

# Public Document Pack



Cyngor Sir  
**CEREDIGION**  
County Council

Neuadd Cyngor Ceredigion, Penmorfa,  
Aberaeron, Ceredigion SA46 0PA  
[ceredigion.gov.uk](http://ceredigion.gov.uk)

7 October 2021

Dear Sir / Madam

I write to inform you that a Meeting of the Development Control Committee will be held via video conferencing on Wednesday, 13 October 2021 at 10.00 am 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 08 September 2021 (Pages 3 - 6)**
5. **To consider planning applications deferred at previous Meetings of the Committee (Pages 7 - 36)**
6. **Development, Advertisement, Local Authority and Statutory Applications (Pages 37 - 66)**
7. **Planning applications dealt with by way of delegated authority (Pages 67 - 78)**
8. **Appeals (Pages 79 - 80)**
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

A handwritten signature in black ink, appearing to read 'A. Edwards'.

**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.

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

**Wednesday, 08 September 2021**

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

Also in attendance:

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

(10:00am –11:20pm)

**1 Personal**

The Chairman welcomed all to the meeting.

**2 Apologies**

Councillor Ceredig Davies and Maldwyn Lewis apologised for their inability to attend the meeting.

Councillor Paul Hinge apologised for his inability to attend the meeting as he was on other Council duties.

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

None.

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

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

**Matters arising**

None.

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

Consideration was given to the Report of the Corporate Lead Officer – Economy and Regeneration on the following planning applications which had been considered at a previous meeting and which required further consideration by the Committee:-

A201050 Erection of a dwelling to include installation of vehicular access and treatment plant, Land Adjacent to Awel Y Mynydd, Pisgah, Aberystwyth

To **DEFER** determination of the application to allow further time or a ‘cooling off’ period to consider the points raised by Members, to consider the significance of the departure and to consider the risks prior to reporting back to Committee. .

**Reason:**

To ensure the Committee receives further advice on the significance of the departure and risks prior to making a final decision.

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**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 representation 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

A210522 Proposed erection of a single new dwelling, Land North of Ty Blaencwm Brynhoffnant, Llandysul, Ceredigion, SA44 6ED

To **APPROVE** the application subject to conditions and subject also to a S.106 legal agreement which would secure a commuted sum payment of 10% of the open market value of the development, as per the requirements of Policy S05 (Affordable Housing) of the adopted LDP.

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

- Members recognised the site to be in a linked settlement therefore meeting the requirements in relation to Ceredigion's Local Development Plan.
- Due to the lack of consents in the linked settlement the application could be approved
- Also a lack of housing delivery in the Rural Service Centre of Aberporth / Parclyn as a reason to allow the development
- The proposed dwelling was adjacent to a settlement
- The dwelling was next door to other dwellings currently being built
- The approval of this application could be considered as premature, however, there was a current need for this dwelling
- The applicant of the proposed dwelling had invested greatly in two businesses in Brynhoffnant which were assisting the local economy and also adheres to the policy of County Council and Planning Policy Wales of promoting businesses in rural areas
- The applicant was required to live near to his businesses for security reasons
- The dwelling was located within a sustainable village which also offered services to the wider community

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**7 Planning Applications dealt with by Corporate Lead Officer – Economy and Regeneration:-**

It was RESOLVED to note the schedule of planning applications dealt with the Report of the Corporate Lead Officer – Economy and Regeneration

**8 Planning Appeals**

To note the planning appeals decisions received.

**Confirmed at the meeting of the Committee held on the 13 October 2021**

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

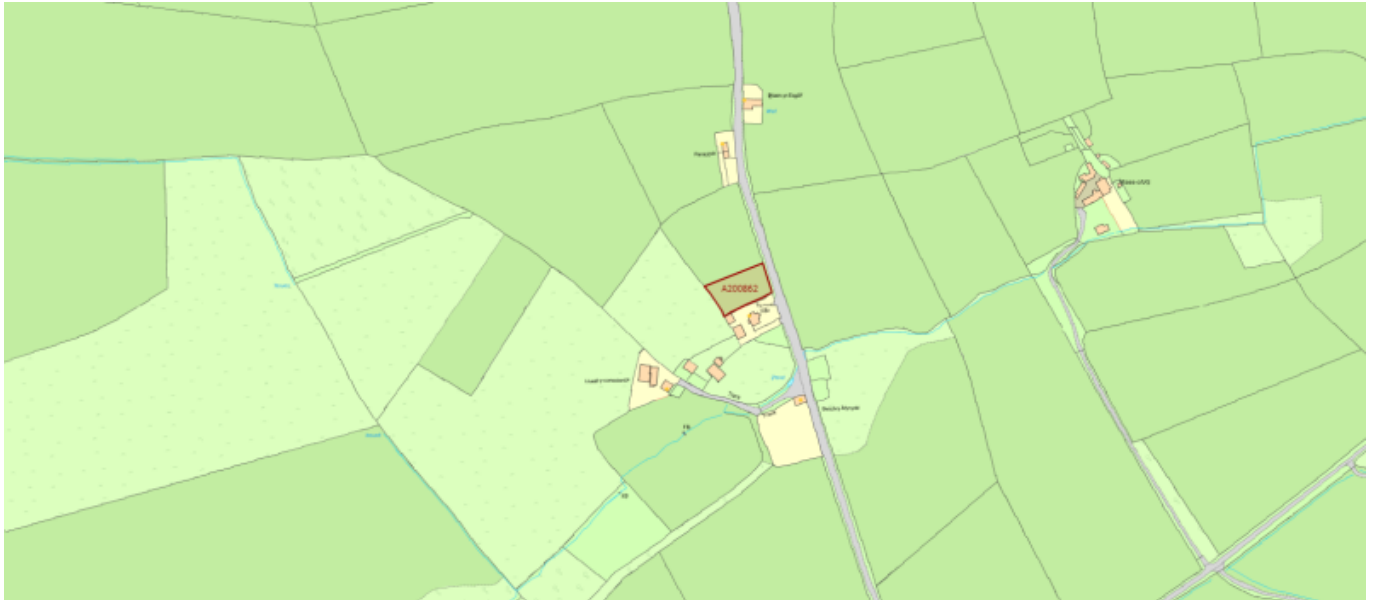
**Date:** \_\_\_\_\_

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## 1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A200862	09-10-2020	Mr S Lewis	Erection of a Dwelling	Tycoch, Trefenter, Aberystwyth, SY23 4HE	Refuse
2	A201050	09-12-2020	Wil & Annie Davey	Erection of a dwelling to include installation of vehicular access and treatment plant	Land Adjacent To Awel Y Mynydd, Pïsgah, Aberystwyth, SY23 4NE	Refuse
3	A210077	25-01-2021	Mr Rhys Norrington-Davies	Demolition of existing stables building and erection of a residential dwelling, including parking, landscaping and ancillary works	Land at Tyn-y-Cae, Talybont, SY24 5EA	Refuse

# 1.1. A200862





<b>Rhif y Cais / Application Reference</b>	A200862
<b>Derbyniwyd / Received</b>	09-10-2020
<b>Y Bwriad / Proposal</b>	Erection of a Dwelling
<b>Lleoliad Safle / Site Location</b>	Tycoch, Trefenter, Aberystwyth, SY23 4HE
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr S Lewis, Tycoch, Trefenter, Aberystwyth, Ceredigion, SY23 4HE
<b>Asiant / Agent</b>	Mr Robert Thomas (Thomas Login Architecture), Plas Y Berllan, Ffostrasol, Llandysul, Ceredigion, SA44 4TE

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn rhan o gae amaethyddol sy'n ffinio'n uniongyrchol i'r gogledd ag eiddo Tycoch Villa sy'n wynebu ffordd y B4576 rhyw 2.5km i'r de o bentref Llangwryfon. Mae datblygiadau preswyl yn y lleoliad hwn yn wasgaredig; mae pedwar eiddo yn yr ardal gyfagos a'r eiddo agosaf (ar wahân i Dycloch Villa) rhyw 110m i ffwrdd.

Mae safle'r cais yn wastad ac wedi'i nodweddu gan glawdd aeddfed y tu blaen wrth y briffordd a thir amaethyddol agored i'r gogledd a'r gorllewin.

Ni chyflwynwyd ceisiadau cynllunio blaenorol mewn perthynas â'r darn hwn o dir yn benodol.

## MANYLION Y DATBLYGIAD

Cais llawn yw hwn ac mae'n ceisio caniatâd cynllunio i godi annedd ar y farchnad agored.

Mae'r cynlluniau yn dangos darpariaeth ar gyfer tŷ mawr, pedair ystafell wely â garej ddwbl ar y tir. Mae'r eiddo ynghyd â phorthsh/darn aml-bwrpas ar yr ochr yn rhyw 18m o hyd, 14m o led ag iddo do talcen slip.

Mae'r llawr gwaelod yn rhoi llety ar gyfer lolfa, stydi, cegin/ystafell fwyta fawr, cynllun agored ac ystafell gefn, ystafell aml-bwrpas a thoiled lawr grisiau. Mae'r llawr cyntaf yn darparu ar gyfer pedair ystafell wely, dau *en-suite* ac ystafell wisgo y gellir cerdded i mewn iddi, ystafell ymolchi, landin oriel a mynediad i ardal falconi y tu allan.

Defnyddir yr un deunyddiau i godi'r tŷ a'r garej, a'u rendro â gwaith brics a tho o lechi naturiol. Bwriedir cael mynediad newydd i gerbydau o'r is-ffordd (ffordd B) a rhoi tanc carthion/cyfleuster trin carthion ar gyfer y dŵr brwnt.

## POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiau a chanllawiau cynllunio cenedlaethol:

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (Fersiwn 11)
- TAN2 - Cynllunio a Thai Fforddiadwy

Mae polisïau canlynol y Cynllun Datblygu Lleol yn berthnasol wrth wneud penderfyniad ynghylch y cais hwn:

- DM06: Dylunio a Chreu Lle o Safon Uchel
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol

- S01 Twf Cynaliadwy

- S04: Datblygu Mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'

- S05 Tai Fforddiadwy

## **YSTYRIAETHAU PERTHNASOL ERAILL**

### **DEDDF TROSEDD AC ANHREFN 1998**

Mae Adran 17(1) Deddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol gan roi sylw dyledus i effaith debygol gweithredu'r swyddogaethau hynny ar droseddau ac anhrefn yn ei ardal, ac i wneud popeth y gall, yn rhesymol, i atal troseddau ac anhrefn. Rhoddwyd ystyriaeth i'r ddyletswydd hon wrth werthuso'r cais hwn. Ystyrir na fyddai cynnydd mawr nac annerbyniol mewn troseddau ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

### **DEDDF CYDRADDOLDEB 2010**

Mae Deddf Cydraddoldeb 2010 yn dynodi nifer o 'nodweddion gwarchoddedig' sef oedran; 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 cynnwys:

- dileu neu leihau'r anfanteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig;
- cymryd camau i gwrdd ag anghenion pobl o grwpiau gwarchoddedig lle bo'r rhain yn wahanol i anghenion 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.

Rhoddwyd ystyriaeth briodol i'r uchod wrth wneud penderfyniad ynghylch y cais hwn. Ystyrir nad yw'r datblygiad arfaethedig yn un sydd â goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt yn fwy nag ar unrhyw un arall.

### **DEDDF LLESANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015**

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth ymarfer ei swyddogaethau i gwrdd â'r saith nod llesiant sy'n rhan o'r Ddeddf. Paratowyd yr adroddiad hwn 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 fodloni eu hanghenion eu hunain.

### **YMATEB I'R YMGYNGHORI**

Priffyrdd Ceredigion - Dim gwrthwynebiad yn ddiabynnol ar amodau.

Draenio Ceredigion - Sylwadau

Dŵr Cymru/Welsh Water - Dim sylwadau

### **CASGLIAD**

Mae Adran 38(6) Deddf 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 ceisio caniatâd cynllunio i godi annedd fawr ar y farchnad agored mewn cefn gwlad agored.

### **Egwyddor Datblygu**

Ar hyn o bryd, mae safle'r cais yn rhan o gae amaethyddol y mae'r eiddo cyfagos, Tycoch Villa, yn berchen arno. Fe'i lleolir mewn cefn gwlad agored rhyw 2.5km i'r de o Langwryfon. Ar wahân i Dycloch Villa ei hun, tyddyn â llai na 5 hectar, mae'r annedd breswyl agosaf rhyw 110m i ffwrdd. Y polisi allweddol sy'n berthnasol wrth ystyried y cais hwn yw S04 sy'n mynd i'r afael â chynigion datblygu mewn "aneddiadau cyswllt a lleoliadau eraill".

Mae'r polisi yn cymryd Polisi Cynllunio Cymru i ystyriaeth yn y ffaith y dylai'r datblygiad fod wedi'i leoli o fewn ac yn ffinio â'r aneddiadau hynny lle y gellir darparu orau ar ei gyfer o ran seilwaith, mynediad a chynefinoedd a thirweddau cadwraeth.

Gall mewnlenni neu roi estyniadau bach ar aneddiadau sy'n bodoli fod yn dderbyniol, yn enwedig lle y mae'n bodloni'r angen am dai fforddiadwy yn lleol, ond mae'n rhaid i adeiladu o'r newydd mewn cefn gwlad agored i ffwrdd o aneddiadau sy'n bodoli neu ardaloedd a neilltuwyd ar gyfer datblygu mewn cynlluniau datblygu barhau i gael eu rheoli'n llym.

Mae Polisi S04 y Cynllun Datblygu Lleol yn ceisio rheoli ymlediad datblygiadau preswyl mewn 'lleoliadau eraill' drwy ganiatáu anheddau newydd dim ond lle y bo angen y gellir ei gyfiawnhau o ran mentrau gwledig neu lle y bo gofyn ar sail angen na chafodd ei ddiwallu am dai fforddiadwy.

Nid yw'r ymgeisydd yn honni bod angen yr anedd ar gyfer menter wledig nac ar sail anedd fforddiadwy. Oherwydd hynny, yna ystyrir bod y cynnig yn gais i godi anedd ar y farchnad agored.

Felly, y farn yw bod y cynnig yn gwrthdaro â pholisiâu S01, S04 a S05 y Cynllun Datblygu Lleol ac mae mewn safle maes glas y tu allan i unrhyw anheddiad neu nid o fewn ffurf adeiledig.

### **Effaith ar y Dirwedd a Chymeriad yr Ardal**

Mae'r cynlluniau yn dangos darpariaeth tŷ deulawr mawr iawn ag iddo garej ddwbl mewn lleoliad yng nghefn gwlad agored. Dadleuir bod dyluniad yr adeilad yn ymddangos yn fwy trefol na gwledig a fyddai'n gwrthdaro â chymeriad gwledig yr ardal. Y farn yw y bydd anedd fawr mewn cefn gwlad agored, heb gyswllt o ran cymeriad ag eiddo cyfagos, yn cael effaith andwyol ar gymeriad yr ardal, ac yn ychwanegiad anghyson i'r dirwedd.

### **Ystyriaethau Perthnasol Eraill**

Nodir nad oes gwrthwynebiadau i'r cynnig o safbwynt priffyrdd, draenio a'r trefniadau ar gyfer dŵr brwnt.

Fodd bynnag, nid yw'n gwrthbwysu'r gwrthwynebiad polisi i'r cynnig.

### **Canlyniad**

I grynhoi, mae darpariaeth anedd fawr na ellir ei chyfiawnhau yn y lleoliad hwn yn gwbl groes i egwyddorion datblygu cynaliadwy a bydd yn arwain at ffurf annerbyniol o ddatblygu mewn cefn gwlad agored. Mae'r cynnig yn groes i bolisiâu cynllunio lleol a chenedlaethol.

### **AWDURDOD DIRPRWYEDIG:**

Mae'r Cynghorydd R Rees-Evans, yr Aelod Lleol, wedi datgan buddiant yn y cais ac felly cyflwynir y cais i'r Pwyllgor Rheoli Datblygiad i'w ystyried am y rheswm hwnnw'n benodol.

### **ARGYMHELLIAD:**

Gwrthod y cais am fod yn anghydwed â polisi cenedlaethol a lleol.

### **RHESWM AM OHIRIO:**

Adroddwyd y cais i'r Pwyllgor Rheoli Datblygu a gyfarfu ar 9 Mehefin, 2021.

Er gwaethaf argymhelliad i wrthod y cais, penderfynodd y Pwyllgor ohirio'r cais er mwyn galluogi swyddogion i ystyried gwybodaeth ddiweddar a gyflwynwyd gan yr asiant. Nodwyd bod yr ymgeisydd yn dymuno i'r cais gael ei ystyried ar sail anedd fforddiadwy ac nid anedd marchnad agored. Cyflwynodd yr ymgeisydd ddatganiad tai fforddiadwy ynghyd â chynlluniau diwygiedig a oedd yn gostwng arwynebedd llawr mewnol yr anedd arfaethedig i oddeutu 165m<sup>2</sup>.

Nododd y datganiad tai fforddiadwy y byddai pris yr anedd arfaethedig oddeutu £250,000 a bod gan yr ymgeisydd gyllideb adeiladu oddeutu £175,000. Nododd y datganiad hefyd nad oedd unrhyw anheddau ar gael ar y farchnad yn yr ardal gyfagos am y pris hwnnw ac oedd yn cwrdd â'r diffiniad o gartref fforddiadwy.

Ychwanegodd y datganiad bod hi'n amlwg bod angen am anheddau 3 ystafell gwely yn y sir a byddai darparu cartref fforddiadwy tair ystafell wely yn cynorthwyo i ddarparu ar gyfer y diffyg a nodwyd er gwaetha bod y cynnig yn groes i strategaeth dai'r CDLI.

Er gwaethaf y gostyngiad ym maint yr uned a chanfyddiadau'r Datganiad Tai Fforddiadwy, mae'r cynnig yn dal yn groes i'r polisi cenedlaethol a lleol gan fod safle'r cais nid o fewn anheddiad nac yn gyfagos iddo. Nid yw'r cynnig yn goresgyn y gofyniad i'r datblygiad gael ei leoli'n gynaliadwy. Mae PPW a TAN 2 yn nodi y dylai safleoedd eithriad gwledig ar gyfer tai fforddiadwy fod ar dir o fewn aneddiadau gwledig presennol neu'n gyfagos iddynt.

Fel y dywedwyd eisoes, ystyrir bod y cais mewn lleoliad cefn gwlad agored gyda datblygiad preswyl achlysurol o bedwar tŷ yn yr ardal gyfagos. Barn yr Adran yw y gellir disgrifio'r safle'n well fel casgliad rhydd o adeiladau heb gymeriad anheddiad cydlynol. Mae'r safle gryn bellter i'r anheddiad diffiniedig agosaf o Langwryfon. Ni fyddai'r cynnig yn cael ei leoli yn union wrth ymyl grwpiau presennol o anheddau yn unol ag S04 ac ni fyddai'n gysylltu yn dda ag anheddiadau nac yn cynnwys cyfle mewnlenni nac estyniad i grŵp presennol yn unol â PCC. Byddai'r cynnig hefyd yn achosi niwed sylweddol i gymeriad ac ymddangosiad y wlad o gwmpas.

O'r herwydd, y farn yw bod y cynnig yn gwrthdaro â pholisïau S01, S04 ac S05 y CDLI gan ei fod mewn safle maes glas y tu allan i unrhyw anheddiad neu tu allan i unrhyw ffurf adeiledig.

Adroddwyd y cais yn ôl i'r Pwyllgor Rheoli Datblygu a gyfarfu ar 28 Gorffennaf, 2021.

Penderfynodd y Pwyllgor ohirio penderfyniad y cais er mwyn caniatáu amser pellach neu gyfnod 'ailfeddwl' i ystyried y pwyntiau a godwyd gan Aelodau, i ystyried arwyddocâd yr ymadawiad ac i ystyried y risgiau cyn adrodd yn ôl i'r Pwyllgor.

Cyfarfu'r Grŵp Tasg a Gorffen ar 31 Awst 2021, adolygu'r cais, adroddiad y Pwyllgor a'r datganiad a gyflwynwyd gan yr Asiant. Ar ôl ystyried yr holl faterion, roedd y Panel o'r farn y byddai'r cais, fel y'i diwygiwyd yn awr i anedd fforddiadwy ac wedi'i leihau mewn maint wedi hynny, yn cwrdd â gofynion cartref fforddiadwy ac y gellid ei ystyried felly.

Roedd y Panel, o ran cwrdd â'r meini prawf polisi mewn perthynas â'i leoliad, o'r farn bod safle'r cais yn cael ei ystyried oddi fewn i Drefenter a oedd yn setliad cydnabyddedig. Er bod nifer gyfyngedig o anheddau yn yr ardal gyfagos heb unrhyw ardal adeiledig glir, mae'n cynnwys nifer fach o grwpiau o dai sy'n ffurfio anheddiad. Ni fyddai datblygu bwch bach, ger annedd bresennol ac yn agos at eraill, yn 'gefn gwlad agored' yn yr ystyr o gaeau tonnog a thirwedd ddi-dor ond yn un sy'n cydymffurfio ac yn parchu cymeriad yr anheddiad. Mae 2 eiddo i'r gogledd o'r cais a chlwtwr o eiddo gerllaw. Roedd y Panel o'r farn bod yr anheddiad yn gymuned yn hytrach nag yn bentref sy'n anheddiad cydnabyddedig hyd yn oed os yw anheddau wedi'u gwasgaru.

