The construction of a combined flow forge plant cage/compound and bin store and the installation of air conditioning/refrigeration plant thereto together with the forming of 5 no. openings in external wall/cladding associated with same for pipework/ducting	Units B & C, Ystwyth Retail Park, Aberystwyth. SY23 1PB	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-04-2021
182	A210205	Mr K Jones (Iceland Foods Ltd)	Display of signage	Units B & C Park Avenue Retail Park, Aberystwyth. SY23 1PB	Caniatawyd gydag Amodau / Approved Subject to Conditions	05-05-2021
183	A210206	Mr D N Perry-Evans	Modification/removal of Section 106 agreement attached to planning permission A100786.	Penylan Outbuildings, Llandygwydd, Cardigan, SA43 2QR	Dychwelwyd yn annilys / Returned Invalid	20-04-2021
184	A210210	Mr and Mrs M Mustoe	Proposed alteration and erection of an extension.	Morwylfa, 5 Penbanc, Heol yr Esgob, Llanon, SY23 5HR	Tynnwyd yn ôl / Withdrawn	13-04-2021
185	A210211	Mr K Jones (Iceland Foods Ltd)	Installation of roller shutter to rear elevation	Unit B & C Ystwyth Retail Park, Aberystwyth, SY23 1PB	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-04-2021
186	A210213	Drs S & S Knight	Rear extension to dwelling.	Brynmarchog, Tresaith Road, Aberporth, SA43 2EB	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-04-2021
187	A210217	Ms Sian Sherman	Proposed extension to dwelling	5 St George's Terrace, Llanbadarn, SY23 1HE	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-04-2021
188	A210222	Mr E Morgan (HR Morgan)	Extension to the front for storage and distribution	HR Morgan, Garn House Yard, Penygarn, Bow Street, Aberystwyth. SY24 5BQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-04-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
189	A210223	Mr A Davies	Rear Extension	Llwyn, 6 Regent Street, Aberaeron, SA46 0HY	Caniatawyd gydag Amodau / Approved Subject to Conditions	05-05-2021
190	A210225	Mr and Mrs C Arthur	Minor amendment to planning permission A190516 (elevation finish).	Plot between Swn yr Awel & Maesteifi, Rhydyfawnog, Tregaron	Caniatawyd / Approved	06-04-2021
191	A210229	(Western Power Distribution)	Electricity poles.	Llandysul Pumping Station & Disposal Works, Llandysul	Dim gwrthwynebiad / No Objection	26-03-2021
192	A210234	Mr O H Morgan	Change of use from agricultural to equine recreation.	Llynddu, Synod Inn, Llandysul, SA44 6JW	Dychwelwyd yn annilys / Returned Invalid	26-03-2021
193	A210235	Mr and Mrs A Lewis	Discharge condition 6 of planning permission A180799 - Drainage system	Rhosygraigina, Lampeter, SA48 7QD	Gwrthodwyd / Refused	04-05-2021
194	A210236	Mr and Mrs A Lewis	Discharge condition 9 of planning permission A180799 - Archaeological Written Scheme of Investigation	Rhosygraigina, Lampeter, SA48 7QD	Amod(au) wedi'u rhyddhau yn rhannol / Condition(s) Partially Discharged	13-04-2021
195	A210243	Mr Ian Jones (Rheidol Properties)	Minor amendment to planning permission A070061 (Revised Plans).	33 & 34 Dolymeillion Llanilar, Aberystwyth, SY23 4AH	Caniatawyd / Approved	20-04-2021
196	A210244	Mr Bleddyn Jones	Proposed formation of a new agricultural access and the closure of the existing one	Field SN 6678, 1097 & 1994, Cwmrheidol, SY23 3NA	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-04-2021
197	A210246	(Western Power)	Electricity line.	Bryn yr Odyn, Blaenpennal, Aberystwyth, SY23 4JJ	Dim gwrthwynebiad / No Objection	29-03-2021
198	A210249	Mr M John	Electricity lines	Land Adj Chapel House Aberbanc, SA44 5NP	Dim gwrthwynebiad / No Objection	26-03-2021
199	A210250	Mr and Mrs K & A Wilcox	Proposed extension to side of existing dwelling - partly main house and partly attached annexe.	Gellie, Synod Inn, SA44 6BG	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-05-2021
200	A210259	Mr WHJ Lloyd & Co	Discharge of condition 5 of planning permission A200093 (Sprinkler Installation Plan).	Natwest, Station Road, Tregaron, SY25 6HS	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	05-05-2021
201	A210260	Mr David Shaw	Reinstatement of dwelling and erection of an extension	Clyn Bach, Gwbert, SA43 1PR	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-05-2021
202	A210261	Mr R South	Variation of condition 2 of planning permission D1.968.87 occupancy condition	Anorfa, Goginan, Aberystwyth. SY23 3PQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	05-05-2021
203	A210262	Mr Meirion Roberts	Proposed single storey extension	Cilffordd, 2 St George's Terrace, Llanbadarn Fawr, SY23 1HE	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-04-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
