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Cyngor Sir
CEREDIGION
County Council

Neuadd Cyngor Ceredigion, Penmorfa,
Aberaeron, Ceredigion SA46 0PA
ceredigion.gov.uk

4 November 2021

Dear Sir / Madam

I write to inform you that a Meeting of the Development Control Committee will be held REMOTELY VIA VIDEO-CONFERENCE on Wednesday, 10 November 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 13 October 2021 (Pages 3 - 6)**
5. **To consider planning applications deferred at previous Meetings of the Committee (Pages 7 - 14)**
6. **Development, Advertisement, Local Authority and Statutory Applications (Pages 15 - 44)**
7. **Planning applications dealt with by way of delegated authority (Pages 45 - 52)**
8. **Appeals (Pages 53 - 54)**
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 'L Edwards', written in a cursive style.

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, 13 October 2021

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

Also in attendance: Councillor Endaf Edwards

Officers in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer- Economy & Regeneration, Ms Elin Prysor- Corporate Lead Officer- Legal Services and Monitoring Officer, Mrs Catrin Newbold – Service Manager, Ms Nia Jones – Corporate Manger – Democratic Services and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am –12:45pm)

1 **Personal**

The Chairman welcomed all to the meeting. Members thanked Mrs Gwennan Jenkins and Mr Gwion Dafydd for their work during their time with the planning service and wished them well in their future careers. Congratulations was extended to Councillor Rowland Rees-Evans daughter on being admitted to the Law Society.

2 **Apologies**

Councillor Peter Davies MBE apologised for his inability to attend the meeting.

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

Councillor Endaf Edwards declared a personal and prejudicial interest in Application A210575

Councillor Odwyn Davies declared a personal and prejudicial interest in Application A210121.

Councillor Ceredig Davies declared a personal and prejudicial interest in Application A201050.

Mr Russell Hughes Pickering declared a personal and prejudicial interest in Application A210077.

4 **Minutes of a Meeting of the Committee held on the 08 September 2021**

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 08 September 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:-

A200862 Erection of a dwelling, Tycoch, Trefenter, Aberystwyth

To **APPROVE** the application subject to a Section 106 for an affordable dwelling.

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

- In terms of meeting the policy criteria in relation to its location, Members were of the opinion that the application site was considered to be in Trefenter which was a recognised settlement.
 - Whilst there were a limited number of dwellings in the immediate area with no clear built-up area, it was 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 were two 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 was a recognised settlement even if dwellings were dispersed.
 - This application was an affordable dwelling which was welcomed within this settlement
 - The dwelling location followed the pattern of original dwellings in Ceredigion, and Planning Policy Wales stated that there was discretion with the planning authority to consider this
-

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 in order to allow for the submission and consideration of revised plans for an affordable dwelling, with the Corporate Lead Officer for Economy and Regeneration being authorised to approve the application if the plans for an affordable home are acceptable and to refuse if negotiations fail.

If approved, the permission would also be subject to a S.106 to secure the affordable home in perpetuity.

A210077 Demolition of existing stables building and erection of a residential dwelling, including parking, landscaping and ancillary works, Land at Tyn-y-Cae, Talybont

To **REFUSE** the application as being contrary to policies S01, S04, S05 of the Ceredigion Local Development Plan 2007 -2022.

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:-

Representation from Mr Laurence Akerman (Objector) was made in person and a letter from Mr Rhys ap Dylan (Agent) was read out on his behalf at the 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

A200906 Conversion, extension and alterations of existing dwelling to provide 4 self contained flats, 1 Castle Terrace, South Road, Aberystwyth

To **DEFER** determination of the application for one month to allow further time or a 'cooling off' period to consider the points raised by Members, and for officers to visit the site and obtain further information/photographs/videos to address these points prior to further consideration of the application.

A210121 Erection of an agricultural farm building, Abermarlais, Cellan, Lampeter

To **DEFER** determination of the application for one month in order to obtain further information to consider the application. Members specifically required additional information in relation to why a second farm building was required on the holding, along with justification as to why the proposed building needed to be sited away from the existing farm yard.