Roedd y Panel, ar ôl ystyried pob mater, o'r farn y gellid cefnogi'r cais.

<b>Rhif y Cais / Application Reference</b>	A200862
<b>Derbyniwyd / Received</b>	09-10-2020
<b>Y Bwriad / Proposal</b>	Erection of a Dwelling
<b>Lleoliad Safle / Site Location</b>	Tycoch, Trefenter, Aberystwyth, SY23 4HE
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr S Lewis, Tycoch, Trefenter, Aberystwyth, Ceredigion, SY23 4HE
<b>Asiant / Agent</b>	Mr Robert Thomas (Thomas Login Architecture), Plas Y Berllan, Ffostrasol, Llandysul, Ceredigion, SA44 4TE

## THE SITE AND RELEVANT PLANNING HISTORY

The application site is part of an agricultural field directly adjoining to the north the property of Tŷ Coch Villa which fronts onto the B4576 road approx 2.5km to the south of the village of Llangwryfon. Residential development at this location is sporadic with four properties in the immediate area with the nearest property (apart from Tŷ Coch Villa) being around 110m away.

The application site is level and characterised by mature hedgebank fronting the highway and by open agricultural land to the north and west.

No previous planning applications have been made on this particular parcel of land.

## DETAILS OF DEVELOPMENT

The application is in full and seeks planning permission for the erection of an open market dwelling.

The plans show the provision of a large four bedroomed house with a detached double garage within the grounds. The property together with a side utility / porch is approx 18m long, 14m wide and has a hipped roof.

The ground floor provides accommodation for a lounge, study, large open plan kitchen / dining area with snug and an utility and downstairs toilet area. The first floor accommodates four bedrooms, two en-suites, a walk through dressing room, a bathroom, gallery landing and access to an outside balcony area.

Both the house and the garage are to be constructed of the same materials, being rendered with brick detailing and roofed with natural slates. A new vehicular access from the B road is proposed and foul water is to be served by a septic tank / treatment plant.

## RELEVANT PLANNING POLICIES AND GUIDANCE

National planning policy and guidance:

- Future Wales: The National Plan 2040
- Planning Policy Wales (Version 11)
- TAN2 - Planning and Affordable Housing

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

- DM06 High Quality Design and Placemaking
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation

- DM17 General Landscape
- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- S05 Affordable Housing

## **OTHER MATERIAL CONSIDERATIONS**

### **CRIME AND DISORDER ACT 1998**

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 subject to conditions.

Ceredigion Drainage - Comments

DC/WW - Comments

## **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 planning permission for the erection of a large open market dwelling in an open countryside location.

### **The Principle of Development**

The application site is currently part of an agricultural field which belongs to the neighbouring property of Tŷ Coch Villa which is located in an open countryside location some 2.5km to the south of Llangwryfon. Apart from Tŷ Coch Villa itself, which is a small-holding with less than 5 hectares, the nearest residential dwelling is approx 110m away. As such the key policy relating to the consideration of this application is S04 which deals with development proposals in 'linked settlements and other locations'.

The policy takes account of Planning Policy Wales in that the development 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' by 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 dwelling is required as a rural enterprise dwelling or on the basis of an affordable dwelling. As that is the case then the proposal is considered as an application for the erection of an open market dwelling.

As such then it is the opinion that the proposal is in conflict with policies S01, S04 and S05 of the LDP as it is in a greenfield site outside of any settlement or not within any built form.

### **Impact on the Landscape and Character of the Area**

The plans show the provision of a very large two storey house with a detached double garage in an open countryside location. It is argued that the design of the building has more of an urban rather than rural appearance which would be in conflict with the rural character of the area. It is the opinion that a large dwelling in an open countryside location with no link in character with any nearby properties will detrimentally impact the character of the area, constituting an incongruous addition on the landscape.

### **Other Material Considerations**

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

### **Outcome**

To conclude, the provision of an unjustified large dwelling at this location is completely contrary to the principles of sustainable development and will result in an unacceptable form of development in the open countryside. The proposal is contrary to both national and local planning policy.

### **DELEGATED AUTHORITY**

Cllr R Rees-Evans, the local Member, has declared an interest in the application and therefore the application is presented to the Development Control Committee for consideration for that particular reason.

### **RECOMMENDATION:**

Refuse the application as being contrary to both national and local policy.

### **REASON FOR DEFERRAL**

The application was reported to the Development Control Committee which met on the 9th of June, 2021.

Despite a recommendation to refuse the application the Committee resolved to defer the application in order for officers to consider recent information submitted by the agent. It was noted that the applicant wished the application to be considered on the basis of an affordable dwelling and not an open market dwelling. The applicant submitted an affordable housing statement together with amended plans which reduced the internal floor area of the proposed dwelling to approx 165m<sup>2</sup>.

The affordable housing statement indicated that the valuation of the proposed dwelling would be in the region of £250,000 and that the applicant had a build budget of around £175,000. The statement states that there are no dwellings available on the market in the immediate area at around that price mark and which meets the definition of an affordable home.

The statement adds that there is clearly an identified need for 3 bed dwellings in the County and the provision of a three bed affordable home will assist to cater for the identified shortfall irrespective of the proposal being contrary to the LDP's housing strategy.

Notwithstanding the reduction in the size of the unit and the findings of the Affordable Housing Statement the proposal is still contrary to both national and local policy in that the application site is not within or even adjoining a settlement. The proposal does not override the requirement for the development to be sustainably located. PPW and TAN 2 states that rural exception sites for affordable housing should be on land within or adjoining existing rural settlements.

As stated previously, the application is considered to be in an open countryside location with a sporadic residential development of four houses in the immediate area. It is the opinion that the site would be best described as being a loose collection of buildings with no cohesive settlement character. The site is some distance to the nearest defined settlement of Llangwryfon. The proposal would not be located immediately adjacent to existing groups of dwellings in accordance with S04 and it would not be well-related to a settlement or consist of an infill opportunity or extension to an existing group in accordance with PPW. The proposal would also cause material harm to the character and appearance of the surrounding countryside.

As such, it is the opinion that the proposal is in conflict with policies S01, S04 and S05 of the LDP as it is in a greenfield site outside of any settlement or not within any built form.

The application was reported back to the Development Control Committee which met on 28th July, 2021.

The Committee resolved to defer determination of the application to allow further time or a 'cooling off' period to consider the points raised by Members, to consider the significance of the departure and to consider the risks prior to reporting back to Committee.

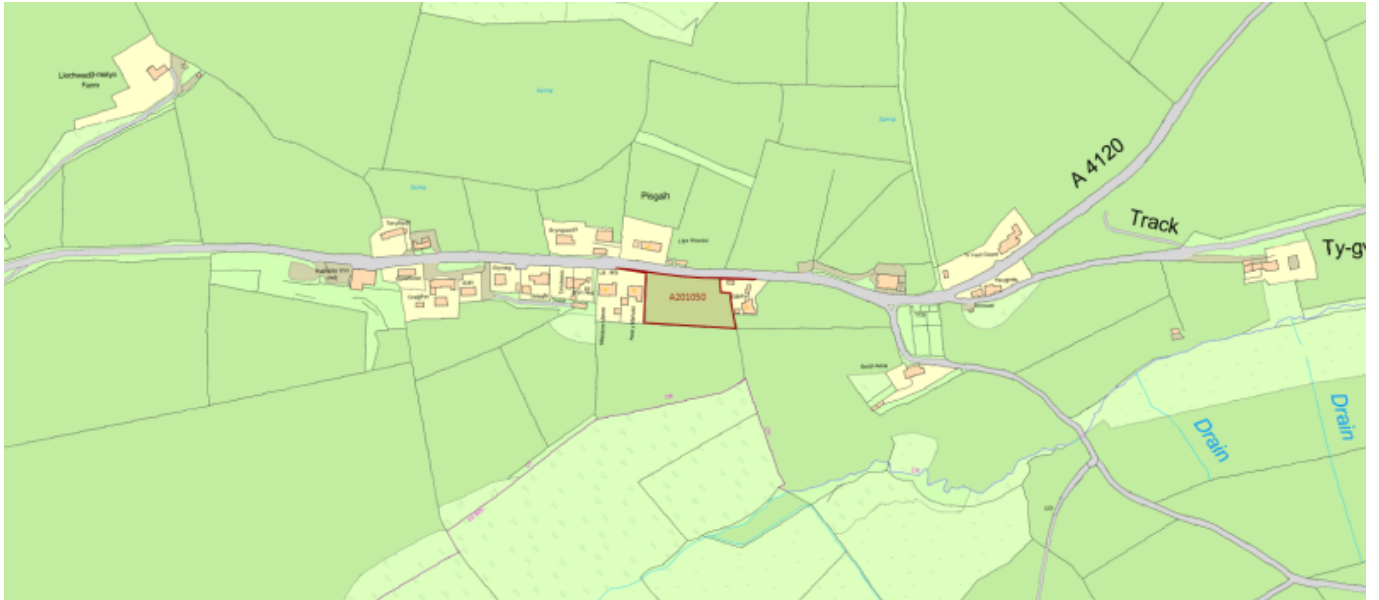
The Task and Finish Group met on 31st August 2021, reviewed the application, the Committee report and the statement presented by the Agent. Following consideration of all matters the Panel were of the opinion that the application, as now amended to an affordable dwelling and subsequently reduced in size would meet the requirements of an affordable home and could be considered as such.

The Panel, in terms of meeting the policy criteria in relation to its location, were of the opinion that the application site was considered to be in Trefenter which was a recognised settlement. Whilst there are a limited number of dwellings in the immediate area with no clear built-up area, it is made up of a small number of groups of houses that form a settlement. Development of a small gap, adjacent to an existing dwelling and in close proximity to others, would not be 'open countryside' in the sense of undulating fields and an uninterrupted landscape but one that conforms and respects the character of the settlement. There are 2 properties to the north of the application site and a cluster of properties nearby. The Panel was of the opinion that the settlement was a community rather than village based which is a recognised settlement even if dwellings are dispersed.

The Panel, having considered all matters were of the opinion that the application could be supported.



## 1.2. A201050



**Rhif y Cais:** A201050  
**Daeth i law:** 09-12-2020  
**Y Bwriad:** Codi annedd gan gynnwys creu mynediad i gerbydau a gosod cyfleuster trin carthion  
**Lleoliad y Safle:** Tir wrth ochr Awel y Mynydd, Pïsgah, Aberystwyth, SY23 4NE  
**Math o Gais:** Cynllunio Llawn  
**Ymgeisydd:** Wil ac Annie Davey, Nythfa, Pantycrug, Capel Seion, Aberystwyth, Ceredigion, SY23 4EF  
**Asiant:** Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan y Dderwen, Llanrhystud, Ceredigion, SY23 5ED

## **Y SAFLE A'I HANES PERTHNASOL**

Darn o dir rhwng dau eiddo preswyl yw safle'r cais, ym mhentref bach gwledig Pïsgah. Defnyddir y safle at ddefnydd amaethyddol. Mae ffordd sirol yr A4120 yn ffinio â'r safle tua'r gogledd. I'r de mae rhagor o gaeau amaethyddol.

Mae'r safle mewn lleoliad amlwg uwchben Dyffryn Rheidol.

### **Hanes Perthnasol o ran Cynllunio**

A010478 – Caniatâd amlinellol i godi tri thŷ – Gwrthodwyd 15/07/2021

## **MANYLION Y DATBLYGIAD**

Mae'r cais sydd o dan sylw yn gofyn am ganiatâd llawn i godi annedd ar y farchnad agored.

Bydd yr annedd arfaethedig yn dŷ ffrÿnt-dwbl gyda phortsh gwydr amlwg a bydd y tŷ yn sefyll ar ganol y llain o dir. Bydd mynediad yn uniongyrchol o ffordd sirol yr A4120 rhwng Aberystwyth a Phontarfynach a bydd hwn yn arwain at le parcio a man troi ar gyfer tri char.

Mae'r deunyddiau allanol yn cynnwys rendr llyfn wedi'i baentio, cerrig naturiol, plinth o frics glas Swydd Stafford ar gyfer y waliau, ac uwch ei ben to llechi naturiol Sbaenaidd Iberaidd. Rhoddir gorffeniad UPVC llwyd anthracite i'r gwaith coed.

Bydd yr eiddo'n mesur tua 18.1m (ar y mwyaf) o led a 10.2m (ar y mwyaf) o ddyfnder. Bydd crib y to tua 9m o uchder.

Y tu mewn, ar y llawr gwaelod bydd yr eiddo arfaethedig yn cynnwys cyntedd, ystafell fyw, ystafell chwarae, cegin cynllun agored, ystafell deuluol, ystafell iwtiliti a thoiled. Ar y llawr cyntaf bydd pedair ystafell wely, landin ar ffurf oriel ac ystafell ymolchi, gan gynnwys prif ystafell wely gyda wardrob y gellir cerdded i mewn iddo ac ystafell ymolchi en-suite.

Y tu allan, bydd yr ardd arfaethedig yn cynnwys lawnt yn bennaf a bydd perthi o rywogaethau cymysg yn cael eu plannu ar ffin ddeheuol y safle.

Y bwriad yw gosod cyfleuster trin carthion i waredu â dŵr brwnt cyn ei ryddhau i suddfan.

## **POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL**

### **Polisiau Cynllunio Cenedlaethol Perthnasol**

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (Fersiwn 11)

TAN 2 Cynllunio a Thai Fforddiadwy

TAN 6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy

### **Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 25 Ebrill, 2013)**

S01 Twf Cynaliadwy

S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill

S05 Tai Fforddiadwy

DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg

DM06 Dylunio a Chreu Lle o Safon Uchel

DM10 Dylunio a Thirweddu

DM15 Cadw Bioamrywiaeth Leol

DM17 Y Dirwedd yn Gyffredinol

DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd

## **Canllawiau Cynllunio Atodol**

Tai Fforddiadwy

Safonau Parcio

Yr Amgylchedd Adeiledig a Dylunio

Cadwraeth Natur

## **YSTYRIAETHAU PERTHNASOL ERAILL**

### **DEDDF TROSEDD AC ANHREFN 1998**

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 y swyddogaethau hyn ar droseddau ac anhrefn o fewn ei ardal, ac i wneud popeth y gall yn rhesymol i atal troseddau ac anhrefn. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai cynnydd sylweddol neu annerbyniol mewn troseddau 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:

- gwaredu neu leihau'r anfanteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl sy'n perthyn i grwpiau gwarchoddedig pan fydd yr anghenion hyn yn wahanol i anghenion pobl eraill;
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

Rhodddwyd sylw dyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt sy'n fwy nag ar unrhyw berson 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 a geir yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i nodir yn Neddf 2015. Wrth roi'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 YN SGIL YMGYNGHORI**

**Adran Briffyrdd Ceredigion**– Dim gwrthwynebiad, yn ddibynnol ar amodau

**Draenio Tir Cyngor Sir Ceredigion**– Dim gwrthwynebiad, yn ddibynnol ar amodau

**Ecoleg Cyngor Sir Ceredigion**– Ni chafwyd sylw

**Cyfoeth Naturiol Cymru**– Dim gwrthwynebiad

**Dŵr Cymru** – Dim gwrthwynebiad, yn ddibynnol ar amodau

Daeth dau sylw i law oddi wrth drydydd partïon parthed y cais. Ers hynny, tynnodd trigolion yr eiddo cyfagos wrthwynebiad i'r cynnig yn ôl. Daeth sylw arall i law o blaid y cais.

## **CASGLIAD**

Dywed Adran 38 (6) o Ddeddf 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 y Datblygiad**

Dynodir yng Nghynllun Datblygu Lleol Ceredigion fod safle'r cais mewn 'lleoliad arall' neu gefn gwlad agored. Felly y prif bolisi sy'n berthnasol wrth ystyried y cais yw polisi S04 o Gynllun Datblygu Lleol Ceredigion sy'n ymdrin â chynigion i ddatblygu mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'.

Er bod polisi S04 yn cydnabod yr angen am rywfaint o ddatblygu mewn lleoliadau eraill, i ddiwallu anghenion y cymunedau presennol, mae'r polisi'n ceisio sicrhau rheolaeth rhag i ddatblygu ddigwydd yn helaeth mewn lleoliadau anghynnaladwy. Mae'r polisi felly'n caniatáu datblygiad newydd dim ond pan fo modd cyfiawnhau'r angen am fenter wledig yn unol â TAN 6 neu os yw'n angenrheidiol i ddiwallu angen am dai fforddiadwy yn unol ag S05. O ran tai fforddiadwy, caniateir datblygu mewn lleoliadau eraill dim ond pan fyddant o fewn aneddiadau presennol neu'n union gyfagos iddynt, yn unol â'r polisi cynllunio cenedlaethol.

Ni hawlr bod angen y cais hwn at ddibenion TAN 6.

Mae'r cais hwn yn cynnig codi annedd marchnad agored, ond yn ystod y broses benderfynu nododd yr ymgeiswyr y byddent yn fodlon ystyried dynodi'r annedd yn 'annedd fforddiadwy' a sicrhau am byth drwy gytundeb cyfreithiol o dan adran 106. Fel y trafodwyd, mae polisi S04 yn caniatáu ar gyfer tai fforddiadwy mewn 'lleoliadau eraill' lle gellir dangos bod angen am dai fforddiadwy yn yr ardal ac nad yw'r angen yn cael ei ddiwallu.

Wrth ystyried cynigion ar gyfer tai fforddiadwy, dywed Atodiad 4 y Cynllun Datblygu Lleol y dylid sicrhau nad yw tai fforddiadwy yn cael eu hadeiladu yn ôl safonau annerbyniol o isel ac na ddylid chwaith greu datblygiadau tai sy'n 'rhy fawr neu sylweddol'. Mae Canllawiau Atodol Tai Fforddiadwy Ceredigion yn rhoi'r Cynllun Datblygu Lleol ar waith drwy weithredu manylion gofynnol o ran arwynebedd y llawr o fewn tai fforddiadwy. Daw'r rhain o Ofynion Ansawdd Datblygu Llywodraeth Cymru. Caniateir hyd at 20% yn uwch na'r mesuriadau lleiaf posib ar gyfer llawr mewnol cyfan. Yr arwynebedd llawr lleiaf posib yn y Gofynion ar gyfer tŷ fforddiadwy pedair ystafell wely yw 114m<sup>2</sup>. Yr uchafswm a ganiateir felly yng Ngheredigion yw 136m<sup>2</sup>, sef 20% yn uwch na ffigwr y Gofynion Ansawdd Datblygu.

Ar sail cynlluniau'r lloiau a ddarparwyd, byddai gan yr annedd arfaethedig arwynebedd llawr o 275m<sup>2</sup> - llawer yn uwch na'r ffigwr a ganiateir yng Ngheredigion. Mae'r ymgeisydd wedi dweud y byddai'n amharod i leihau'r maint i gydymffurfio â'r polisi. Felly, yn sgil maint yr eiddo, ystyrir y byddai'r eiddo y tu hwnt i gyrraedd cyfran fawr o'r gymdeithas, hyd yn oed gyda chytundeb adran 106 ynghlwm.

Mae'r ymgeisydd wedi cadarnhau felly ei fod yn dymuno i'r cais gael ei ystyried ar sail deiliadaeth marchnad agored. Ni roddwyd cyfiawnhad felly o ran sut y byddai'r cais hwn yn diwallu'r angen am dai fforddiadwy yn lleol.

### **Tirwedd**

Ni ddynodir bod safle'r cais o fewn Ardal Tirwedd Arbennig at ddibenion y Cynllun Datblygu Lleol. Serch hynny, yn rhinwedd lleoliad yr eiddo arfaethedig ar esgair Dyffryn Rheidol, a'i faint, a'i liw gwyn, byddai'n nodwedd amlwg ar y tirwedd wrth edrych o Ardal Tirwedd Arbennig Dyffryn Rheidol.

### **Priffyrdd**

Roedd Awdurdod Priffyrdd Lleol Ceredigion wedi mynegi anfodlonrwydd â'r cais fel y'i cyflwynwyd am nad oedd modd cyflawni'r llain weledded ofynnol ar dir oedd yn eiddo i'r ymgeisydd. Mae'r ymgeisydd wedi darparu copïau o gytundeb ysgrifenedig gyda'r tai cyfagos i gynnal a chadw'r tir er mwyn sicrhau y gellir cyflawni'r llain weledded ofynnol. Mae'r Awdurdod Priffyrdd Lleol yn fodlon â'r trefniant hwn ac nid oes ganddynt wrthwynebiad, yn ddibynnol ar amodau.

### **Ecoleg a Draenio Tir**

Mae Cyfoeth Naturiol Cymru yn fodlon ar ganfyddiadau'r arfarniad ecolegol a gyflwynwyd i gefnogi'r cais. Canfu'r arfarniad nad yw'r safle o fawr o werth ecolegol. Mae'r adran Draenio Tir yn fodlon ar y dull a gynigir o ddraenio dŵr wyneb, yn ddibynnol ar amod.

### **Materion Eraill**

Mae Dŵr Cymru yn tynnu sylw'r ymgeisydd at y ffaith bod prif bibell ddŵr o fewn ffiniau'r safle. Mae Dŵr Cymru yn cynnig bod amodau i sicrhau fod y bibell yn cael ei diogelu a bod modd cael mynediad ati.