204	A210263	Mr Endaf Jenkins	Erection of Steel Portal Framed building over site of existing manure store to create a covered manure store together with covered livestock housing and all other associated works.	Pwllpridd, Lledrod, SY23 4HZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-05-2021
205	A210269	Mrs T Jones (RI & TM Jones)	Erection of an agricultural building.	Land at Cefn Coch, Glaspwll, Machynlleth. SY20 8UA	Caniatâd ddim ei angen / Permission not required	05-05-2021
206	A210272	C & L Williams & Morris	Erection of a dwelling - Access and parking	Plot 3 Lady Road South Of Wellfield, Llechryd, Cardigan, SA43 2PY	Dychwelwyd yn annilys / Returned Invalid	20-04-2021
207	A210273	Mr M Jones & Mrs C Leigh	Discharge of condition 6 (Ecological Enhancements) from planning permission A200944	Drefach Farm, Llanwnnen, SA48 7LQ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	22-04-2021
208	A210280	Mrs K Williams	It is proposed to replace the existing roof with a new one and to include 2 bedrooms and a bathroom within the loft space created.	Ger y Nant, Penrhiwpal, Rhydlewis. SA44 5QQ	Dychwelwyd yn annilys / Returned Invalid	13-04-2021
209	A210282	Ms C Davis	Change the class use from A3 to a mixed class use of category E/ A5, to allow the sale of hot takeaway food.	2 South John Street, New Quay, SA45 9NG	Dychwelwyd yn annilys / Returned Invalid	07-04-2021
210	A210285	EH & J Jones	Erection of an agricultural building for storage of hay and straw.	Pensarnddu Fawr Farm, Tanygroes, Cardigan, SA43 2JB	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	06-05-2021
211	A210286	Mr Gary Davies	Erection of an agricultural shed for storage of feeds and machinery.	Ty Collen, Penrhiwllan, Llandysul, SA44 5NL	Tynnwyd yn ôl / Withdrawn	26-04-2021
212	A210289	Dr D Tudor (National Library of Wales)	Discharge condition 3 of planning permission A200717 - full details of type, number and position of all fixing points	National Library Of Wales, Penglais, Aberystwyth, SY23 3BU	Caniatawyd / Approved	10-05-2021
213	A210295	Mr L Baker (LEB Construction Ltd)	Variation of conditions 2, 3, 5 and 18 of planning permission A110390	Vacant Industrial Plot Glanyrafon Industrial Estate, Llanbadarn Fawr, Aberystwyth, SY23 3JG	Dychwelwyd yn annilys / Returned Invalid	11-05-2021
214	A210299	Mr R Wood	Extension to an agricultural building (roof covering).	Rhiwbren Fawr, Dihewyd, Lampeter, SA48 7RH	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	26-04-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
215	A210303	Mr and Mrs Arie Coetzee	Discharge condition 3 of planning permission A210026 - details of means of access with the public highway, parking and turning	Daffodil Hill Bangor Hill, Llandysul, SA44 4JD	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	12-05-2021
216	A210310	Mr T Harris	Erection of an agricultural building	Brynhawk, Maesycrugiau, Llanybydder, SA40 9LW	Caniatâd ei angen / Permission required	11-05-2021
217	A210317	Mr N Davies (R2 M & N Ltd)	Six bedroomed hotel accommodation - previous permitted use is professional office (solicitors)	1 Cadwgan Place, Aberaeron. SA46 0BU	Dychwelwyd yn annilys / Returned Invalid	05-05-2021
218	A210320	(Western Power Distribution)	Electricity lines	Sarnau Park, Sarnau, Llandysul. SA44 6QS	Dim gwrthwynebiad / No Objection	30-04-2021
219	A210336	Mr David Moores	The installation of a roof mounted Solar Photovoltaic system with batteries . Panels to be installed on the south facing roof elevation with the batteries housed in the attic roof space.	Dolwen, Lampeter Road, Aberaeron, SA46 0EE	Dychwelwyd yn annilys / Returned Invalid	05-05-2021
220	A210340	Mr Howard Williams	Minor amendment to condition 2 of planning permission A200042 (Revised Plans).	Guildhall, Cardigan Guildhall Market, Pendre, Cardigan, SA43 1JL	Caniatawyd / Approved	05-05-2021
221	A210356	Mr B Harris	Erection of an agricultural building for housing livestock and storage of farm machinery and feed.	Wellewen, Llangoedmor, Cardigan, SA43 2LJ	Tynnwyd yn ôl / Withdrawn	05-05-2021
222	A210361	Ms G Macefield	Non-Material Amendment to planning permission A210087 (amended plans)	Maesffynnon, Brongest, Newcastle Emlyn, SA38 9ER	Caniatawyd / Approved	04-05-2021
223	A210372	T M Edwards (TME Electrical Contracting Ltd)	Erection of 2 no Air Source Heat Pumps to the rear wall of the existing building.	Unit 105 Glanyrafon Industrial Estate, Llanbadarn Fawr, SY23 3JQ	Tynnwyd yn ôl / Withdrawn	05-05-2021
224	A210375	Mr Wiliam Williams	Proposed extension to dwelling	10 Bro Henllys, Felinfach, SA48 8AD	Tynnwyd yn ôl / Withdrawn	28-04-2021