## **DIRPRWYO PWERAU**

Mae'r Cynghorydd Rhodri Davies wedi gofyn am i'r cais gael ei gyfeirio at y Pwyllgor Cynllunio a hynny am y rhesymau canlynol:

Darparu cartref ar gyfer bobl leol.

Byddai annedd fach yn ymddangos yn anghydnaws â'r tai mwy o faint sydd gerllaw safle'r cais.

## **ARGYMHELLIAD**

Awgrymir **GWRTHOD** y cais am ei fod yn groes i bolisiâu S01, S04 ac S05 Cynllun Datblygu Lleol Ceredigion 2007-2022 (a fabwysiadwyd yn 2013).

## **RHESWM AM OHIRIO**

Yn Mhwyllgor Rheoli Datblygu a gynhaliwyd ar 23 Mehefin 2021, penderfynodd y pwyllgor gohirio penderfynu y cais i ganiatáu amser i'r ymgeisydd drafod gyda'r Awdurdod Cynllunio Lleol a fyddent yn ystyried newid y cais i gais am annedd fforddiadwy neu annedd TAN 6, gan roi pwerau awdurdodi i'r Prif Swyddog Corfforaethol ar gyfer yr Economi ac Adfywio i gymeradwyo cais diwygiedig boddhaol yn ddibynnol ar amodau a chytundeb cyfreithiol S106. Os nad oedd cytundeb rhwng yr Awdurdod a'r ymgeisydd, yna gofynnwyd i'r cais cael ei adrodd yn ôl i Bwyllgor er mwyn ei ystyried ymhellach.

Ni ystyrir y byddai'r ymgeisydd yn gymwys i feddiannu annedd TAN6 gan nad yw ei broffesiwn yn fusnes sy'n gysylltiedig â thir.

Mae'r ymgeisydd hefyd wedi cadarnhau nad yw'n dymuno adolygu'r cynnig i newid yr annedd i fod yn annedd fforddiadwy fel gofynnodd y Pwyllgor, gan ei fod yn anfodlon lleihau maint yr annedd o 275 metr sgwâr i lai na 200 metr sgwâr fel y gwnaethom ofyn ac yn ei farn ef byddai'n cael ei atal rhag rhedeg busnes o'r annedd trwy gytundeb S106.

Gwrandawodd y Pwyllgor Rheoli Datblygu ar y cais unwaith eto yn y cyfarfod a gynhaliwyd ar 8 Medi, lle mynegodd yr aelodau eu cefnogaeth i'r cais, ond roeddent yn cydnabod nad oes sail polisi i ganiatáu'r datblygiad ar ei ffurf bresennol. Penderfynodd aelodau'r pwyllgor ohirio'r cais unwaith eto tan y pwyllgor nesaf er mwyn i'r cais gael ei ystyried yn y grŵp Gorchwyl a Gorffen a gynhaliwyd ar 21 Medi 2021.

Yn y Grŵp Gorchwyl a Gorffen, cydnabu'r Panel y byddai cyfyngiadau maint cartref fforddiadwy yn cyflwyno her i deulu â 3 o blant, ond cytunwyd y dylid diwygio'r annedd i leihau maint y cynnig.

Cydnabu'r Panel fod Pisgah yn anheddiad, ond derbyniodd nad yw wedi'i ddynodi'n anheddiad cyswllt nac yn ganolfan wasanaeth. O'r herwydd, mae polisi S04 yn berthnasol, sy'n caniatáu datblygiad newydd dim ond pan fo modd cyfiawnhau'r angen am fenter wledig (TAN6) neu gais am gartref fforddiadwy.

Cydnabu'r Panel fod yr ymgeisydd wedi nodi nad yw'n ystyried bod ei waith yn cydymffurfio â TAN6, ac nad oes unrhyw dystiolaeth wedi'i darparu o fewn y cais a fyddai'n awgrymu bod y cais hwn yn bodloni'r diffiniad o angen am fenter wledig (TAN6). Felly, yr unig lwybr i gefnogi cais am annedd ar y safle hwn oedd pe bai'n bodloni'r meini prawf ar gyfer uned fforddiadwy.

Cytunwyd y dylid diwygio'r cais i gartref fforddiadwy neu ei wrthod fel arall.

Unwaith eto, mae swyddogion cynllunio wedi gwahodd yr ymgeisydd i ddynodi'r eiddo yn eiddo fforddiadwy, ond ar adeg ysgrifennu'r adroddiad nid oedd yr ymgeisydd wedi derbyn y cynnig hwn.

**Rhif y Cais:** A201050  
**Daeth i law:** 09-12-2020  
**Y Bwriad:** Erection of a dwelling to include installation of vehicular access and treatment plant  
**Lleoliad y Safle:** Tir wrth ochr Awel y Mynydd, Pisgah, Aberystwyth, SY23 4NE  
**Math o Gais:** Cynllunio Llawn  
**Ymgeisydd:** Wil ac Annie Davey, Nythfa, Pantycrug, Capel Seion, Aberystwyth, Ceredigion, SY23 4EF  
**Asiant:** Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan y Dderwen, Llanrhystud, Ceredigion, SY23 5ED

## **THE SITE AND RELEVANT PLANNING HISTORY**

The application site is an area of land between two residential properties in the rural settlement of Pisgah. The site is in agricultural use. The A4120 county road bounds the site to the north. To the south are further agricultural fields.

The site occupies a prominent location on the upper reaches of the Rheidol Valley.

### **Relevant Planning History**

A010478 – Outline Permission for the erection of three houses – Refused 15/07/2021

## **DETAILS OF DEVELOPMENT**

The application under consideration seeks full planning permission for the erection of an open market dwelling.

The proposed dwelling is to be a double fronted residence with a prominent glazed porch feature which will be sat centrally within the plot. Access is to be taken directly from the A4120 county road between Aberystwyth and Devils Bridge which will lead to a parking and turning area for 3 cars.

External materials include smooth painted render, natural stonework and Staffordshire blue brick plinth for the walls under a Spanish Iberian natural slate roof. Joinery is to be finished in anthracite grey UPVC.

The property will measure approximately 18.1m (maximum) wide by 10.2m (maximum) deep. The property will be approximately 9m in height to the ridge.

Internally the proposed property is to include entrance hall, living room, play room, open plan kitchen, living family room, utility room and W.C on the ground floor, and 4 bedrooms, galleried landing and bathroom on the first floor, including a master bedroom with walk in wardrobe, and en-suite bathroom.

Externally the proposed garden area will be mainly laid to lawn, with mixed species hedgerow to be planted to the sites southern boundary.

A package treatment plant is proposed to dispose of foul drainage water before discharging into a soakaway.

## **RELEVANT PLANNING POLICIES AND GUIDANCE**

### **National Planning Policy and Guidance**

Future Wales: The National Plan 2040

Planning Policy Wales (Version 11).

TAN 2 Planning and Affordable Housing

TAN 6 Planning for Sustainable Rural Communities

### **Ceredigion Local Development Plan 2007-2022 (Adopted 25th April, 2013)**

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

S05 Affordable Housing

DM01 Managing the Impacts of Development on Communities and the Welsh Language

DM06 High Quality Design and Placemaking

DM10 Design and Landscaping

DM15 Local Biodiversity Conservation

DM17 General Landscape

DM20 Protection of Trees, Hedgerows and Woodlands

### **Supplementary Planning Guidance**

SPG Affordable Housing

SPG Parking Standards

SPG Built Environment and Design

SPG Nature Conservation

### **OTHER MATERIAL CONSIDERATIONS**

#### **CRIME AND DISORDER ACT 1998**

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 subject to condition

**Ceredigion Land Drainage** –No objection subject to condition

**Ceredigion Ecology** –Did not comment

**Natural Resources Wales** – No objection

**Welsh Water** – No objection subject to condition

2 Third party representations have been received in respect of the application. One representation objecting to the proposal has since been withdrawn by the residents of the neighbouring property. A representation in support of the application has also been made.

## **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 considerations indicate otherwise”.

### **The Principle of Development**

The application site is identified in the Ceredigion Local Development Plan as being an ‘other location’ or open countryside. As such the main policy of relevance in considering the application is policy S04 of the Ceredigion Local Development Plan which deals with development proposals in ‘Linked Settlements and Other Locations’.

While policy S04 recognises the need for a degree of development within other locations to meet the needs of existing communities, the policy seeks to ensure the control of the proliferation of development in unsustainable locations. The policy therefore allows new development only where there is a justifiable rural enterprise need in accordance with TAN6 or is required to meet an unmet affordable housing need in line with S05. In terms of affordable housing, development in other locations will only be permitted when located within or immediately adjacent to existing settlements in line with national planning policy.

No claim is made that the proposal is required for TAN6 purposes.

The proposal is for the erection of an open market dwelling, however during the determination process the applicants indicated that they were willing to give consideration to the dwelling being designated an ‘affordable dwelling’ secured in perpetuity via a S106 legal agreement. As discussed, policy S04 does allow for affordable housing in ‘other locations’ where it can be demonstrated that there is an unmet affordable housing need in the locality.

In considering proposals for affordable housing, the LDP draws attention to the need to ensure that affordable homes are not built to unacceptably low standards or to create ‘overly large or substantial housing’ at Appendix 4. The Ceredigion Affordable Housing Supplementary Guidance gives effect to the LDP by applying minimum internal floor space specifications for affordable homes taken from the Welsh Government’s Development Quality Requirements (DQR) standard: and a maximum of a 20% increase on the minimum specifications in overall internal floor space. The minimum floor area within the DQR standard for an affordable 4 bedroom house is 114m<sup>2</sup>. The maximum therefore allowed within Ceredigion is 136m<sup>2</sup> which is 20% above the DQR figure.

From the floor plans provided, the proposed dwelling would have a floor area of approximately 275m<sup>2</sup>, significantly above the figure allowed within Ceredigion. The applicant has indicated that they would be unamenable to the required reduction in size to conform with policy. It is therefore considered that by virtue of its size the property would be unaffordable for a large section of society even with a S106 agreement attached.

The applicant has therefore confirmed that they wish for the application to be considered on the basis of an open market tenure. No justification has therefore been provided as to how the proposal will meet an unmet affordable housing need in the locality.

### **Landscape**

The application site is not identified as being within a designated Special Landscape Area for the purposes of the LDP. Nevertheless the proposed property by virtue of its siting on the upper edges of the Rheidol Valley, its large size and white colouring would make it a prominent feature on the landscape when viewed from within the Rheidol Valley Special Landscape Area.

### **Highways**

Ceredigion Local Highways Authority took issue with the application as submitted as the required visibility splays could not be achieved within the applicants land ownership. The applicant has provided copies of written agreement with neighbouring properties to maintain land in order to ensure the required visibility splays can be met. The LHA are content with this arrangement, and have no objection subject to conditions.

### **Ecology and Land Drainage**

NRW are content with the findings of the ecological appraisal submitted in support of the application, which found the site to be of low ecological value. Land drainage are content with the proposed means of surface water drainage subject to



condition.

### **Other Matters**

Welsh Water draw the applicant's attention to the presence of a water main within the site boundary. Welsh Water propose conditions to ensure the pipe is protected and access can be maintained.

### **DELEGATED POWERS**

Rhodri Davies has confirmed his desire for the application to be referred to the development control committee for the following reasons.

Providing a home for local people

A smaller dwelling would appear at odds with the larger dwellings neighbouring the proposal.

### **RECOMMENDATION**

The recommendation of officers is to **REFUSE** the application as being contrary to policies S01, S04, S05 of the Ceredigion Local Development Plan 2007 -2022 (adopted 2013).

### **REASON FOR DEFERRAL**

At the Development Control Committee held on the 23rd of June 2021, the Committee resolved to defer determination of the application for negotiations between the Authority and the applicant as to whether the applicants would consider amending the application to an affordable or TAN 6 dwelling, with the Corporate Lead Officer for Economy and Regeneration being authorised to APPROVE an amended satisfactory scheme subject to conditions and a Section 106 legal agreement. The application was to be reported back to Committee for reconsideration should no agreement be reached on the proposal.

It is not considered that the applicant would qualify to occupy a TAN6 dwelling as his profession does not constitute a land related business.

The applicant has also confirmed that they do not wish to revise the proposal to designate the property as an affordable home as requested by Committee, as they are unwilling to reduce the size of the property from 275sqm to below 200sqm, and would be prevented, in their opinion, from running a business from the property by the S106 agreement.

The application was once again heard by the Development Control Committee held on 8<sup>th</sup> of September, where members expressed their support for the application but recognised that there is no policy basis to allow the development in its current form. Committee members once again resolved to defer the application to the next committee in order for the application to be considered at the Task and Finish group held on the 21<sup>st</sup> of September 2021.

At the Task and Finish Group the Panel acknowledged the challenge that the size restrictions of an affordable home would place upon a family with 3 children but agreed that the dwelling should be amended to reduce the size of the proposal.

The Panel recognised that Pisgah is a settlement but accepted that it is not designated as either a linked settlement or a service centre. As such, policy S04 applies which allows new development only where there is a justifiable rural enterprise need (TAN6) or an application for an affordable home.

The Panel acknowledged that the applicant had stated that he does not consider his work complies with TAN6, and that there is no evidence provided within the application that would suggest that this application meets the definition of rural enterprise need (TAN6). Therefore, the only route to support an application for a dwelling at this site was if it met the criteria for an affordable unit.

It was agreed that the application should be amended to an affordable home or otherwise refused.

Planning officers have once again invited the applicant to designate the property as an affordable, however at the time of report writing the applicant had not accepted this offer.



### 1.3. A210077



<b>Rhif y Cais / Application Reference</b>	A210077
<b>Derbyniwyd / Received</b>	25-01-2021
<b>Y Bwriad / Proposal</b>	Demolition of existing stables building and erection of a residential dwelling, including parking, landscaping and ancillary works
<b>Lleoliad Safle / Site Location</b>	Land at Tyn-y-Cae, Talybont, SY24 5EA
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr Rhys Norrington-Davies, Tyncae, Talybont, Ceredigion, SY24 5EA
<b>Asiant / Agent</b>	Mr A Smith (Simply Planning), Studio 211 Creative Quarter, 8a Morgan Arcade, Cardiff, CF10 1AF

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn gysylltiedig â stablau presennol a leolir i'r de o'r annedd o'r enw Tyn Y Cae, Talybont. Mae safle'r cais wedi'i leoli ar hyd yr A487 ac mae ganddo'r hanes cynllunio perthnasol canlynol:

- 871148 Cynllunio Llawn. Newid defnydd ysgubor/stabl i fod yn annedd. Cymeradwywyd yn ddarostyngedig i amodau 18/11/1987.
- A040264 Cynllunio Llawn. Newidiadau ac estyniadau. Cymeradwywyd yn ddarostyngedig i amodau 27/04/2004.
- A061237 Cynllunio Llawn. Addasu tŷ allan i fod yn uned wyliau. Cymeradwywyd yn ddarostyngedig i amodau 15/05/2007.

## MANYLION Y DATBLYGIAD

Ceisir caniatâd cynllunio llawn ar gyfer dymchwel y stablau presennol a chodi annedd marchnad agored ynghyd â lle parcio, tirlunio a gwaith ategol. Cynigir bod y llawr gwaelod isaf yn 112 metr sgwâr a bydd yn darparu lle ar gyfer ystafell fyw ac ystafell wely en-suite gyda wardrob â mynediad gwastad. Bydd y llawr gwaelod yn 194 metr sgwâr a bydd ganddo gegin cynllun agored, lle byw, lle bwyta gydag ystafell amlbwrpas ar wahân ynghyd ag ystafell wely en-suite arall a dwy ystafell ffitrwydd – un i ddarparu ar gyfer plymbyllau. Bydd hyn yn darparu cyfanswm ôl troed o 306 metr sgwâr.

Mae'r tir presennol ar lethr ac mae'r cynnig yn cynnwys cloddio'r tir presennol. Y deunyddiau a gynigir yw bordiau pren ar gyfer y waliau, to sêm sefydlog alwminiwm crwm (i'r prif do), a bydd y to isaf yn do gwastad. Cynigir bod y ffenestri yn alwminiwm â chôt lliw.

## POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

- Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)
- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- TAN12 Dylunio (2016)
- TAN 2 Cynllunio a Thai Fforddiadwy (2006)
- TAN 5 Cynllunio a Chadwraeth Natur (2009)

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

- S01 Twf Cynaliadwy
- S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- S05 Tai Fforddiadwy
- LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU30 Diogelu
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 Dylunio a Chreu Lle 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

Canllawiau Cynllunio Atodol mabwysiedig perthnasol:

- Canllawiau Cynllunio Atodol Safonau Parcio CSC
- Canllawiau Cynllunio Atodol yr Amgylchedd Adeiledig a Dylunio
- Canllawiau Cynllunio Atodol Cadwraeth Natur
- Canllawiau Cynllunio Atodol Tai Fforddiadwy
- Tafleenni Cymorth Canllawiau Cynllunio Atodol Tai Fforddiadwy

## **YSTYRIAETHAU PERTHNASOL ERAILL**

### **DEDDF TROSEDD AC ANHREFN 1998**

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, aillbennu 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**

Priffyrdd – Dim gwrthwynebiad yn ddarostyngedig i amodau

Draeniad Tir – Dim gwrthwynebiad yn ddarostyngedig i amodau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad yn ddarostyngedig i amodau

Dŵr Cymru / Welsh Water – Dim gwrthwynebiad

Ecoleg – Dim gwrthwynebiad yn ddarostyngedig i amodau

Cyngor Cymuned Ceulanmaesmawr Community Council – Dim ymateb

Cefnffyrdd – Dim cyfarwyddyd

Ni dderbyniwyd unrhyw sylwadau trydydd 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".

### Egwyddor y Datblygiad

Mae safle'r cais wedi ei leoli 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 cefn gwlad agored. Mae Polisi S04 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 diwallu angen a nodwyd sydd heb ei ddiwallu ar gyfer tai fforddiadwy yn yr ardal. Mae'r Polisi hefyd yn ei gwneud yn ofynnol i dai fforddiadwy gael eu lleoli yn union wrth ymyl grwpiau presennol o anheddau yn unol â bwriadau paragraff 9.2.22 Polisi Cynllunio Cymru. Er bod Polisi Cynllunio Cymru wedi'i ddiweddarau ers hynny, mae paragraff 3.60 yn parhau i fynnu bod datblygiad yng nghefn gwlad i'w leoli o fewn aneddiadau cyfagos yn y man lle gellir ei leoli orau o ran seilwaith, mynediad, cadwraeth cynefinoedd a thirlunio, ac mae'n nodi y gallai mewnlenni neu fân estyniadau i'r aneddiadau presennol fod yn dderbyniol, yn enwedig lle maent yn diwallu angen lleol am dai fforddiadwy, ond rhaid i adeiladau newydd yng nghefn gwlad agored i fwrdd o aneddiadau presennol barhau i gael eu rheoli'n llym.

Dim ond mewn canolfannau gwasanaethau ac aneddiadau cyswllt y mae polisi lleol yn caniatáu anheddau marchnad agored. Felly, gan fod y cynnig ar gyfer annedd marchnad agored mewn lleoliad cefn gwlad agored, mae'n groes i bolisiau lleol a chenedlaethol. Mae'r datganiad cynllunio a gyflwynwyd yn cefnogi'r cais yn nodi na fydd cynnydd mewn symudiadau cerbydau oherwydd pan fydd yr ymgeisydd yn byw yng Ngheredigion, mae'n aros yn Nhy-n-y-Cae; nid yw'r cynnig yn sylweddol fwy na'r stablau presennol; byddai'n rhoi preifatrwydd i'r ymgeisydd; ac mae'r cynnig o ddyluniad safon uchel. Fodd bynnag, nid yw un o'r rhesymau hyn wedi darparu unrhyw ystyriaethau cynllunio perthnasol sydd yn drech na rhagdybiaeth polisi cynllunio cenedlaethol a lleol yn erbyn y math hwn o ddatblygiad anghynaliadwy. Nid oes unrhyw gyfiawnhad dros annedd marchnad agored yn y lleoliad cefn gwlad agored hwn, ac felly mae'r cynnig yn methu ar sail polisi.

### Effaith ar Dirwedd a Chymeriad:

Mae'r datblygiad yn cynnig dymchwel y bloc stablau presennol sydd ag ôl troed o oddeutu 65 metr sgwâr. Mae gan yr annedd arfaethedig ôl troed sylweddol fwy, er fel y noda'r datganiad cynllunio, mae'r annedd wedi'i chynllunio i leihau'r effaith ar y dirwedd. Felly ni ystyrir bod y cynnig yn cael effaith arwyddocaol ac andwyol ar y dirwedd.

### Materion Eraill:

Nid yw'r Asiantaeth Cefnffyrdd na'r Awdurdod Prifffyrdd Lleol wedi codi gwrthwynebiad i'r cynnig. Nid yw'r adran draenio tir wedi codi gwrthwynebiad ychwaith. Mae Ecolegydd yr Awdurdod Cynllunio Lleol a Chyfoeth Naturiol Cymru yn fodlon bod yr arolwg ystlumod a gyflwynwyd yn dangos nad oes unrhyw ystlumod yn y safle.

### Pwerau Dirprwyedig:

Mae'r Aelod Lleol wedi gofyn i'r cais gael ei gyflwyno i'r Pwyllgor Rheoli Datblygu i'w benderfynu am y rhesymau a ganlyn:

*Oherwydd fy mod wedi gaddo i'r teulu wrth drafod y cais yn wreiddiol byddaf am iddo fynd i Bwyllgor os gweli di'n dda.*

## ARGYMHELLIAD

Argymhellir bod y cais yn cael ei wrthod gan fod y datblygiad arfaethedig yn cynrychioli math anghynaliadwy o ddatblygiad tai o fewn 'lleoliadau eraill' sy'n groes i Bolisiau S01 ac S04 y CDLI a'r polisi cynllunio cenedlaethol.

### Rheswm am Ohirio

Adroddwyd y cais i'r Pwyllgor Rheoli Datblygu a gyfarfu ar 28ain o Orffennaf 2021.

Er gwaethaf argymhelliad i wrthod y cais, penderfynodd y Pwyllgor ohirio'r cais i ganiatau am amser pellach neu gyfnod 'ailfeddwl' i ystyried pwyntiau a godwyd gan Aelodau, i ystyried arwyddocad yr ymadawiad ac i ystyried y risgiau cyn adrodd yn ôl i Pwyllgor.

Cyfarfu'r Grŵp Tasg a Gorffen ar 31 Awst 2021, ac adolygwyd y cais, adroddiad y pwyllgor a'r datganiadau a gyflwynwyd gan yr asiant a'r ymgeisydd.

Nododd y Panel fod yr annedd ar gyfer annedd marchnad agored gyda chyfanswm ôl troed o 306 metr sgwâr ac felly nid yw'n dod o fewn y diffiniad o annedd fforddiadwy nac annedd menter wledig. Mae'r lleoliad mewn lleoliad cefn gwlad agored

ac er ei fod yn agos at lwybrau cerdded a beicio, barn fwyafrifol y panel oedd na fyddai unrhyw faterion yn gorbwysu gwrthwynebiad y Polisi Cynllunio Cenedlaethol a Lleol. Nodwyd y gellir edrych ar rai agweddau oedd i ymwneud ag ymarfer corff yn yr un modd ag y byddai swyddfa gartref yn cael ei gweld ar gyfer rhywun sy'n gweithio gartref, ond oherwydd y lleoliad byddai angen i'r cais fodloni'r meini prawf ar gyfer S04 neu TAN6.

Argymhellwyd y dylid darparu adborth, gan argymhell bod yr ymgeisydd yn cysylltu â'r gwasanaeth i gael cyngor ar ddatblygu annedd fforddiadwy, gwahanu'r cyfleuster byw ac ymarfer corff a chlymu'r datblygiad â'r busnes teuluol cyfagos.

<b>Rhif y Cais / Application Reference</b>	A210077
<b>Derbyniwyd / Received</b>	25-01-2021
<b>Y Bwriad / Proposal</b>	Demolition of existing stables building and erection of a residential dwelling, including parking, landscaping and ancillary works
<b>Lleoliad Safle / Site Location</b>	Land at Tyn-y-Cae, Talybont, SY24 5EA
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr Rhys Norrington-Davies, Tyncae, Talybont, Ceredigion, SY24 5EA
<b>Asiant / Agent</b>	Mr A Smith (Simply Planning), Studio 211 Creative Quarter, 8a Morgan Arcade, Cardiff, CF10 1AF

## THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to existing stables, south of the dwelling known as Tyn Y Cae, Talybont. The application site is located along the A487 and has the following relevant planning history:

- 871148 Full Planning. Change of use of barn/stable to dwelling. Approved Subject to Conditions 18/11/1987.
- A040264 Full Planning. Alterations and extensions. Approved Subject to Conditions 27/04/2004.
- A061237 Full Planning. Conversion of outbuilding to holiday unit. Approved Subject to Conditions 15/05/2007.

## DETAILS OF DEVELOPMENT

Full planning permission is sought for the demolition of existing stables and the erection of an open market dwelling along with parking, landscaping and ancillary works. The lower ground floor is proposed to be 112sqm and is to cater a living room and an en-suite bedroom with a walk in wardrobe. The ground floor is to be 194sqm and is to have an open plan kitchen, living, dining space with a separate utility along with another en-suite bedroom and two fitness rooms - one to cater for plunge pools. This will provide a total footprint of 306sqm.

The existing land is sloping and the proposal includes excavating into the existing land. The materials are proposed to be timber boarding to the walls, a curved aluminum standing seam roof (to the main roof), with the lower roof to be a flat roof. The windows are proposed to be colour coated aluminium.

## RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- PPW Planning Policy Wales (edition 11, February 2021)
- Future Wales: The National Plan 2040
- TAN12 Design (2016)
- 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
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU30 Safeguarding
- 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

Relevant adopted Supplementary Planning Guidances:

- CCC Parking Standards SPG
- Built Environment and Design SPG
- Nature Conservation SPG
- Affordable Housing SPG
- Affordable Housing SPG Help Sheets

## **OTHER MATERIAL CONSIDERATIONS**

### **CRIME AND DISORDER ACT 1998**

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**

Highways - No Objection Subject to Conditions

Land Drainage - No Objection Subject to Conditions

Natural Resources Wales - No Objection Subject to Conditions

Dwr Cymru Welsh Water - No Objection

Ecology - No Objection Subject to Conditions

Cyngor Cymuned Ceulanmaesmawr Community Council - No Response Received

Trunk Roads - No direction

No third party representation has been 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:**

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. The Policy also 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. Whilst PPW has since been updated, paragraph 3.60 continues to require development in the countryside to be located within and adjoining settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscaping conservation, and 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.

Local policy only allows open market dwellings within services centres and linked settlements. Therefore, as the proposal is for an open market dwelling in an open countryside location, it is contrary to local and national policies. The planning statement submitted in support of the application notes that there will be no increase in vehicular movements, as when the applicant resides in Ceredigion, he stays in Tyn-Y-Cae; the proposal is not materially larger than the existing stables; it would provide the applicant with privacy; and the proposal is of high quality design. However, none of these reasons have provided any material planning considerations that have outweighed both the national and local planning policy presumption against this type of unsustainable development. There is no justification for an open market dwelling in this open countryside location and therefore the proposal fails on policy grounds.

## **Impact on Landscape and Character:**

The proposed development is to demolish the existing stable block which has a footprint of approximately 65sqm. The proposed dwelling has a significantly larger footprint although as the planning statement noted, the dwelling has been designed to minimise the impact on the landscape. The proposal is therefore not considered to have a significant and adverse impact on the landscape.

## **Other Matters:**

Both the Trunk Road Agency and the Local Highways Authority have not raised an objection to the proposal. The land drainage department also raise no objection. The LPA's Ecologist and NRW are satisfied that the bat survey submitted identified no bats present at the site.

## **Delegated Powers:**

The Local Member has requested that the application be taken to Development Control Committee to be decided for the following reasons:

*Whilst originally discussing the application with the family, I said I would take the application to Committee.*

## **RECOMMENDATION:**

The application is recommended for refusal as the proposed development represents an unsustainable form of housing development within 'other locations' which is contrary to LDP Policies S01 and S04 and national planning policy.

## **Reason for Deferral**

The application was reported to the Development Control Committee which met on the 28<sup>th</sup> July 2021.

Despite a recommendation to refuse the application the Committee resolved to defer the application to allow for further time or a 'cooling off' period to consider points raised by Members, to consider the significance of the departure and to consider the risks prior to reporting back to Committee.

The Task and Finish Group met on the 31<sup>st</sup> August 2021, and reviewed the application, the committee report and the statements presented by the agent and the applicant.

The Panel noted that the dwelling is for an open-market dwelling with a total footprint of 306sqm and therefore, does not fall within the definition of an affordable dwelling nor rural enterprise dwelling. The siting is within an open countryside location and whilst it is near to both walking and cycling routes, the majority view of the panel was that no matters would outweigh the National and Local Planning Policy objection. It was noted that the aspects of the building which related to physical exercise may be viewed in the same way for this individual as a home office would be viewed for someone working from home, however due to the location the application would need to meet the criteria for SO4 or TAN 6.

It was recommended that feedback be provided, recommending that the applicant contact the service for advice on

affordable development, separating the living and exercise facility and tying the development in with the adjoining family business.

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## 2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A200906	23-10-2020	Mr L Baker (LEB Construction Ltd)	Conversion, extension and alterations of existing dwelling to provide 4 self contained flats	1 Castle Terrace, South Road, Aberystwyth, SY23 1JT	Approve Subject to Conditions
2	A210121	05-02-2021	Mr E Davies	Erection of an agricultural farm building	Abermarlais, Cellan, Lampeter, SA48 8JD	Refuse
3	A210575	11-06-2021	Mr J O'Rourke (Prifysgol Aberystwyth University)	Re-surfacing of the existing car park, allocation of 30 parking spaces for the hotel (as required under condition 4 of planning permission A190141) and associated works.	St Michael's Church Car Park, Laura Place, Aberystwyth, SY23 2AU	Approve Subject to Conditions

## 2.1. A200906



<b>Rhif y Cais</b>	A200906
<b>Derbyniwyd</b>	23-10-2020
<b>Y Bwriad</b>	Trosi, estyn a newid yr annedd bresennol i ddarparu pedwar fflat hunangynhwysol
<b>Lleoliad y Safle</b>	1 Heol y Castell, Tan-y-Cae, Aberystwyth, SY23 1JT
<b>Math o Gais</b>	Cynllunio Llawn
<b>Ymgeisydd</b>	Mr L Baker (LEB Construction Ltd), Uned 8b Ystâd Ddiwydiannol Glanyrafon, Llanbadarn Fawr, Aberystwyth, SY23 3JQ
<b>Asiant</b>	Mr Rhys ap Dylan (Morgan & Davies), Morgan & Davies, 4 Stryd y Farchnad, Aberaeron, SA46 0AS

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn ymwneud ag annedd deras, draddodiadol, dri llawr, wedi'i lleoli ar y cornel rhwng Tan-y-Cae a Rhes Rheidol yn Ardal Gadwraeth Canol Tref Aberystwyth. Mae'r adeilad ei hun yn eiddo Fictoraidd cymesur iawn ag iddo fanylion dymunol ac mae'r tu allan wedi ei rendro a'i beintio. Yn gyffredinol, mae cymeriad yr ardal yn nodweddiadol drefol ac mae'n cynnwys amrywiaeth eang o dai teras trefol sydd wedi eu trefnu yn batrwm unfurf.

## MANYLION Y DATBLYGIAD

Dylid nodi bod nifer y fflatiau wedi ei ostwng o 5 i 4 yn ystod cyfnod ystyried y cais hwn ac mae'r cais wedi ei ystyried ar y sail hon.

Mae'r cais am ganiatâd cynllunio llawn i drosi'r eiddo er mwyn caniatáu iddo gael ei ddefnyddio yn bedwar fflat unigol, hunangynhwysol. Byddai'r unedau wedi'u cynnwys yn bennaf o fewn strwythur presennol yr adeilad. Yr unig eithriad i hyn fyddai ailadeiladu'r estyniad croes un llawr a'r garej sy'n bodoli yn y cefn er mwyn darparu llety ychwanegol ar gyfer fflat ar y llawr gwaelod. Yn ogystal â hyn, cynigir newid rywfaint ar y ffenestri a bydd wal derfyn estynedig hefyd yn creu lle amgaaedig i mewn i Res Rheidol.

Y tu mewn, bydd y fflatiau'n cael eu trefnu dros 3 llawr gyda'r llawr gwaelod yn cynnwys 2 fflat 1 ystafell wely a'r ddau lawr uchaf fel ei gilydd yn cynnwys 1 fflat â dwy ystafell wely ar bob lefel.

Mae darpariaeth ar gyfer storio beiciau a gwastraff ar y llain gul o dir yng nghefn yr adeilad.

## POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiau a chanllawiau cynllunio cenedlaethol:

- FW21 Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- PPW21 Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)

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

- DM06 Dylunio a Gwneud Lle o Ansawdd Uchel
- DM07 Ardaloedd Cadwraeth
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- LU07 Isrannu Anheddau Presennol

- S01 Twf Cynaliadwy

- S02 Datblygu mewn Canolfannau Gwasanaethau

## **YSTYRIAETHAU PERTHNASOL ERAILL**

### **DEDDF TROSEDD AC ANHREFN 1998**

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 ar drosedd ac anrhefn o fewn ei ardal, a'r angen i gymryd pob cam rhesymol i atal hynny. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn y lefelau trosedd ac anrhefn o ganlyniad i'r penderfyniad arfaethedig.

### **DEDDF CYDRADDOLDEB 2010**

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig' sef oed; anabledd; 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 ac yn un a fydd yn cael effaith sylweddol ar bobl sydd â nodwedd warchoddedig, o'u cymharu 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 arfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Paratowyd yr adroddiad hwn 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 fodloni eu hanghenion eu hunain.

## **YMATEBION YMGYNGHORI**

Cyngor Tref Aberystwyth – Yn gwrthwynebu

Priffyrdd – Dim gwrthwynebiad ond bydd amodau

Draenio Tir – Dim gwrthwynebiad/ Yn rhoi gwybodaeth gyffredinol

Ecoleg – Ni chafwyd sylwadau

Derbyniwyd gwrthwynebiadau i'r cais gan 5 gwrthwynebydd trydydd parti a oedd yn canolbwyntio ar y materion isod.

- Colli cartrefi i deuluoedd
- Niwed i amwynder
- Llifogydd
- Perchnogaeth Tir
- Darpariaeth Parcio
- Troseddau
- Gwaredu gwastraff

## **CASGLIAD**

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

“Os ystyrir y cynllun datblygu at bwrpas gwneud penderfyniad o dan Ddeddfau Cynllunio bydd yn rhaid gwneud y penderfyniad hwnnw yn unol â'r cynllun oni bai fod ystyriaethau materion yn cyfleu fel arall”



Mae safle'r cais hwn wedi'i lleoli o fewn ffiniau diffiniedig anheddiad Aberystwyth, sy'n cael ei nodi yn Ganolfan Gwasanaethau Trefol yn y Cynllun Datblygu Lleol. Mae polisi S01 y Cynllun Datblygu Lleol yn ymwneud â Thwf Cynaliadwy ac mae'r polisi hwn yn nodi bod angen datblygu oddeutu 6,544 annedd erbyn diwedd cyfnod y cynllun yn 2022 ac y dylai o leiaf 51% o'r anheddau hyn gael eu darparu yn y Canolfannau Gwasanaethau Trefol.

Mae polisi S02 y Cynllun Datblygu Lleol yn ymwneud â Datblygu mewn Canolfannau Gwasanaethau Trefol ac mae hyn yn ei gwneud yn ofynnol i bob datblygiad fod o fewn terfynau diffiniedig y Canolfannau Gwasanaethau Trefol. Yn Aberystwyth, mae angen datblygu er mwyn cyfrannu at arwyddocâd cenedlaethol y dref ac at ei rôl fel canolfan strategol ar gyfer Canolbarth Cymru ac mae'n ategu'r amcanion a'r camau gweithredu presennol sy'n ymwneud â'i Statws Adfywio Strategol.

Cyfanswm y tai y mae'n ofynnol eu cyflenwi yn Aberystwyth fel y nodir yn y Cynllun Datblygu Lleol yw 1877. Yn ôl ffigyrau diweddaraf a gafwyd wrth fonitro tai y Cynllun Datblygu Lleol (Mawrth 2021) nodir bod 613 annedd wedi'u cwblhau yn y Ganolfan Gwasanaethau Trefol gyda chaniatâd yn bodoli ar gyfer 347 annedd bellach. Felly, gan roi ystyriaeth i eiddo'n cael ei ddymchwel a'i drosi, mae capasiti ar gyfer 1133 annedd bellach yn Aberystwyth.

Fel y cyfryw, ystyrir y byddai'r cynigion yn cydymffurfio â pholisïau S01 a S02 y Cynllun Datblygu Lleol a derbynnir egwyddor y datblygiad.

Mae polisi LU07 yn ymwneud ag 'Isrannu Anheddau sydd Eisoës yn Bodoli' ac mae'r polisi hwn yn datgan y caniateir trosi unedau preswyl mawr yn fflatiau yn amodol ar y pum maen prawf a nodir isod:

1. Mae'r annedd o faint a chynllun addas sy'n ei gwneud hi'n bosibl ei throsi heb estyniad sylweddol;
2. Nid yw'r datblygiad yn effeithio'n andwyol ar amwynder deiliaid cyfagos ac mae'n cynnwys seinglosio digonol rhwng unedau;
3. Nid yw'r datblygiad yn arwain at broblemau sylweddol o ran parcio;
4. Mae darpariaeth ddigonol ar gyfer storio sbwriel; a
5. Darperir fflatiau 3 a 4 ystafell wely fel rhan o'r arlwy, lle ceir tystiolaeth bod angen lleol am fflatiau mwy ac nad yw'r angen hwnnw wedi ei fodloni a bod gan yr eiddo y capasiti ffisegol priodol.

Ystyrir bod y fflatiau arfaethedig o faint derbyniol a byddant yn cynnig safon byw foddhaol i'r sawl fydd yn eu meddiannu yn y dyfodol.

Mae'r cais yn gofyn am ychwanegu estyniad un llawr at gefn yr eiddo, fodd bynnag mae hwn yn lle estyniad 'croes' a garej a fydd yn cael eu dymchwel. Dim ond ceisio estyn ôl troed yr adeilad ryw ychydig yn fwy na'r ôl troed presennol mae'r cais, felly. O'r herwydd, ystyrir bod y cais yn cydymffurfio â maen prawf 1 LU07 sy'n ceisio gwrthsefyll estyniadau 'sylweddol' wrth drosi eiddo.

Gan fod yr adeilad ar hyn o bryd yn cael ei ddefnyddio fel cartref i un teulu, yn ddi-os bydd y datblygiad yn arwain i ryw raddau at niwed amwynder i'r eiddo cyfagos oherwydd y cynnydd yn y 'mynd a'r dod' a fydd yn deillio o breswylwyr y dyfodol. Fodd bynnag, mae hyn i'w ddisgwyl mewn lleoliad yng nghanol tref ac nid ystyrir ei fod yn effeithio'n andwyol ar amwynder manau preswyl cyfagos i'r fath raddau fel ei fod yn cyfiawnhau gwrthod y cais. Gellir ymdrin â seinglosio rhwng unedau preswyl drwy osod amod. Felly, ystyrir bod y datblygiad arfaethedig yn cydymffurfio â maen prawf 2 LU07.

Mae gan yr eiddo presennol un man parcio oddi ar y stryd - yn y garej sydd yno ar hyn o bryd. Byddai'r datblygiad yn lleihau nifer cyffredinol y llyfdd parcio sydd ar gael, fodd bynnag oherwydd ei fod wedi ei leoli mewn man cynaliadwy yng nghanol y dref, yn agos at ystod o ganolfannau trafnidiaeth gyhoeddus, mae'r eiddo hwn yn addas ar gyfer datblygiad digar. Nid yw'r Awdurdod Prifffyrdd Lleol wedi nodi unrhyw wrthwynebiad i'r datblygiad arfaethedig. Felly, ystyrir bod y datblygiad arfaethedig yn cydymffurfio â maen prawf 3 LU07.

Bydd lle i storio bin allanol yn cael ei ddarparu ar gyfer pob un o'r fflatiau arfaethedig yn unol â maen prawf 4 LU07.

Bydd y datblygiad yn cynnwys darparu dau fflat un ystafell wely, yn ogystal â dau fflat dwy ystafell wely. Felly, bydd y datblygiad yn darparu amrywiaeth ac ystod addas o ran maint unedau, o ystyried nifer y llyfdd byw a ddarperir yn unol â maen prawf 5 LU07.

### **Cymeriad Gweledol ac Ardal Gadwraeth**

Mae'r cais yn gofyn am ddymchwel 'estyniad croes' a garej sydd yno ar hyn o bryd er mwyn lletya'r datblygiad. Ystyrir bod graddfa'r hyn sydd i'w ddymchwel yn is na 115 metr ciwbig ac felly nid oes angen caniatâd ardal gadwraeth.

Bydd yr estyniad newydd y bwriedir ei godi yn y cefn yn cynnwys to fflat a fyddai fel rheol yn rhywbeth a gâi ei wrthsefyll mewn ardaloedd cadwraeth gan fod toau fflat yn tynnu oddi ar yr olygfa o doau Aberystwyth fodd bynnag gan y bydd yr estyniad cefn wedi ei leoli y tu ôl i wal derfyn dal, na fydd yn amlwg o le cyhoeddus, felly ystyrir bod yr estyniad to fflat yn y cefn yn ddatblygiad derbyniol. Lle mae modd cael cipolygon, yna bydd yr estyniad newydd yn well i gymeriad gweledol yr ardal na'r garej bresennol.

### **Niwed i Amwynder eiddo cyfagos**

Fel y trafodwyd, nid ystyrir y bydd y datblygiad arfaethedig yn arwain at fwy o niwed i'r amwynder nag y byddid yn ei ddisgwyl yng nghanol tref, yn sgil mwy o fynd a dod. Gellir ymdrin â niwed sy'n deillio o sŵn drwy gyfrwng amod fydd wedi'i eirio'n briodol. Roedd sylwadau gan feddianwyr eiddo cyfagos yn nodi colli mwy o olau fel rheswm dros wrthwynebu, yn sgil hyn cafwyd gwared ar lawr uchaf yr estyniad cefn o'r cais.