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4. Penderfyniadau Apeliadau/Appeal Decisions

04-03-2021 - 12-05-2021

#	Cyfeirnod yr Apel / Appeal Reference	Cais / Gorfodaeth / Linked Application / Enforcement	Apeliwr / Appellant	Rhesymau dros apelio / Grounds for Appeal	Lleoliad / Location	Penderfyniad Allanol / External Decision	Dyddiad Penderfyniad Allanol / External Decision Date
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5. Apeliadau a Dderbyniwyd/Appeals Received

04-03-2021 - 12-05-2021

#	Cyfeirnod yr Apel / Appeal Reference	Cais / Gorfodaeth / Linked Application / Enforcement	Apeliwr / Appellant	Rhesymau dros apelio / Grounds for Appeal	Lleoliad / Location	Penderfyniad Allanol / External Decision	Dyddiad Penderfyniad Allanol / External Decision Date
1	APP/D6820 /A/21/32724 41	A200624	McKay Bros Ltd	Refused Planning Permission	Land at Plynlimon Fawr, Eisteddfa Gurig, SY23 3LE		
2	APP/D6820 /A/21/32734 32	A200723	Mr Leon Goburn (Clarach Bay Services)	Against refusal of permission	Clarach Bay Services, Cwm Nant Yard, Capel Bangor, Aberystwyth. SY23 3LL		
3	APP/D6820 /A/21/32740 21	A200660	Mr A Clements	Against refusal of planning permission	Parc y Pant, New Quay, SA45 9SH		