Mae meddiannydd yr eiddo cyfagos wedi codi pryderon y byddai to fflat yr estyniad yn cael ei ddefnyddio fel teras to/balconi. Felly, fe'i hystyrir yn briodol ychwanegu amod a fydd yn rhwystro hyn rhag digwydd dros byth.

### **Amodau Byw Meddianwyr y Dyfodol**

Mae polisiâu creu lleoedd Polisi Cynllunio Cymru, dogfen bolisi ddiweddar Adeiladu Llefydd Gwell a Pholisi DM06 y Cynllun Datblygu Lleol yn ceisio darparu cartrefi o ansawdd da sy'n ategu llesiant a gwell iechyd corfforol a meddyliol.

Ystyrir bod y fflatiau arfaethedig ar y llawr gwaelod yn fach, fodd bynnag byddai maint y llety a'r cyfleusterau ymolchi yn bodloni safonau gofod iechyd amgylcheddol. Nid oes unrhyw safonau cynllunio o ran gofod sy'n berthnasol i anheddau ar y farchnad agored. Gellir darparu'r cyfleusterau sy'n angenrheidiol er mwyn cydymffurfio â Gofynion Ansawdd Datblygu. Mae lefel y gofod amwynder yn gymesur â chymeriad eiddo arall yn y lleoliad hwn yng nghanol y dref.

Mae hyn wedi ei gadarnhau mewn penderfyniad apêl diweddar a oedd yn ymwneud â throsi eiddo tebyg yn Stryd Cambria, Aberystwyth.

### **Tai Fforddiadwy**

Mae polisi S05 y Cynllun Datblygu Lleol yn ymwneud â Thai Fforddiadwy ac yn datgan bod angen swm cymudol sy'n cyfateb i 10% o werth y datblygiad a'r gwerth hwnnw i'w bennu ar adeg y cais, mewn achosion lle bo cynigion yn cynhyrchu rhywbeth sy'n ateb y gofyn am dai fforddiadwy ond nad yw'n uned gyflawn.

Mae Canllaw Cynllunio Atodol y Cyngor 'Tai Fforddiadwy' yn helaethu ar y polisi hwn ac yn datgan y bydd angen talu swm cymudol o 10% o bris gwerthiant y cartref wedi iddo gael ei gwblhau ac wedi iddo gael ei brisio ar sail y cynllun ar adeg y cais. Bydd y swm hwn i'w dalu pan werthir neu y trosglwyddir yr eiddo am y tro cyntaf.

Mae Polisi S05 y Cynllun Datblygu Lleol hefyd yn datgan y bydd angen i ddatblygwyr sy'n ceisio negodi gostyngiad o ran darpariaeth tai fforddiadwy yn gorfod cyflwyno manylion i ddangos nad yw'r safle benodol yn hyfyw.

Cyflwynwyd her hyfywedd i ategu'r cais. Ar ôl ystyried yr her hyfywedd gan ddefnyddio amrywiaeth tai/swm cymudol a chyfrifiannell hyfywedd Cyngor Sir Ceredigion, ystyrir bod swm cymudol yn lle cyfraniadau tai fforddiadwy ar y safle yn ariannol hyfyw yn yr achos hwn. Mae'r ymgeisydd, felly, wedi cytuno i ymrwymo i gytundeb cyfreithlon adran 106 er mwyn sicrhau swm cymudol o £19,226. Derbynnir, fodd bynnag, nad yw swm cymudol sy'n cyfateb i 10% yn gyraeddadwy yn ariannol.

### **Ystyriaethau eraill**

Nid oes gan yr Awdurdod Priffyrdd Lleol unrhyw wrthwynebiad i'r datblygiad fel y'i cynigir, ond bod amodau. Fel y trafodwyd uchod, ystyrir bod lleoliad y datblygiad hwn yng nghanol y dref yn gynaliadwy iawn ac o'r herwydd ni fydd angen teithio mewn car.

Nid yw ecolegydd mewnol Cyngor Sir Ceredigion wedi gwneud sylwadau am y cais. Fodd bynnag, oherwydd lleoliad, graddfa a natur y datblygiad arfaethedig nid ystyrir y bydd y cynnig yn arwain at unrhyw niwed i rywogaethau gwarchoddedig neu asedau dynodedig.

Cododd gwrthwynebwyr trydydd parti lifogydd yn rheswm dros bryderon a hynny oherwydd bod yr eiddo yn agos i lannau

deheuol Aberystwyth. Nid yw safle'r cais wedi'i dynodi o fewn y parth llifogydd ar Fap Cyngor Datblygu Cyfoeth Naturiol Cymru ac felly ni roddwyd ystyriaeth bellach i'r pryder hwn.

Mae preswlydd yr eiddo cyfagos hefyd yn codi dadl ynghylch ffiniau wrth drafod gwaith fydd yn cael ei wneud i wal y rhennir ar y cyd â'i eiddo ef. Mater preifat yw materion sy'n ymwneud â dadleuon ynglŷn â ffiniau ac nid ydynt yn effeithio ar y rhinweddau cynllunio y gellir seilio penderfyniad arnynt wrth ymdrin â'r cynllun hwn.

## **Casgliad**

Mae darparu tai ychwanegol yn cael ei ategu gan neges gyffredinol y Cynllun Datblygu Lleol sy'n ceisio cyfeirio tai i'r aneddiadau mwyaf cynaliadwy. Mae LU07 y Cynllun Datblygu Lleol yn rhoi sail polisi i drosi anheddau preswyl mawr yn fflatiau. Felly, ystyrir bod egwyddor y datblygiad yn dderbyniol. Mae'r cais wedi dangos sut y gellir cyflenwi'r datblygiad heb arwain at unrhyw niwed andwyl ychwanegol i'r eiddo cyfagos. Am y rhesymau uchod, argymhellir cymeradwyo'r cynllun ond gydag amodau.

## **Awdurdod Dirprwyedig**

Roedd y Cynghorydd Endaf Edwards yn dymuno cyfeirio'r cais i'r Pwyllgor Rheoli Datblygu ei ystyried, am y rhesymau canlynol:

- Byddai'r datblygiad arfaethedig yn arwain at golli cartref teuluol
- Mae parcio a thagfeydd traffig yn broblemau real iawn yn yr ardal, ac rwy'n pryderu y byddai'r datblygiad yn cyfrannu at y naill a'r llall
- Mae llawer o eiddo yn yr ardal yn wag ac nid wyf o'r farn bod angen yn lleol am y datblygiad hwn. Mae amgylchiadau'r ardal wedi newid ers i'r Cynllun Datblygu Lleol gael ei fabwysiadu.

## **ARGYMHELLIAD:**

Cymeradwyo'r cais yn amodol ar amodau

<b>Rhif y Cais / Application Reference</b>	A200906
<b>Derbyniwyd / Received</b>	23-10-2020
<b>Y Bwriad / Proposal</b>	Conversion, extension and alterations of existing dwelling to provide 4 self contained flats
<b>Lleoliad Safle / Site Location</b>	1 Castle Terrace, South Road, Aberystwyth, SY23 1JT
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr L Baker (LEB Construction Ltd), Unit 8b Glanyrafon Industrial Estate, Llanbadarn Fawr, Aberystwyth, SY23 3JQ
<b>Asiant / Agent</b>	Mr Rhys ap Dylan (Morgan & Davies), Morgan & Davies 4 Market Street, Aberaeron, SA46 0AS

## THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to a traditional 3 storey terraced dwelling which occupies a corner plot between South Road and Rheidol Terrace within Aberystwyth Town Centre Conservation Area. The building itself is an attractively detailed and well-proportioned Victorian property with a painted rendered exterior. The prevailing character of the area is typical urban and includes a wide variety of terraced town houses set in a uniform pattern.

## DETAILS OF DEVELOPMENT

The application seeks full planning permission for the conversion of the property to allow it to be used as four individual self-contained flats. The units would predominantly be accommodated within the existing fabric of the building. The only exception to this would be the rebuilding of an existing rear single-storey lean-to extension and garage to provide additional accommodation to a ground floor flat. Additionally, some changes to fenestration are proposed together with an extended boundary wall enclosure onto Rheidol Terrace.

It should be noted that during the course of considering this application the number of flats has been reduced from 5 to 4 and the application has been considered on this basis.

Internally the flats will be arranged over 3 floors with the ground floor housing 2 x 1 bedroom flats and the upper floors housing 1 x 2 bedroom flat on each level.

Provision is made for cycle and refuse storage in the rear side return of the building.

## RELEVANT PLANNING POLICIES AND GUIDANCE

National planning policies and guidance:

- FW21 Future Wales: The National Plan 2040
- PPW21 Planning Policy Wales (Edition 11, February 2021)

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

- DM06 High Quality Design and Placemaking
- DM07 Conservation Areas
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- LU07 Subdivision of Existing Dwellings

- S01 Sustainable Growth

- S02 Development in Urban Service Centres (USCs)

## **OTHER MATERIAL CONSIDERATIONS**

### **CRIME AND DISORDER ACT 1998**

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.

### **YMATEBION YMGYNGHORI / CONSULTATION RESPONSES**

Cyngor Tref Aberstwyth Town Centre – Object

Highways – No Objection STC

Land Drainage – No Objection/General Informative

Ecology – Did not comment

Objections have been received in respect of the application from 5 third party objectors focusing on the below.

- Loss of Family homes
- Amenity Harm
- Flooding
- Land Ownership
- Parking Provision
- Crime
- Refuse disposal

### **CASGLIAD / 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 site lies within the defined settlement boundary of Aberystwyth, which is identified as an Urban Service Centre (USC) within the Local Development Plan (LDP). Policy S01 of the LDP relates to Sustainable Growth and this identifies that approximately 6,544 dwellings are required to be developed by the end of the plan period in 2022 and at least 51% of these dwellings should be delivered in the Urban Service Centres.

Policy S02 of the LDP relates to 'Development in Urban Service Centres' and this requires that all development is within the defined limits of the Urban Service Centres. In Aberystwyth, development is also required to contribute to its national significance and its role as the strategic centre for Mid Wales and Supports current objectives and action plans relating to its Strategic Regeneration Status.

The total requirement for housing delivery within the Aberystwyth as set out in the LDP is 1877. The latest LDP housing monitoring figures (March 2021) shows that only 613 dwellings have been completed in the Urban Service Centre with extant permission for a further 347 dwellings. Therefore accounting for demolitions and conversions there is capacity for a further 1133 dwellings in Aberystwyth.

As such, it is considered that the proposals would comply with Policies S01 and S02 of the LDP and the principle of development is accepted.

Policy LU07 relates to 'Subdivision of Existing Dwellings' and this states that the conversion of large residential units to flats will be permitted subject to five criteria as set out below:

1. The dwelling is of a suitable size and layout capable of conversion without substantial extension;
2. The development does not adversely affect the amenity of the adjoining occupants and includes adequate soundproofing between units;
3. The development does not result in significant parking problems;
4. There is adequate provision for the storage of refuse; and
5. Provision of 3 and 4 bedroom apartments is included as part of the mix, where there is evidence of unmet local need for larger flats and the property has appropriate physical capacity.

The size of the proposed flats is considered acceptable and will afford a decent standard of living to future occupiers

The application does seek the addition of a single storey extension to the rear of the property however this is in place of an existing 'lean to' extension and garage which are to be demolished. The application therefore only seeks to extend the footprint of the building minimally above the existing. The application is therefore considered to confirm with criterion 1 of LU07 which seeks to resist 'substantial' extensions as part of conversions

As the building is currently in use as a single family home the development will undoubtedly lead to a degree of amenity harm to neighbouring properties owing to the resultant increase in the 'comings and goings' of future residents. However this is to be expected in a town centre location and is not considered to adversely affect the amenity of neighbouring residents to such a degree as to justify refusing the application. Soundproofing between residential units can be dealt with by way of condition. The proposed development is therefore considered to comply with criterion 2 of LU07.

The existing property does benefit from a single off street parking space within the existing garage. The development would reduce the overall number of parking available however given the sustainable town centre location, in close proximity to a range of public transport hubs, the property is suitable for a car free development. The LHA have raised no objection to the proposed development. The proposed development is therefore considered to comply with criterion 3 of LU07.

An external bin store will be provided for each of the proposed flats in accordance with criterion 4 of LU07

The development will include the provision of two 1 bedroom flats, as well as a 2 two bedroom flats.

Therefore, the development will provide a suitable mix and range of unit sizes, given the overall quantum of housing provided in accordance with criterion 5 of LU07.

### **Visual Character and Conservation Area**

The application seeks to demolish an existing 'lean to extension' and garage in order to accommodate the development. The scale of demolition is considered to be below 115 cubic meters and conservation area consent is not therefore required.

The proposed new rear extension is to include a flat roof which should normally be resisted in conservation areas as they detract from the roof scape of Aberystwyth, however as the rear extension will be set behind a tall boundary wall and not obviously viewable from the public realm the rear flat roof extension is considered acceptable. Where glimpse views are available the extension will result in a betterment on the visual character of the area on the garage it replaces.

### **Amenity Harm on neighbouring properties**

As discussed the proposed development is not considered to result in harm to amenity above that which can be expected in a town centre location by virtue of increased comings and goings. Harm arising from noise can be dealt with via a suitably worded condition. Representations from the occupiers of the neighbouring property raised loss of light as a reason for objection, this saw the deletion of the upper storey to the rear extension from the proposal.

The neighbouring occupier has raised concerns in regard to the resultant flat roof of the extension being used as a roof terrace/balcony area. It is therefore considered appropriate to attach a condition preventing this use in perpetuity.

### **Living Conditions of Future Occupiers**

The placemaking policies of Planning Policy Wales, the recent Building Better Places policy document and LDP Policy DM06 seek the provision of good quality homes that support well-being and better physical and mental health.

The proposed ground floor flats are considered to be small however the size of the accommodation and bathroom facilities would meet the environmental health space standards. There are no planning space standards that apply to open market dwellings. The facilities necessary to comply with DQR can be provided. The level of amenity space is commensurate with the character of other properties in this town centre location.

This has been confirmed in a recent appeal decision in respect of a similar conversion in Cambrian Street, Aberystwyth.

### **Affordable Housing**

Policy S05 of the LDP relates to Affordable Housing and states that where proposals yield an affordable housing requirement which is not a whole unit, then a commuted sum at the equivalent value of 10% of the open market value (OMV) of the development valued at the time of the application is required.

The Council's Supplementary Planning Guidance 'Affordable Homes' expands on this Policy and states that, in respect of one residential unit in a Service Centre or a Linked Settlement, a Commuted Sum of 10% of the sale price of the completed home valued off plan at the time of application will be payable at first sale or transfer of the property.

Policy S05 of the LDP also states that developers seeking to negotiate a reduction in affordable housing provision will need to submit detail to show lack of viability of the specific site.

Submitted in support of the application is a viability challenge. Having considered the viability challenge using Ceredigion County Council's housing mix / commuted sum and viability calculator it is considered that a commuted sum in lieu of onsite affordable housing contributions is financially viable in this instance. The applicant has therefore agreed to enter into a section 106 legal agreement in order to secure a commuted sum of £19,226

It is however accepted that this figure represents sum below the 10% required by policy S05 of the adopted development plan.

### **Other considerations**

The Local Highways Authority have no objection in respect of the development as proposed subject to conditions. As discussed above the town centre location of the development is considered highly sustainable and will negate the need to travel by car.

The CCC in house ecologist has not commented on the application however owing to the location, scale and nature of the proposed development it is not considered that the proposal will result in any harm to protected species or designated assets.

Third party objectors raised flooding as a reason for concerns given the proximity of the property to the south shore of Aberystwyth. The application site is not designated as being in the flood zone on NRW's Development Advice Map and this concern has not therefore been considered further.

The resident of the neighbouring property also raises a boundary dispute in regard to works being undertaken to the party wall with his property. Matters relating to boundary disputes are a private matter which do not affect the planning merits of the scheme on which a decision can be based.

## **Conclusion**

The provision of additional housing provision is supported by the general thrust of the LDP which seeks to direct housing to the most sustainable settlements. LU07 of the LDP provides a policy basis for the conversion of large residential dwellings into flats. The principle of development is therefore considered acceptable. The application has demonstrated how the development can be delivered without resulting in any additional adverse harm to the surrounding residents. For the above reasons it is recommended that the application be approved STC.

## **Delegated Authority**

Cllr Endaf Edwards wished for the application to be referred to the Development Management Committee for consideration for the following reasons

- The proposed development would result in the loss of a family home
- Parking and traffic congestion are very real problems in the area, and I am concerned that the development would contribute to both
- Many properties in the area are vacant and I do not consider that the local need for this development exists. Circumstances have changed in the area since the LDP was adopted.

## **ARGYMHELLIAD / RECOMMENDATION:**

Approve the application subject conditions



## 2.2. A210121



<b>Rhif y Cais / Application Reference</b>	A210121
<b>Derbyniwyd / Received</b>	05-02-2021
<b>Y Bwriad / Proposal</b>	Erection of an agricultural farm building
<b>Lleoliad Safle / Site Location</b>	Abermarlais, Cellan, Lampeter, SA48 8JD
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr E Davies, Abermarlais, Cellan, Lampeter, Ceredigion, SA48 8JD
<b>Asiant / Agent</b>	Mr A Morgan (Mesur), 16 Station Terrace, Lampeter, Ceredigion, SA48 7HH

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn ymwneud â chae amaethyddol mewn lleoliad yng nghefn gwlad agored. Mae gan safle'r cais yr hanes cynllunio perthnasol a ganlyn:

- A200409 Cymeradwyaeth Ymlaen Llaw. Codi sied amaethyddol ar gyfer cadw gwair. Angen caniatâd 25/06/2020.

## MANYLION Y DATBLYGIAD

Gofynnir am ganiatâd cynllunio llawn ar gyfer codi adeilad fferm amaethyddol. Mae safle'r cais oddeutu 160m o'r adeilad amaethyddol sy'n bodoli eisoes. Bydd yr adeilad amaethyddol arfaethedig yn mesur 13.7m o hyd a 6m o led gan roi ôl troed 82.2 metr sgwâr. Uchder arfaethedig yr adeilad fydd 4.5m i'r bondo a 5.5m i'r grib. Bydd y defnyddiau'n cynnwys waliau dalen proffil bocs a tho gyda drysau dur.

## POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiâu Cynllunio Cenedlaethol:

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

- Nodyn Cyngor Technegol 6: Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (Gorffennaf 2010)

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

- S04 Datblygu mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'

- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirweddu
- DM17 Y Dirwedd yn Gyffredinol
- LU30 Diogelu

## YSTYRIAETHAU PERTHNASOL ERAILL

### DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf 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 droseddau ac anhrefn o fewn ei ardal, a'r angen i wneud popeth o fewn ei allu i atal trosedd ac anhrefn yn ei ardal. Mae'r ddyletswydd honno wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai dim cynnydd sylweddol nac 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 oed; anabled; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw dyledus i hybu cydraddoldeb yn cynnwys:

- cael gwared ag anfanteision y mae pobl yn eu dioddef oherwydd eu nodweddion gwarchoddedig neu eu lleihau;
- cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle mae'r rhain yn wahanol i angen 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.

Rhodddwyd ystyriaeth ddyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt sy'n fwy nag ar unrhyw berson 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 wrth arfer ei swyddogaethau i gyflawni'r saith nod llesiant yn y Ddeddf. Paratowyd yr adroddiad hwn wrth ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodir yn Neddf 2015. Wrth gyrraedd yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu diwallu heb gyfaddawdu ar allu cenedlaethau'r dyfodol i ddiwallu eu hanghenion eu hunain.

## **YMATEBION I'R YMGYNGHORIAD**

Cyngor Cymuned Llanfair Clydogau Community Council - Ni chafwyd dim ymateb

Priffyrdd - Dim Gwrthwynebiad yn Destun Amodau

Draenio Tir - Dim Gwrthwynebiad yn Destun Amodau

Ecoleg - Ni chafwyd dim ymateb

Cyfoeth Naturiol Cymru - Dim Gwrthwynebiad

Cafwyd un sylw gan drydydd parti oddi wrth Ymgyrch Diogelu Cymru Wledig yn nodi pryderon gan gynnwys pellter y sied arfaethedig o'r adeilad amaethyddol sy'n bodoli eisoes.

## **CASGLIAD**

Mae Adran 38 (6) Deddf 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 y Datblygiad**

Mae safle'r cais mewn lleoliad yng nghefn gwlad agored ac o ganlyniad, mae Polisi S04 y CDLI yn berthnasol. Fel y mae Polisi S04 yn nodi, yn 'Lleoliadau Eraill' rhaid iddo 'gydymffurfio â gofynion TAN 6'. Felly, er mwyn i egwyddor sied amaethyddol fod yn dderbyniol, rhaid bod cyfiawnhad rhesymol. Er mwyn helpu i benderfynu a oes cyfiawnhad rhesymol, gofynnwyd i holiadur amaethyddol gael ei gwblhau. Mae hyn yn nodi bod gan yr ymgeisydd 15.5 hectar. Ar y 15.5 hectar mae gan yr ymgeisydd 48 o ddefaid magu, 20 mamog gyfnwid ac 1 hwrdd ynghyd â 6 hectar wedi'u cadw ar gyfer cynydu. Mae adeilad amaethyddol sy'n bodoli eisoes ar y daliad (a roddwyd yn 2013). Mae hyn yn gyfagos i weddillion annedd sydd hefyd wedi cael caniatâd i adfer yr annedd (a roddwyd yn 2006). Oherwydd bod gan yr adeilad sy'n bodoli eisoes ddrws caead rholer, nid oedd yn bosibl gweld y tu mewn i'r adeilad yn ystod yr ymweliad safle. Fodd bynnag, cafwyd lluniau gan yr asiant ers hynny. Yn dilyn hyn, codir rhai pryderon ynghylch a oes cyfiawnhad rhesymol dros sied amaethyddol ychwanegol oherwydd nad yw rhannau o'r adeilad sy'n bodoli eisoes yn cael eu defnyddio at ddibenion amaethyddol h.y. cadw carafán. Felly, codir pryderon ynghylch a oes cyfiawnhad llawn dros egwyddor y datblygiad.

## **Lleoliad, Maint a Dyluniad**

Prif bryder y datblygiad arfaethedig yw ei leoliad. Mae'r adeilad arfaethedig i'w godi oddeutu 160m ar hyd Ffordd Dosbarth C y Sir. Mae'r adeilad sy'n bodoli eisoes wedi'i leoli yn gyfagos i weddillion yr annedd gyda mynediad hefyd wedi'i ffurfio. Dylai unrhyw adeilad newydd gael ei leoli yn gyfagos i'r adeilad sy'n bodoli eisoes ac ni ddylai gael ei leoli 160m i ffwrdd mewn lleoliad yng nghefn gwlad agored. Mae'r lleoliad arfaethedig mewn lleoliad amlwg yn gyfagos i'r C1164. Nodwyd ar hysbysiad penderfyniad y cais blaenorol (A200409 Cymeradwyaeth Ymlaen Llaw) na fydd dim adeilad arfaethedig yn cael ei leoli yn ei leoliad arfaethedig ac y bydd wedi'i leoli yn gyfagos i'r ffurf adeiledig sy'n bodoli eisoes. Trafodwyd hyn gyda'r ymgeisydd a'r asiant, fodd bynnag, nid ydynt am newid y lleoliad arfaethedig. Felly, ystyrir bod y lleoliad arfaethedig yn annerbyniol ac yn groes i Bolisiâu S04 a DM06 y CDLI a TAN 6.

Nid yw'r maint na'r defnyddiau a gynigir yn codi pryderon mawr. Pe bai'r adeilad arfaethedig mewn lleoliad addas, yna ni ystyrir bod y maint na'r defnyddiau yn achosi dim niwed.

## **Materion Eraill**

Mae safle'r cais wedi'i leoli yn Nalgylch Ardal Cadwraeth Arbennig Afon Teifi. Oherwydd bod natur y bwriad at ddibenion storio yn hytrach nag ar gyfer rhoi da byw dan do (gellir ei ddefnyddio o bosibl yn ystod ŵyna yn unig), ni ystyrir ei fod yn achosi cynnydd mewn crynhoad neu faint o ddŵr gwastraff.

Nid yw'r Awdurdod Priffyrdd Lleol na'r adran draenio tir wedi codi dim gwrthwynebiadau yn destun amodau.

## **Pwerau Dirprwyedig**

Mae'r Cynghorydd Odwyn Davies wedi datgan buddiant yn y cais.

### **ARGYMHELLIAD:**

Bod y cais yn cael ei wrthod am y rheswm a ganlyn:

1. Ystyrir bod lleoliad yr adeilad arfaethedig yn annerbyniol ac yn groes i Bolisiâu S04 a DM06 y CDLI a TAN 6 gan nad yw wedi'i leoli yn gyfagos i'r ffurf adeiledig sy'n bodoli eisoes a chan ei fod mewn lleoliad yng nghefn gwlad agored.

<b>Rhif y Cais / Application Reference</b>	A210121
<b>Derbyniwyd / Received</b>	05-02-2021
<b>Y Bwriad / Proposal</b>	Erection of an agricultural farm building
<b>Lleoliad Safle / Site Location</b>	Abermarlais, Cellan, Lampeter, SA48 8JD
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr E Davies, Abermarlais, Cellan, Lampeter, Ceredigion, SA48 8JD
<b>Asiant / Agent</b>	Mr A Morgan (Mesur), 16 Station Terrace, Lampeter, Ceredigion, SA48 7HH

## THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to an agricultural field located in an open countryside location. The application site has the following relevant planning history:

- A200409 Prior Approval. Erection of an agricultural shed for storage of hay. Permission required 25/06/2020.

## DETAILS OF DEVELOPMENT

Full planning permission is sought for the erection of an agricultural farm building. The application site is located approximately 160m from the existing agricultural building. The proposed agricultural building is to measure 13.7m in length and 6m in width providing a footprint of 82.2sqm. The proposed height of the building is to be 4.5m to eaves and 5.5m to ridge. The materials are to include box profile sheet walls and roof with steel doors.

## RELEVANT PLANNING POLICIES AND GUIDANCE

National Planning Policies

- Future Wales: The National Plan 2040
- Planning Policy Wales Edition 11 (February 2021)
- Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities (July 2010)

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

- S04 Development in 'Linked Settlements and Other Locations'
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM17 General Landscape
- LU30 Safeguarding

## OTHER MATERIAL CONSIDERATIONS

### CRIME AND DISORDER ACT 1998

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 Llanfair Clydogau Community Council - No Response Received

Highways - No Objection Subject to Conditions

Land Drainage - No Objection Subject to Conditions

Ecology - No Response Received

Natural Resources Wales - No Objection

One third party representation has been received from the Campaign for the Protection of Rural Wales noting concerns including the distance of the proposed shed from the existing agricultural building.

## **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 considerations indicate otherwise".

### **Principle of Development**

The application site is located within an open countryside location and consequently, Policy S04 of the LDP is applicable. As Policy S04 notes, in 'Other Locations' it must 'accord with the requirements of TAN 6'. Therefore, for the principle of an agricultural shed to be acceptable, there must be reasonable justification. To help in determining whether there is reasonable justification, it was requested that an agricultural questionnaire was completed. This notes that the applicant owns 15.5 hectares. On the 15.5 hectares the applicant has 48 breeding ewes, 20 flock replacements and 1 ram along with 6 hectares reserved for crops. There is an existing agricultural building on the holding (granted in 2013). This is adjacent to the remains of a dwelling which has also been granted permission for the reinstatement of the dwelling (granted in 2006). Due to the existing building having a roller shutter door, it was not possible to see inside the building during the site visit. However, photographs have since been received from the agent. Following this, some concerns are raised on whether there is reasonable justification for an additional agricultural shed due to parts of the existing building not being used for agricultural purposes i.e. storage of caravan. Therefore, concerns are raised on whether the principle of development is fully justified.

### **Siting, Scale and Design**

The main concern of the proposed development lies with its siting. The proposed building is to be erected approximately 160m along the County Class C Road. The existing building is located adjacent to the remains of the dwelling with an access also formed. Any new building should be located adjacent to the existing building and not located 160m away in an open countryside location. The proposed location is in a prominent location adjacent to the C1164. It was noted on the decision notice of the previous application (A200409 Prior Approval) that any proposed building shall not be located in its proposed location and shall be located adjacent to the existing built form. This has been discussed with the applicant and agent however, they do not wish to change the proposed siting. Therefore, the proposed siting is considered unacceptable and contrary to Policies S04 and DM06 of the LDP and TAN 6.

The scale and materials proposed do not raise large concerns. If the proposed building were to be suitably sited, then the scale and materials are not considered to cause any harm.

### **Other Matters**

The application site is located within the River Teifi SAC Catchment Area. Due to the nature of the proposal being for storage purposes rather than for housing livestock (may possibly be used during lambing only), it is not considered to cause an increase in concentration or amount of wastewater.

The LHA and land drainage have raised no objections subject to conditions.

**Delegated Powers**

Cllr Odwyn Davies has declared an interest in the application.

**RECOMMENDATION:**

The application be refused for the following reason:

1. The siting of the proposed building is considered unacceptable and contrary to Policies S04 and DM06 of the LDP and TAN 6 as it is not located adjacent to the existing built form and is within an open countryside location.

## 2.3. A210575





<b>Rhif y Cais / Application Reference</b>	A210575
<b>Derbyniwyd / Received</b>	11-06-2021
<b>Y Bwriad / Proposal</b>	Re-surfacing of the existing car park, allocation of 30 parking spaces for the hotel (as required under condition 4 of planning permission A190141) and associated works.
<b>Lleoliad Safle / Site Location</b>	St Michael's Church Car Park, Laura Place, Aberystwyth, SY23 2AU
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr J O'Rourke (Prifysgol Aberystwyth University), Prifysgol Aberystwyth University Penglais, Aberystwyth, SY23 3FL
<b>Asiant / Agent</b>	Mr Dylan Green (Asbri Planning), Asbri Planning Ltd, Unit 9, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

## Y SAFLE A HANES PERTHNASOL

Mae'r safle sy'n rhan o'r cais hwn o fewn tir Eglwys Sant Mihangel a'r Holl Angylion yn Aberystwyth.

Mae'r Eglwys yn adeilad rhestredig gradd II, sydd hefyd yn ardal gadwraeth Aberystwyth.

Mae amgylchoedd y safle yn gyfoethog o ran gwerth treftadaeth, sy'n cynnwys Castell Aberystwyth sy'n heneb gofrestredig, Yr Hen Goleg sy'n adeilad rhestredig gradd I, ynghyd â nifer o adeiladau rhestredig gradd II\* a gradd II, yn fwyaf nodedig Maes Lowri sydd yn uniongyrchol i'r gogledd-ddwyrain ac i'r de o'r safle.

O ran yr hanes cynllunio, gwnaed y ceisiadau canlynol yn yr Eglwys o'r blaen:

- 891899 – Estyniad i ddarparu cyfleusterau toiled ac addasiadau mewnol – Eglwys Sant Mihangel, Maes Lowri, Aberystwyth. Cymeradwywyd yn destun amodau – 31-1-1990.
- 891900 – Addasiadau mewnol ac estyniad – Eglwys Sant Mihangel, Aberystwyth. Tynnwyd yn ôl – 18-1-1990.
- 960187 – Estyniad i'r maes parcio – Eglwys Sant Mihangel. Cymeradwywyd yn destun amodau – 11-4-1996.
- A040618AV – Arddangos arwyddion – Eglwys Sant Mihangel, Aberystwyth. Caniatâd wedi'i roi – 5-8-2004.
- A061031 - Gosod antenau, dysgl a blychau telathrebu, yn nhŵr cloch yr Eglwys - Eglwys Sant Mihangel, Maes Lowri, Aberystwyth. Gwrthodwyd - 29-3-2007.
- A070347LB – Adeiladu Canolfan Dreftadaeth Gristnogol ddeulawr yn ymgorffori adeilad y Festri a fydd yn ffurfio'r ardal astudio – Eglwys Sant Mihangel, Maes Lowri, Aberystwyth. Gwrthodwyd ar apêl – 9-1-2008.
- A070369 – Codi adeilad newydd ac addasu adeilad festri yn Ganolfan Dreftadaeth Gristnogol – Eglwys Sant Mihangel, Maes Lowri, Aberystwyth. Gwrthodwyd ar apêl – 9-1-2008.
- A080840LB – Codi llechen Gymreig – Cyn festri i ail Eglwys Sant Mihangel, Aberystwyth. Caniatâd wedi'i roi – 12-11-2008.
- A090752 – Cadw ac aildddefnyddio (gan gynnwys ail-doi ac ail-bwyntio) gweddillion adfeiliedig oedd yn bodoli eisoes i Eglwys flaenorol Sant Mihangel. Adeiladu elfen unllawr atodedig o'r newydd gyda thirweddau a pharcio cysylltiedig i ddarparu Canolfan Dreftadaeth Gristnogol Gymreig a Chaffi – Eglwys Sant Mihangel, Maes Lowri, Aberystwyth. Gwrthodwyd – 15-2-2010.
- A090753LB – Cadw ac aildddefnyddio (gan gynnwys ail-doi ac ail-bwyntio) gweddillion adfeiliedig oedd yn bodoli eisoes i Eglwys flaenorol Sant Mihangel. Adeiladu elfen unllawr atodedig o'r newydd gyda thirweddau a pharcio cysylltiedig i ddarparu Canolfan Dreftadaeth Gristnogol Gymreig a Chaffi – Eglwys Sant Mihangel, Maes Lowri, Aberystwyth. Gwrthodwyd – 15-2-2010.
- A110149 – Gwaith cadwraeth, addasu ac ychwanegu elfen unllawr a adeiledir o'r newydd i'w haildddefnyddio - Eglwys Sant Mihangel, Maes Lowri, Aberystwyth. Gwaredwyd Erthygl 25(11) a – 8-3-2011.
- A110150LB – Gwaith cadwraeth, addasu ac ychwanegu elfen unllawr a adeiledir o'r newydd i'w haildddefnyddio - Eglwys Sant Mihangel, Maes Lowri, Aberystwyth. Tynnwyd yn ôl 8-3-2011.

- A120782LB – Addasu ac ychwanegu elfen unllawr newydd i'w hailddefnyddio – Cyn Festri, Eglwys Sant Mihangel, Maes Lowri, Aberystwyth. Rhoddwyd caniatâd 13-2-13.

## **MANYLION Y DATBLYGIAD**

Mae'r cais hwn yn gofyn am ganiatâd cynllunio llawn ar gyfer ail-ddylunio ac arwynebu'r maes parcio sy'n bodoli eisoes sydd o fewn cwrtil yr Eglwys.

Gwnaed y cais gan Brifysgol Aberystwyth ac fe'i gwnaed mewn ymateb i'r caniatâd cynllunio llawn a roddwyd eisoes ar gyfer ailldatblygu'r Hen Goleg (gweler cyfeirnod cais cynllunio A190141). Mae'r caniatâd hwn yn caniatáu ar gyfer canolfan arddangos, man dysgu, canolbwynt ar gyfer cychwyn busnesau, gwesty bwtic a chyfleusterau cynadledda yn y coleg.

Mae amod rhif 4 caniatâd cynllunio A190141 yn ei gwneud yn ofynnol i 30 o leoedd parcio ceir gael eu dyrannu ym maes parcio Eglwys Sant Mihangel, cyn dechrau'r defnyddion a gymeradwywyd. Felly mae'r cais cyfredol hwn mewn ymateb i ofyniad amod rhif 4.

Cafodd yr Awdurdod Cynllunio Lleol hefyd gais cyfatebol am ganiatâd adeilad rhestredig ar gyfer y gwaith arfaethedig (gweler cyfeirnod A210576).

Mae'r cais am ganiatâd adeilad rhestredig eisoes wedi'i atgyfeirio at CADW ac wedi'i ystyried ganddynt ac maent wedi cadarnhau nad oes angen atgyfeirio'r cynlluniau at Lywodraeth Cymru. O ganlyniad, mae'r caniatâd adeilad rhestredig eisoes wedi'i roi gan yr Awdurdod Cynllunio Lleol.

## **POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL**

### **Polisi Cynllunio Cenedlaethol Perthnasol**

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (Rhifyn 11, Chwefror 2021)
- TAN 5 Cynllunio a Chadwraeth Natur (2009)
- TAN12 Dylunio (2016)
- TAN18 Trafnidiaeth (2007)
- TAN23 Datblygu Economaidd (2014)
- TAN24 Yr Amgylchedd Hanesyddol (2017)

### **Polisi Cynllunio Lleol Perthnasol**

Mae'r polisïau Cynllun Datblygu Lleol hyn yn berthnasol wrth benderfynu ar y cais hwn:

- S01 - Twf Cynaliadwy
- S02 – Datblygu mewn Canolfannau Gwasanaethau Trefol
- DM06 – Dylunio a Chreu Lleoedd o Safon Uchel
- DM07 – Ardaloedd Cadwraeth
- DM09 – Dylunio a Symud
- DM10 – Dylunio a Thirweddu
- DM13 – Systemau Draenio Cynaliadwy
- DM14 – Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 – Cadw Bioamrywiaeth Leol
- DM17 - Y Dirwedd yn Gyffredinol
- DM19 – Y Dirwedd Hanesyddol a Diwylliannol

### **Canllawiau Cynllunio Atodol perthnasol a fabwysiadwyd:**

- Safonau Parcio Cyngor Sir Ceredigion (2015)
- CSC Amgylchedd Adeiledig a Dylunio (2015)
- CSC Cadwraeth Natur (2015)

## **YSTYRIAETHAU PERTHNASOL ERAILL**

### **DEDDF TROSEDD AC ANHREFN 1998**

Mae Adran 17(1) Deddf 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 droseddau ac anhrefn o fewn ei ardal, a'r angen i wneud popeth o fewn ei allu i atal trosedd ac anhrefn yn ei ardal. Mae'r ddyletswydd honno wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai dim cynnydd sylweddol nac 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 oed; anabledd; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw dyledus i hybu 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.

Rhodddwyd ystyriaeth ddyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt sy'n fwy nag ar 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 i gyflawni'r saith nod llesiant yn y Ddeddf. Paratowyd yr adroddiad hwn wrth ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodir yn Neddf 2015. Wrth gyrraedd yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu diwallu heb gyfaddawdu ar allu cenedlaethau'r dyfodol i ddiwallu eu hanghenion eu hunain.

## **YMATEBION YMGYNGHORI**

- Priffyrdd a Gwasanaethau Amgylcheddol Cyngor Sir Ceredigion (Priffyrdd) – Dim gwrthwynebiad, yn destun amodau.
- Priffyrdd a Gwasanaethau Amgylcheddol Cyngor Sir Ceredigion (Draenio Tir) – Dim gwrthwynebiad, yn destun amodau. Mae cais SDCau wedi'i gyflwyno ac yn y broses.
- Cyngor Tref Aberystwyth – Dim gwrthwynebiad ond hoffai'r Cyngor Tref weld

A) Arwyneb ecogyfeillgar mwy hydraiddd yn lle tarmac e.e. briciau concrit sy'n caniatáu tyfiant a;

B) Mwy o wyrddni e.e. plannu cwpl o goed brodorol

- Ymddiriedolaeth Archaeolegol Dyfed – Dim gwrthwynebiad yn destun amodau.

Cafwyd un sylw gan drydydd parti mewn perthynas â chais cynllunio A210575, sy'n codi gwrthwynebiad am y rhesymau a ganlyn:

- Nid yw'r cais yn cynnwys yr is-orsaf drydanol.
- Yn poeni bod dau bwynt ar gyfer cerbydau trydan yn annigonol.

Cafwyd sylw gan drydydd parti hefyd mewn perthynas â chais caniatâd adeilad rhestredig A210576. Fodd bynnag, bydd y sylw yn cael ei ystyried o dan y cais cynllunio llawn hwn yn lle, gan ei fod yn codi materion yn ymwneud â chynllunio ac nid materion a fyddai wedi ymwneud â'r cais am ganiatâd adeilad rhestredig. Mae'r materion a godwyd fel a ganlyn:

- Seilwaith annigonol o ran cerbydau trydan ac effaith ar fusnesau a thrigolion lleol.
- Cynlluniau yn eisiau o ran is-orsaf angenrheidiol i ateb y costau o ran cerbydau trydan a'r galw am ddatblygu gwesty.

## **CASGLIAD**

Mae Adran 38 (6) Deddf 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".*

Un o'r materion allweddol wrth ystyried y cais yw effaith y cynlluniau ar bwysigrwydd hanesyddol a phensaernïol yr adeilad rhestredig ei hun (yr ymdriniwyd â hi yn bennaf o dan y cais cyfatebol am ganiatâd adeilad rhestredig) ond hefyd effaith debygol y gwaith ar leoliad yr adeilad a'i gyd-destun ehangach sydd o werth uchel o safbwynt treftadaeth.

Mae adrannau 16 a 66 Deddf Adeiladau Rhestredig ac Ardaloedd Cadwraeth 1990 yn ei gwneud yn ofynnol i awdurdodau sy'n ystyried ceisiadau am ganiatâd cynllunio a / neu ganiatâd adeilad rhestredig ar gyfer gwaith sy'n effeithio ar adeilad rhestredig roi sylw arbennig i rai materion, gan gynnwys dymunoldeb diogelu lleoliad yr adeilad.

Mae'r Datganiad Cynllunio ac Asesiad yr Effaith ar Dreftadaeth a gyflwynwyd yn cydnabod y byddai'r bwriad yn arwain at gollu man gwyrrdd yng nghornel ogledd-ddwyreiniol mynwent yr eglwys, sy'n cynrychioli rhan o'r man agored a oedd unwaith yn Erddi Lowri.

Serch hynny, mae'r cyflwyniad o'r farn na fyddai dim niwed sylweddol yn cael ei achosi i'r adeilad rhestredig nac i leoliad ehangach y grŵp.

Bydd plannu o'r newydd yn gwneud iawn am y golled hon a byddai'r bwriad yn arwain at ffurfioli a gwella maes parcio sy'n is-safonol ar hyn o bryd.

Byddai'r bwriad hefyd yn cynorthwyo i adfywio adeilad yr Hen Goleg a dod ag ef yn ôl i'w aildefnyddio'n fuddiol.

Mae'r Awdurdod Cynllunio Lleol yn cytuno â'r safbwyntiau a amlinellir yn Asesiad yr Effaith ar Dreftadaeth ac yn cytuno bod y cynlluniau yn dderbyniol ac na fyddent yn arwain at ddim niwed sylweddol i'r adeilad rhestredig ei hun nac i'r lleoliad ehangach. Mae'r bwriad yn debygol o arwain at wella golwg y cwrtil a bydd yn gweithredu fel un o'r catalyddion yn ailddatblygiad yr Hen Goleg. Felly, ystyrir bod y cynlluniau yn dderbyniol o safbwynt treftadaeth ac mae'r farn hon wedi'i hategu gan benderfyniad CADW i beidio ag atgyfeirio'r cais am ganiatâd adeilad rhestredig at Lywodraeth Cymru. Felly ystyrir bod y cynlluniau yn cydymffurfio â'r polisiau cenedlaethol a lleol a nodir uchod.

Fodd bynnag, mae chwiliad gan Ymddiriedolaeth Archaeolegol Dyfed wedi datgelu bod y safle dan sylw yn agos iawn at weddillion y Castell canoloesol o bwys cenedlaethol yn Aberystwyth (PRN CD008). Cofnodir hefyd fod llawer o'r ardal o amgylch yr eglwys bresennol yn safle hen fynwent (PRN 100624). Yn ogystal, credir bod y capel canoloesol gwreiddiol yn ogystal â strwythur diweddarach o'r 18fed ganrif a godwyd i gymryd lle'r adeilad cynharach, wedi'u lleoli gerllaw.

Yn dilyn hynny, mae'n bosibl y gall dyddodion claddedig, gan gynnwys y posibilrwydd o weddillion dynol, ymestyn i ardal y cais a chael eu difrodi neu eu dinistrio. Felly, er mwyn diogelu buddiannau archaeolegol posibl, mae Ymddiriedolaeth Archaeolegol Dyfed yn argymhell os rhoddir caniatâd y dylid atodi amod Cynllun Ymchwilio Ysgrifenedig. Nid oes gan yr Awdurdod Cynllunio Lleol wrthwynebiad i osod amod o'r fath.

Cafwyd sylwadau gan drydydd partiön sy'n gwrthwynebu'r cais am ddau reswm, sef seilwaith annigonol o ran cerbydau trydan ac nad yw'r cyflwyniad yn cynnwys dim manylion am yr is-orsaf angenrheidiol.

Mae dau bwynt ar gyfer gwefru cerbydau trydan yn cael eu darparu fel rhan o'r cynllun, sy'n caniatáu i 4 car wefru ar unrhyw un adeg. Fodd bynnag, mae'r Brifysgol wedi cadarnhau y gellir gwneud darpariaethau i gynyddu nifer y pwyntiau ar gyfer gwefru cerbydau trydan, pe bai'r galw yn dangos bod angen rhagor yn y dyfodol.

Mae'r cynrychiolwyr trydydd parti yn wir yn gywir yn yr ystyr bod angen is-orsaf ar gyfer ailddatblygu'r Hen Goleg, ond nid yw'r cais sydd gerbron yr Awdurdod Cynllunio Lleol ar hyn o bryd yn cynnig is-orsaf drydanol fel rhan o'r cynllun cyfredol hwn ac felly byddai'n afresymol i'r Awdurdod Cynllunio Lleol wrthod cais am ganiatâd cynllunio ar y sail nad yw'r seilwaith hwn wedi'i gynnwys.

Mae'r Brifysgol o'r farn bod cwrtil Eglwys Sant Mihangel yn lleoliad anaddas ar gyfer yr is-orsaf, gan ei bod yn debygol o fod yn niweidiol i gymeriad yr ardal pe bai wedi'i lleoli yma. Mae strwythur o'r fath yn debygol o gael effaith negyddol ar leoliad yr Eglwys, yn ogystal â'r eiddo rhestredig ar hyd Maes Lowri a Chastell Aberystwyth. Mae'r Awdurdod Cynllunio Lleol yn cytuno â'r farn hon.

O ganlyniad, mae'r Brifysgol wedi cadarnhau bod lleoliadau amgen a mwy ffafriol eraill yn cael eu ceisio i ddarparu'r is-orsaf. Felly ystyrir bod y gwrthwynebiad yn amherthnasol i'r cais penodol hwn gan nad yw is-orsaf yn cael ei chynnig fel rhan o'r cynllun.

O ran y sylwadau a wnaed gan Gyngor Tref Aberystwyth, mae gorffeniad yr arwyneb ar hyn o bryd ar gyfer y maes parcio yn cynnwys tarmac yn uniongyrchol o amgylch yr eglwys, a graean wedi'i rwympo â chlai dros weddill ardal y maes parcio. Fel rhan o'r cais hwn, mae'r Brifysgol yn cynnig darnau newydd o arwyneb glaswelltog yn gyfagos i'r eglwys yn ogystal â gerddi dŵr glaw, a fydd yn gweithredu fel nodweddion SDCau i ganiatáu mwy o ymdreiddiad tra hefyd yn darparu cyfeintiau storio i leihau'r gollyngiad i ddraeniau presennol y briffordd. Mae hyn hefyd yn cyflwyno ardaloedd tirweddu i leddfau effaith datblygu ac i ganiatáu mwy o gyfleoedd ar gyfer gwelliannau o ran bioamrywiaeth. Bydd gweddill y gwaith arwynebu yn cynnwys asffalt hydraidd gyda cherrig palmant â chelloedd agored ar gyfer gwesty'r maes parcio a fydd yn bwydo i strategaeth y SDCau. Mae'r defnyddiau hyn yn cael eu hystyried fel y deunyddiau a ffefrir o safbwynt peirianeg a chynnal a chadw hirdymor a dyma hefyd y gellir ei ddarparu o ran ymarferoldeb a'r gyllideb sydd ar gael.

Yn olaf, nid oes dim gwrthwynebiadau o safbwynt priffyrdd, draenio, ecolegol nac amwynder.

I gloi felly ac yn sgil y sylwadau uchod, cyflwynir argymhelliad ffafriol i aelodau'r Pwyllgor Rheoli Datblygu.

**ENW'R AELOD LLEOL:** Y Cynghorydd Endaf Edwards

**RHESYMAU A RODDWDYD GAN YR AELOD LLEOL DROS OFYN I'R PWYLLGOR RHEOLI DATBLYGU YSTYRIED Y CAIS:**

- Mae'r Cynghorydd Edwards wedi datgan buddiant yn y cais cynllunio hwn ac felly mae'n rhaid i'r Pwyllgor Rheoli Datblygu ei benderfynu, yn unol â chyfansoddiad Cyngor Sir Ceredigion.

## **ARGYMHELLIAD**

Cymeradwyo, yn destun amodau.

<b>Rhif y Cais / Application Reference</b>	A210575
<b>Derbyniwyd / Received</b>	11-06-2021
<b>Y Bwriad / Proposal</b>	Re-surfacing of the existing car park, allocation of 30 parking spaces for the hotel (as required under condition 4 of planning permission A190141) and associated works.
<b>Lleoliad Safle / Site Location</b>	St Michael's Church Car Park, Laura Place, Aberystwyth, SY23 2AU
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr J O'Rourke (Prifysgol Aberystwyth University), Prifysgol Aberystwyth University Penglais, Aberystwyth, SY23 3FL
<b>Asiant / Agent</b>	Mr Dylan Green (Asbri Planning), Asbri Planning Ltd, Unit 9, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

## THE SITE AND RELEVANT PLANNING HISTORY

The site which pertains to this application lies within the grounds of the St. Michael and All Angels Church in Aberystwyth.

The Church is a grade II listed building, which also lies within the Aberystwyth conservation area.

The site surroundings are rich in terms of heritage value, comprising of Aberystwyth Castle which is a scheduled ancient monument (SAM), The Old College which is a grade I listed building, along with numerous grade II\* and grade II listed buildings, most notably Laura Place which lies immediately to the north-east and south of the site.

In terms of the planning history, the following applications have previously been made at the Church:

- 891899 – Extension to provide toilet facilities and internal alterations – St. Michael's Church, Laura Place, Aberystwyth. Approved subject to conditions – 31-1-1990.
- 891900 – Internal alterations and extension – St. Michael's Church, Aberystwyth. Withdrawn – 18-1-1990.
- 960187 – Extension to carpark – St. Michaels Church. Approved subject to conditions – 11-4-1996.
- A040618AV – Display of signage – St. Michael's Church, Aberystwyth. Consent granted – 5-8-2004.
- A061031 – Installation of telecoms antennas, dish & cabinets in bell tower of Church – St. Michaels Church, Laura Place, Aberystwyth. Refused – 29-3-2007.
- A070347LB – Construction of a two storey Christian Heritage Centre incorporating the Vestry building which will form the study area – St. Michaels Church, Laura Place, Aberystwyth. Dismissed on appeal – 9-1-2008.
- A070369 – Erection of new building & conversion of vestry building to Christian Heritage Centre – St. Michaels Church, Laura Place, Aberystwyth. Dismissed on appeal – 9-1-2008.
- A080840LB – Erection of a Welsh slate plaque – Former vestry to the second St. Michael's Church, Aberystwyth. Consent granted – 12-11-2008.
- A090752 – Conservation and reuse (including re-roofing and repointing) of existing dilapidated / ruined remains to the previous St. Michaels Church. Construction of attached single storey new-build element with associated landscaping and parking to provide Welsh Christian Heritage Centre and Café – St. Michaels Church, Laura Place, Aberystwyth. Refused – 15-2-2010.
- A090753LB – Conservation and reuse (including re-roofing and repointing) of existing dilapidated / ruined remains to the previous St. Michaels Church. Construction of attached single storey new-build element with associated landscaping and parking to provide Welsh Christian Heritage Centre and Café – St. Michaels Church, Laura Place, Aberystwyth. Refused – 15-2-2010.
- A110149 – Conservation works, conversion and addition of new-build single-storey element for reuse – St. Michaels Church, Laura Place, Aberystwyth. Disposed of Article 25(11)a – 8-3-2011.
- A110150LB – Conservation works, conversion and addition of new-build single-storey element for reuse – St. Michaels Church, Laura Place, Aberystwyth. Withdrawn 8-3-2011.
- A120782LB – Conversion and addition of new single storey element for reuse – Former Vestry, St. Michael's Church, Laura Place, Aberystwyth. Consent granted 13-2-13.

## **DETAILS OF DEVELOPMENT**

This application seeks full planning permission for the re-design and re-surfacing of the existing car park area which lies within the curtilage of the Church.

The application has been made by Aberystwyth University and is made in response to the full planning permission which has already been granted for the re-development of the Old College (see planning application reference A190141). This permission allows for an exhibition centre, place of learning, a hub for business start-ups, boutique hotel and conference facilities at the college.

Condition no.4 of planning permission A190141 requires 30 car parking spaces to be allocated within St. Michaels Church car park, prior to the commencement of the approved uses. This current application is therefore in response to the requirement of condition no.4.

The Local Planning Authority also received a corresponding application for listed building consent (LBC) for the proposed works (see reference A210576).

The LBC application has already been referred to and considered by CADW and they have confirmed that the proposals do not need to be referred to the Welsh Government. Consequently, the listed building consent has already been issued by the Local Planning Authority.

## **RELEVANT PLANNING POLICIES AND GUIDANCE**

### **Relevant National Planning Policy**

- Future Wales: The National Plan 2040
- PPW Planning Policy Wales (Edition 11, February 2021)
- TAN 5 Nature Conservation and Planning (2009)
- TAN12 Design (2016)
- TAN18 Transport (2007)
- TAN23 Economic Development (2014)
- TAN24 The Historic Environment (2017)

### **Relevant Local Planning Policy**

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

- S01 - Sustainable Growth
- S02 – Development in Urban Service Centres (USCs)
- DM06 – High Quality Design and Placemaking
- DM07 – Conservation Areas
- DM09 – Design and Movement
- DM10 – Design and Landscaping
- DM13 – Sustainable Drainage Systems
- DM14 – Nature Conservation and Ecological Connectivity
- DM15 – Local Biodiversity Conservation
- DM17 - General Landscape
- DM19 – Historic and Cultural Landscape

### **Relevant adopted Supplementary Planning Guidance:**

- Ceredigion County Council Parking Standards (2015)
- CCC Built Environment and Design (2015)
- CCC Nature Conservation (2015)

## **OTHER MATERIAL CONSIDERATIONS**

### **CRIME AND DISORDER ACT 1998**

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**

- CCC Highways & Environmental Services (Highways) – No objection, subject to conditions.
- CCC Highways & Environmental Services (Land Drainage) – No objection, subject to conditions. A SuDS application has been submitted and is in process.
- Aberystwyth Town Council – No objection but the Town Council would like to see

A) A more permeable eco-friendly surface instead of tarmac e.g. concrete bricks which allow growth and;

B) More greenery e.g. a couple of native trees planted

- Dyfed Archaeological Trust (DAT) – No objection subject to conditions.

One third party representation has been received in respect of planning application A210575, which raises an objection on the following grounds:

- The application does not include the electrical substation.
- Concerned that two EV points is inadequate.

A third party representation was also received in relation to listed building consent application A210576. However the representation will be considered under this full planning application instead, as it raises planning related issues and not issues which would have concerned the LBC application. The issues raised are as follows:

- Inadequate EV infrastructure and impact on local business and residents.
- Missing plans of necessary substation to meet the EV charges and hotel development demand.

## **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 considerations indicate otherwise".*

One of the key issues in the consideration of the application is the impact of the proposals upon the historical and architectural importance of the listed building itself (*which has primarily been dealt with under the corresponding LBC application*) but also the likely impact of the works upon the setting of the building and its wider context which is of high heritage value.

Sections 16 and 66 of the Listed Buildings and Conservation Areas Act 1990 require authorities considering applications for planning permission and / or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

The submitted Planning Statement and Heritage Impact Assessment (HIA) acknowledges that the proposal would result in the loss of green space within the north-eastern corner of the Churchyard, which represents part of the open space that was once Laura Gardens.



The submission is nevertheless of the opinion that no significant harm would be caused to the listed building nor to the wider setting of the group.

New planting will compensate for this loss and the proposal would result in a currently sub-standard car park being formalised and improved.

The proposal would also aid in regenerating the Old College building and bringing it back into beneficial re-use.

The LPA concurs with the views outlined in the HIA and agrees that the proposals are acceptable and would not result in any significant harm to the listed building itself nor to the wider setting. The proposal is likely to result in an improvement to the appearance of the curtilage and will act as one of the catalysts in the re-development of the Old College. It is therefore considered that the proposals are acceptable from a heritage perspective and this view has been supported by CADW's decision not to refer the LBC application to the Welsh Government. The proposals are therefore considered to be in compliance with the national and local policies set out above.

A search by the Dyfed Archaeological Trust has revealed however that the site in question lies within immediate proximity to the remains of the nationally important medieval Castle at Aberystwyth (PRN CD008). Much of the area around the current church is also recorded to be the site of a former graveyard (PRN 100624). In addition, both the original medieval chapel as well as a later 18th century structure constructed to replace the earlier building, are thought to have been located nearby.

Subsequently, it is conceivable that buried deposits, including the possibility of human remains, may extend into the application area and become damaged or destroyed. Therefore, in order to protect potential archaeological interests, the Dyfed Archaeological Trust recommend that should consent be given that a Written Scheme of Investigation (WSI) condition be attached. The Local Planning Authority has no objection to such a condition being imposed.

Third party representations have been received which object to the application on two grounds, namely inadequate EV infrastructure and that the submission includes no details of the necessary substation.

There are two EV charging points being delivered as part of the scheme, which allows 4 cars to charge at any one time. However, the University has confirmed that provisions can be made to increase the amount of EV charging points, should demand demonstrate that more are required in the future.

The third party representatives are indeed correct in that a substation is required for the re-development of the Old College, however the application currently before the LPA does not propose an electrical substation as part of this current scheme and it would therefore be unreasonable for the LPA to refuse an application for planning permission on the grounds that this infrastructure has not been included.

The University are of the opinion that the curtilage of St. Michaels Church is an unsuitable location for the substation, as it is likely to be detrimental to the character of the area should it be sited here. Such a structure is likely to have a negative effect on the setting of the Church, as well as the listed properties along Laura Place and Aberystwyth Castle. The LPA concur with this view.

Consequently, the University has confirmed that other alternative and more favourable positions are being sought to deliver the substation. The objection is therefore considered to be irrelevant to this particular application as a substation is not being proposed as part of the scheme.

In respect of the comments made by Aberystwyth Town Council, the existing surface finish for the car park comprises of tarmac immediately around the church, and a gravel bound with clay over the remainder of the car park area. As part of this application, the University are proposing new areas of grassed surface adjacent to the church as well as rainwater gardens, which will act as SuDS features to allow increased infiltration whilst also providing storage volumes to lessen the discharge into the existing highway drains. This also introduces areas of landscaping to soften the impact of development and to allow increased opportunities for biodiversity enhancements. The remainder of the resurfacing works will comprise of permeable asphalt with open cell pavers for the car park hotel which will feed into the SuDS strategy. These materials are considered the preferred materials from an engineering and a long-term maintenance perspective and this is also what can be delivered in terms of viability and the budget that is available.

Finally, there are no objections from a highways, drainage, ecological or amenity perspective.

In conclusion therefore and in light of the above comments, a favourable recommendation is presented to members of the DC Committee.

**NAME OF LOCAL MEMBER:** Cllr. Endaf Edwards

**REASONS GIVEN BY THE LOCAL MEMBER FOR REQUESTING THAT THE APPLICATION BE CONSIDERED BY THE DEVELOPMENT CONTROL COMMITTEE:**

- Cllr. Edwards has declared an interest in this planning application and therefore it must be determined by the Development Control Committee, in accordance with Ceredigion County Council's constitution.

**ARGYMHELLIAD / RECOMMENDATION:**

Approve, subject to conditions.

## 3. Diprwydedig/Delegated

02-09-2021 - 06-10-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A181119	Ieuan Davies (TI Davies & Son)	Erection of 2 Bungalows with Integral Garages.	Plots 10 and 11 adjacent Preswylfa, Penparc, Cardigan.	Gwrthodwyd / Refused	28-09-2021
2	A200597	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	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-09-2021
3	A201001	Mr Tom Pritchards	Extension to dwelling	Maelfa Crannog Uchaf, Llangrannog, SA44 6SH	Caniatawyd gydag Amodau / Approved Subject to Conditions	27-09-2021
4	A201005	Mr Elfyn Tandy	Proposed open market dwelling to include installation of vehicular access and package treatment plant.	Land adj to Blaenllaw, Bethania, SY23 5NP	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	20-09-2021
5	A201077	Mr A Ballard (Aberystwyth Holiday Village)	Erection of 2no. Managers dwellings and associated works to be used in connection with existing holiday park	Land at Aberystwyth Holiday Village, Penparcau Road, Aberystwyth.	Tynnwyd yn ôl / Withdrawn	28-09-2021
6	A201079	Mr Ieuan Davies (TI Davies & Son)	removal / Variation of condition 2 (approved plans) of planning permission A021365	Plot 33 & 34 Maesydderwen, Cardigan, SA43 1PE	Tynnwyd yn ôl / Withdrawn	23-09-2021
7	A210033	Mr A Holloway	Variation of condition 3 of planning permission A170114 to allow for an extension of time to submit Reserved Matters.	Land at Maes Wyre, Llanrhystud. SY23 5AH	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-09-2021
8	A210101	Mr Nigel Davies	Proposed outline consent for land adjacent Gwili Jones & Sons amounting to 1.41ha in total for part A1, B1, B2 & B8 use, along with access improvements a total area of 0.25ha	Land Adjoining Gwili Jones & Sons Maes Y Felin Business Park, Lampeter, SA48 8LS	Dychwelwyd yn annilys / Returned Invalid	21-09-2021
9	A210112	Mr A Jenkins	Erection of an agricultural shed for housing stock.	Pentrefelin, Talsarn, Lampeter, SA48 8QE	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-09-2021
10	A210125	Ms A Payne	Change of use of existing industrial unit into a swim hub, class D2 use	Unit 5.5 & 5.6 Parc Merlin, Glanrafon Industrial Estate, Llanbadarn Fawr, Aberystwyth, SY23 3JQ	Tynnwyd yn ôl / Withdrawn	23-09-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
11	A210141	Mr and Mrs P & S Loxdale (Castle Hill Estate Discretionary Trust)	Proposed alterations to the existing dwelling. Demolition of the existing front porch and part rear annexe. Removing and raising the roof over the rear annexe area. New front porch extension along with a new single storey extension to the front elevation.	Rhandir Isaf, Llanguwryfon, Aberystwyth, SY23 4SW	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-09-2021
12	A210143	Mr J Ellis-Jones (Ellis D & B Limited)	Residential development comprising 6x 2-bedroom self-contained apartments	Land adjacent to The Marina, Aberystwyth	Gwrthodwyd / Refused	28-09-2021
13	A210155	Mr M E M & C R Morgan (MEM & CR Morgan)	Replacement above earth banked nutrient store.	Tynbeili, Llanrhystud, SY23 5BE	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-09-2021
14	A210182	DI & SE Jenkins	Milking parlour and associated works.	Tyllwyd, Maestir Road, Lampeter, SA48 7PA	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-09-2021
15	A210193	Ms Christina Keogh	A mobile burger van which is currently sited to the front left of EDASF's car park.	E H Factors, Units 1-2 Garth Garage, Penrhiwllan, SA44 5NW	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-09-2021
16	A210228	Mrs Miah	Erection of a dwelling	Haulfryn, Penparc, Cardigan. SA43 1RE	Tynnwyd yn ôl / Withdrawn	30-09-2021
17	A210247	Mr D Jones	Erection of roof covered yard and implement and storage building.	Pantlleiniau, Bontnewydd, Aberystwyth, SY23 4JN	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-09-2021
18	A210248	Mr and Mrs S & M Owen	Proposed new roof over an existing concrete yard.	Tynddraenen, Swyddffynnon, Ystrad Meurig, SY25 6AL	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-09-2021
19	A210256	(Home Office)	The installation of a 40m lattice mast, supporting 3 no antenna and 2 no 600mm dishes, together with ground based comprising foul weather equipment cabin, 1 no meter cabinet, a permanent generator and a 1.2m satellite dish and ancillary development thereto within a secure fenced compound.	Land at Bryn Gwyn, Forestry Track, Nant y Moch Reservoir, SY23 3AG	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-09-2021
20	A210284	Mr and Mrs J Greenway	Variation of condition 1 and 3 of planning permission A180082 - Extension of time for the submission for approval of Reserved Matters	Land adjacent to The Captains House, Dolybont, Aberystwyth. SY24 5LX	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-09-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
21	A210296	Mr A Lewis	Demolition of building and erection of new roof over existing yard.	Penybont, Tregaron. SY25 6LG	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-09-2021
22	A210311	Mr E Jones	Replacement of 3no windows with new timber double glazed windows to match existing.	Capel Ffynnon, Pentregat. SA44 6HW	Caniatâd wedi ei roi / Consent Granted	28-09-2021
23	A210338	Mr James Lynch	Application to vary conditions on planning permission A180580 consisting of variation of condition 2 to amend the design of the scheme, variation of conditions 4, 8, 11 to address further information requirements, removal of condition 16 (SudS) and variation of conditions 20, 21, 22 and 23 to provide ensure flexibility in use.	Cambrian Quay, Cardigan, SA43 1EZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-10-2021
24	A210389	Mr Roderick Marsden	Change of Use of a Drop in Centre D1 to Offices A2	11 Baker Street Baker Street, Aberystwyth, SY23 2BJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-09-2021
25	A210391	Mr and Mrs Skinner	Self-contained annexe to existing dwelling	Garfield House High Street, Llandysul, SA44 4DL	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-09-2021
26	A210406	Mr K Jones-Mayers	Construction of a storage shed	Angorfa, Cilcennin, Lampeter, Ceredigion, SA48 8RU	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-09-2021
27	A210474	Ms Karen Axford	Introduction of a extract ventilation system and flue from the main shop area through to rear of building and up through a flat roof to terminate 1m higher than the adjacent roof.	19 Pier Street, Aberystwyth, Ceredigion, SY23 2LJ	Caniatâd wedi ei roi / Consent Granted	02-09-2021
28	A210482	Mrs A Proctor	Non material amendment to A200868 - Reduce the length of the extension, amendment to position and size of French doors, amendment to position of bifold doors, removal of stonework to proposed NW elevation and internal alterations.	Bryn Yr Awel, Llanwenog, Llanybydder, SA40 9UT	Caniatawyd / Approved	15-09-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
29	A210485	Wayne Waller	Change of use from redundant council (old school) building to family residence with Annex for support of family and space to operate family run local business. Erection of timber framed garage/workshop at rear corner of site.	Former Primary School, Llanddewi Brefi, Tregaron, SY25 6RW	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-09-2021
30	A210488	Mrs McIntosh	Proposed extension to side and rear of property and all associated works	15 Y Rhos, Cardigan. SA43 1NJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-09-2021
31	A210490	Mr D Houghton	Conversion from commercial bank premises to single dwelling unit.	11 Lincoln Street, Llandysul. SA44 4QW	Gwrthodwyd / Refused	21-09-2021
32	A210500	Mr B Temple	Use as dwelling	Penrhiw Farm Cottage, Neuaddlwyd, Aberaeron, SA48 7RG	Caniatawyd y Tystysgrif / Certificate Granted	23-09-2021
33	A210501	Mr and Mrs E & E Hatcher	Proposed extension to dwelling and erection of garage	Awel y Bryn, Llanddewi Brefi, SY25 6PD	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-10-2021
34	A210510	(Enfys Developments Ltd)	Proposed demolition of buildings and the construction of mixed-use development which includes office workspace, residential development and associated works	Former Cardigan Memorial Hospital, Pont-y-Cleifion, Cardigan. SA43 1DP	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-09-2021
35	A210518	Mr A Davies	Domestic garage and extension of domestic curtilage by change of use of agricultural land	Tryal Manor, Dihewyd, Lampeter, SA48 7QP	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-09-2021
36	A210535	Heulyn Davies	Modify section 106 attached to planning permission A040687 from discounted for sale affordable dwelling to intermediate rent affordable dwelling	The Studio, Drefach, Llanwnnen, SA48 7LQ	Caniatawyd / Approved	15-09-2021
37	A210537	Mr M Davies	Proposed extension of existing dwelling and associated works.	Nyth y Wennol, 30 Ffordd y Bedol, Aberporth. SA43 2ET	Caniatawyd gydag Amodau / Approved Subject to Conditions	04-10-2021
38	A210542	Mr M Evans	Converting the roof into living accommodation	Min-y-Gro, Pen-yr-Angor, Trefechan, Aberystwyth. SY23 1BJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	13-09-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
39	A210543	Mr B Hunt	Extension to link Hampden to the existing detached Garage building next to it. The first floor of the extension and the first floor of the existing Garage building will form annex living accommodation.	Hampden, Felin-y-Mor Road, Aberystwyth. SY23 1BU	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-09-2021
40	A210545	Caroline Morris (Five Star Polytunnels )	Retrospective application for 3 polytunnels	Llawr y Glyn, Glynarthen, Llandysul. SA44 6PR	Caniatawyd gydag Amodau / Approved Subject to Conditions	02-09-2021
41	A210554	Kathleen Jones	Variation of condition 3 of planning permission A200195 - to allow more time for the submission of an application for the Reserved Matters	Land Adjoining Frongoch Trer ddol, SY20 8PN	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-09-2021
42	A210555	Mr Emyr Davies	Discharge condition 4 of planning permission A190838	Ty Belgrave 24 Marine Terrace, Aberystwyth, SY23 2AZ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	06-10-2021
43	A210558	Mr and Mrs B & W Thomas	Ground floor and first floor renovation and extension of existing dwelling with associated landscaping. Demolition of existing garage and replacement with garden room.	Morawen, Cardigan Road, Aberaeron, SA46 0ET	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-09-2021
44	A210571	Ms C Briggs	Proposed loft conversion with front dormer.	Llainwen, 3 Gomer Crescent, New Quay, SA45 9PU	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-09-2021
45	A210576	Mr J O'Rourke (Prifysgol Aberystwyth University)	Re-surfacing of the existing car park, allocation of 30 parking spaces for the hotel (as required under condition 4 of planning permission A190141) and associated works.	St Michael's Church Car Park, Laura Place, Aberystwyth, SY23 2AU	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-09-2021
46	A210578	Mr Neil Leonard	Proposed Extension to the rear of an existing dwelling, demolition of shed, construction of a new summer house and all associated works	Glennydd, Llechryd, Cardigan, Ceredigion, SA43 2NN	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-09-2021
47	A210584	Mrs S Thomas	Proposed demolition of the existing rear extension and garage and the erection of a two storey extension with landscaping to rear garden.	13 Victoria Street, Aberaeron, SA46 0DA	Gwrthodwyd / Refused	24-09-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
48	A210585	Mrs S Thomas	Proposed demolition of the existing rear extension and garage and the erection of a two storey extension with landscaping to rear garden.	13 Victoria Street, Aberaeron, SA46 0DA	Gwrthodwyd / Refused	24-09-2021
49	A210588	Lindsay Sheen (Cardigan Building Preservation Trust)	Display of signage.	New Life Christian Centre Quay Street, Cardigan, Ceredigion, SA43 1HU	Caniatâd dros dro / Temporary permission	20-09-2021
50	A210589	Lindsay Sheen (Cardigan Building Preservation Trust)	Temporary change of use from D1 (church) to A1 (market stalls).	New Life Christian Centre Quay Street, Cardigan, Ceredigion, SA43 1HU	Caniatâd dros dro / Temporary permission	20-09-2021
51	A210594	Mr B Davies	Proposed Change of use from Sui Generis (Health & Beauty Salon) to A1 Shop	3 William Street, Cardigan, SA43 1EL	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-09-2021
52	A210596	Mr J Pryce	Application for a certificate of lawful development for the use of a static caravan for residential occupation.	Caravan 2 Ffoshelyg, Maesymeillion, Llandysul, SA44 4NL	Caniatawyd y Tystysgrif / Certificate Granted	15-09-2021
53	A210604	Ms R Hayward	Variation of condition 10 of planning permission A160753 - Foul drainage is not permitted to be disposed of into the existing septic tank. No development shall commence until details of a scheme for the disposal of foul and surface water relating to this development has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the use of the development and retained in perpetuity.	Coetmor, Talybont, SY24 5DY	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-10-2021
54	A210605	Ms E Hall	Replacement of a two storey flat roof extension with a two storey slate roof extension.	Archnoa, Heol-y-Llan, Llanbadarn Fawr, Aberystwyth. SY23 3SA	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-09-2021



#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
55	A210608	Mr and Mrs G Thomas	Dymchwel estyniad a sied presennol ac adeiladu estyniad un llawr i ochr y ty presennol ac estyniad dwy lawr yn y cefn. Demolition of existing extension and shed and construction of single storey side extension to existing house and two storey rear extension.	Perthyreglwys, Mydroilyn, Lampeter. SA48 7QX	Caniatawyd gydag Amodau / Approved Subject to Conditions	04-10-2021
56	A210617	Mr & Mrs Hill	Proposed erection of single market dwelling.	Penrhiw Heol Gelligron, Rhydowen, Llandysul, Ceredigion, SA44 4UB	Gwrthodwyd / Refused	28-09-2021
57	A210627	Mr & Miss B & C Stones & Llewelyn	Rear single-storey extension, demolition of existing single-storey extension by virtue of new proposed scheme	16 Park Street, New Quay. SA45 9QG	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-09-2021
58	A210629	Mr E Taylor (Transport for Wales)	Discharge condition 11 of planning permission A180296 - Works undertaken as part of the Written Scheme of Investigation in relation to archaeological significance shall be completed with the results submitted to and approved by the Local Planning Authority. The developer shall also ensure that a suitably qualified archaeologist is present during the undertaking of any ground works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief will be undertaken to the standards laid down by the Chartered Institute for Archaeologists. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeologist.	Bow Street Station Interchange Bow Street, Aberystwyth.	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	02-09-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
59	A210631	Mr and Mrs Barker	Proposed new dormer window to rear elevation and elevational alterations.	Bryn Rhaeadr, Tresaith, Cardigan, Ceredigion, SA43 2JQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	27-09-2021
60	A210632	Mr James Cowie (Strata Florida Community Liaison Group)	Erection of a sculpture known as the Pilgrim as a permanent feature, to replace a similar but temporary structure which has deteriorated and collapsed.	Great Abbey Farm Pontrhydfendigaid, Ystrad Meurig, SY25 6ES	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-09-2021
61	A210636	Mr and Mrs N & L Best	Erection of a stable building for horses (private use only).	Trem Y Gorwel, Rhydlewis, Llandysul, SA44 5QU	Caniatawyd gydag Amodau / Approved Subject to Conditions	13-09-2021
62	A210640	Mr J Miller	Variation of condition 2 of planning permission A160961 - approved plans	Land below Lanlas Farm, Cellan, Lampeter. SA48 8JA	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-09-2021
63	A210649	Mr and Mrs Eastwood	Minor amendment to planning permission A110157 (amended plans).	Land adjacent to Arosfa, Salem, Penrhyncoch, Aberystwyth	Caniatawyd / Approved	07-09-2021
64	A210660	Mr A Cushley	Erection of a garage with storage above.	Braebrook, Aberporth, Cardigan, SA43 2BX	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-09-2021
65	A210663	Mr and Mrs W G Williams	Discharge of S106 Agreement no. 3497 dated 11th January 2008 as amended 1st April 2021 (Viability Challenge).	Part Enclosure 0649 Nantcrymanau, Llechryd, Cardigan, SA43 2NH	Gwrthodwyd / Refused	24-09-2021
66	A210673	Mr A Davies	Erection of agricultural building to cover an existing cattle yard	Tyngrug Isaf, Penffordd, Llanybydder, SA40 9XG	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-09-2021
67	A210677	Mr D Jones	Erection of an animal feed/storage building	Rhyd Farm, Llwyncelyn, Aberaeron. SA46 0HJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-09-2021
68	A210678	Mrs A Edwards	Improve driveway to two residential dwellings, including amenity and patio areas for enjoyment.	Y Bwthyn/Y Scubor, Cellan, Lampeter. SA48 8JA	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-09-2021
69	A210682	J Brook	Proposed replacement of rotten timber sash window with a new timber sash window and opening beneath.	The Vicarage, Llanarth. SA47 0NJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-10-2021
70	A210687	Mr S D Hughes	Alterations and erection of first floor extension to form new bedroom and en-suite.	39 Glanceulan, Penrhyncoch, SY23 3HF	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-09-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
71	A210700	Mr A Szebeni	Conversion of large three storey 7 bedrooomed house in multiple occupation (HMO) into 4no. self contained residential units to include demolition, improvements, renovations and associated works.	14 Rheidol Terrace, Aberystwyth. SY23 1JU	Tynnwyd yn ôl / Withdrawn	09-09-2021
72	A210704	Mrs A Edgell	Erection of extension to the front porch	33 Penbryn, Lampeter, Ceredigion, SA48 7EU	Caniatawyd gydag Amodau / Approved Subject to Conditions	13-09-2021
73	A210705	J Culley	Discharge of Condition 3 of planning permission A200337 (Details of colour of paint).	Glanhelyg, Llechryd, Cardigan, Ceredigion, SA43 2NE	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	13-09-2021
74	A210709	Mr B Harris	Demolition of existing derelict barn and erection of new lambing shed.	Wellewen, Llangoedmor, Cardigan, Ceredigion, SA43 2LJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-09-2021
75	A210713	Mr C Dent & Miss M Claire	Minor amendment to planning permission A051228 (amended plans).	26 Dolphin Court, New Quay, SA45 9TA	Caniatawyd / Approved	08-09-2021
76	A210714	Miss Wendi Jones	Variation of Condition 1 and 2 of planning permission A200181. Extension to the original end date.	Glyndwr Tre'rddol, Machynlleth, SY20 8QD	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	29-09-2021
77	A210719	Ms H Evans	Proposed extensions, improvements and alterations and associated works.	41 Dolhelyg, Penrhyncoch, Aberystwyth, Ceredigion, SY23 3GZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-09-2021
78	A210727	Mr Ben Hampton	Proposed change of use from agricultural land to domestic curtilage to dwelling built following planning consent under application A190011	Zephyr House, Plwmp. Llandysul. SA44 6HS	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-09-2021
79	A210729	Mr S Daniels	Discharge condition 3 of planning permission A200314 - Prior to the construction of the dwelling hereby approved details and samples of the materials to be used in the construction of the external surfaces of the dwelling shall be submitted to and approved in writing by the local planning authority.	Field to the North of Persondy, Bwlch Llan, Lampeter. SA48 8QG	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	22-09-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
80	A210732	Mr and Mrs Hatcher	Discharge of Condition 13 of planning application A200002 (Roof Slates)	Llanwnnen Primary School, Llanwnnen, Lampeter, Ceredigion, SA48 7LJ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	06-09-2021
81	A210734	Mr Andrew Davies (Wales & West Housing Association )	Discharge condition 18 of planning permission A200730 - The works shall not in any circumstances commence unless the Local Planning Authority has been provided with a copy of a licence issued by Natural Resources Wales.	Aberaeron Hospital, Princes Avenue, Aberaeron. SA46 0JJ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	15-09-2021
82	A210735	Mr Andrew Davies (Wales & West Housing Association )	Discharge condition 6 of planning permission A200729 - The works shall not in any circumstances commence unless the Local Planning Authority has been provided with a copy of a licence issued by Natural Resources Wales pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity to go ahead.	Aberaeron Hospital, Princes Avenue, Aberaeron. SA46 0JJ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	15-09-2021
83	A210736	Mr Andrew Davies (Wales & West Housing Association )	Discharge condition 19 of planning permission A200730 - No works or development shall take place until a detailed Reasonable Avoidance Measures Method Statement and Mitigation Scheme for breeding birds is submitted to and approved in writing by the Planning Ecologist	Aberaeron Hospital, Princes Avenue, Aberaeron. SA46 0JJ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	15-09-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
84	A210737	Mr Andrew Davies (Wales & West Housing Association )	Discharge condition 20 of planning permission A200730 - The development shall provide a scheme of ecological enhancements to be agreed in writing by the Planning Ecologist before commencement of work on site and will be fully implemented before the development is brought into operation and remain thereafter in perpetuity	Aberaeron Hospital, Princes Avenue, Aberaeron. SA46 0JJ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	15-09-2021
85	A210738	Mr Andrew Davies (Wales & West Housing Association )	Discharge condition 7 of planning permission A200729 - No works of demolition shall take place until a detailed Reasonable Avoidance Measures Method Statement and Mitigation Scheme for breeding birds is submitted to and approved in writing by the Planning Ecologist.	Aberaeron Hospital, Princes Avenue, Aberaeron. SA46 0JJ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	15-09-2021
86	A210741	Mr David Clarke	Minor amendment to planning application A200047 ( Amended plans)	Ty Fosi, Pantycrug, Capel Seion, Aberystwyth, Ceredigion, SY23 4EF	Caniatawyd / Approved	10-09-2021
87	A210742	Mr David Davies	This building will be for a slurry coverage.	Gwarffynnon, Silian, Lampeter, Ceredigion, SA48 8AP	Caniatâd ymlaen llaw ei angen / Prior Approval Required	23-09-2021
88	A210743	(Cartrefi Redwood Homes)	Minor amendment to planning permission D1/320/91 (amended plans)	Plot 2 Adjoining Lleifior Ystrad Aeron, Felinfach, Lampeter, SA48 7QB	Caniatawyd / Approved	09-09-2021
89	A210747	Mr JG Sansom (Sansom Timber Frame (Design) Ltd)	Minor amendment to planning permission A120267 (amended plans)	Chapel Street Development Chapel Street, Llanarth, SA47 0RG	Caniatawyd / Approved	09-09-2021
90	A210748	Mr J Griffiths	The proposed work contains both upgrades to existing forest tracks and creation of new roads.	Waun Maenllwyd, Mountain Road Llanddewi Brefi	Rhoi caniatâd ymlaen llaw / Prior Approval Granted	06-09-2021
91	A210750	Mr Arwel Davies (Tilhill Forestry Ltd)	The upgrading of the existing road will facilitate management of Pencwm forest.	Pencwm Forest, Ysbyty Ystwyth, SY25 6BT	Rhoi caniatâd ymlaen llaw / Prior Approval Granted	07-09-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
92	A210762	Mrs Catherine Williamson	Proposed single store conservatory.	Minffordd, Ponterwyd, Aberystwyth, Ceredigion, SY23 3AD	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-10-2021
93	A210763	Mr David Davies	Agricultural building	Gwarffynnon, Silian, Lampeter. SA48 8AP	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	06-10-2021
94	A210771	Mrs J Alviti	Installation of velux rooflights and dormer windows to attic loft	1 Francis Street, New quay. SA45 9QL	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-09-2021
95	A210778	Mrs Karen Davies	Installation of 5 wooden glamping pods which have their own toilet and shower. Build a separate toilet/shower/sauna block with washing up and laundry facilities, incorporating a recycling area. Install stand alone drainage for the pods and toilet block separate from the house and a separate Elsan emptying point. A septic tank and soakaway for the main drainage Convert part of an existing shed to a community shop.	Sunnyside Villa, Goginan, Aberystwyth, Ceredigion, SY23 3PD	Dychwelwyd yn annilys / Returned Invalid	22-09-2021
96	A210779	Mr Peter Ward (Cardigan Golf Club)	Discharge of Condition 4 of planning permission A160692 (Landscaping Plan)	Cardigan Golf Club, Cardigan, SA43 1PR	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	15-09-2021
97	A210784	Mr T Davies (T I Davies Holdings Ltd)	Minor amendment to planning permission A021365 (amended plans - houses to bungalows).	Plots 33 & 34 Maesydderwen, Cardigan, SA43 1PE	Caniatawyd / Approved	20-09-2021
98	A210796	Mr L Jones	Erection of an agricultural building for storage of machinery and animal feed.	Tygwyn Farm, Ferwig, Cardigan, SA43 1PL	Caniatâd ei angen / Permission required	01-10-2021

# 4. Penderfyniadau Apeliadau/Appeal Decisions

02-09-2021 - 06-10-2021

#	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

02-09-2021 - 06-10-2021

#	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/21/3282488	A200828	Mr Morris	Appeal against refusal of planning permission	Felin Farm, Felin Road, Aberporth, Cardigan. SA43 2ER		