A210575 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

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

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 10 November 2021

Chairman:- _____

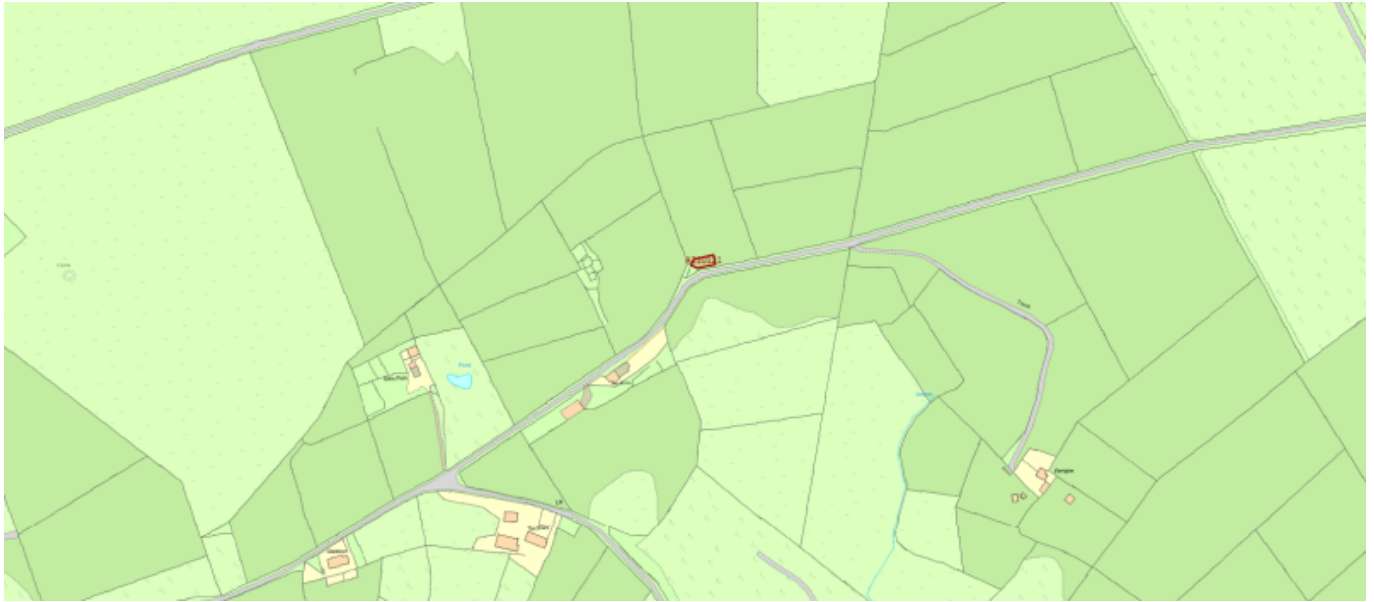
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1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A210121	05-02-2021	Mr E Davies	Erection of an agricultural farm building	Abermarlais, Cellan, Lampeter, SA48 8JD	Refuse

1.1. A210121



Rhif y Cais / Application Reference	A210121
Derbyniwyd / Received	05-02-2021
Y Bwriad / Proposal	Erection of an agricultural farm building
Lleoliad Safle / Site Location	Abermarlais, Cellan, Lampeter, SA48 8JD
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr E Davies, Abermarlais, Cellan, Lampeter, Ceredigion, SA48 8JD
Asiant / Agent	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 cnydau. 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 dylai 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.

Rheswm dros Ohirio

Aethpwyd â'r cais i'r Pwyllgor Rheoli Datblygu ar y 13eg o Hydref a phenderfynodd Aelodau'r Pwyllgor y dylid gohirio'r cais i ofyn am gyfiawnhad pellach dros leoliad yr adeilad arfaethedig. Mae'r asiant wedi darparu'r rhesymau canlynol pam fod yr adeilad amaethyddol arfaethedig wedi'i leoli i ffwrdd o'r adeilad amaethyddol presennol:

1. Bydd yr adeilad yn storio bwyd anifeiliaid a gwair i weini anifeiliaid ar y tir lle mae i'w adeiladu.
2. Bydd y dŵr glaw yn cael ei ddefnyddio ar gyfer dŵr yfed anifeiliaid.
3. Mae'r ffermwr angen lleihau'r nifer o weithiau mae e'n teithio yn ôl ac ymlaen o'r brif fferm.
4. Mae'r ymgeisydd angen defnyddio'r mynediad cyfredol i'r briffordd heb greu agoriad newydd yn y ffens.

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.

Rhif y Cais / Application Reference	A210121
Derbyniwyd / Received	05-02-2021
Y Bwriad / Proposal	Erection of an agricultural farm building
Lleoliad Safle / Site Location	Abermarlais, Cellan, Lampeter, SA48 8JD
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr E Davies, Abermarlais, Cellan, Lampeter, Ceredigion, SA48 8JD
Asiant / Agent	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.

Reasons for Deferral

The application was taken to Development Control Committee on the 13th of October and the Committee Members decided that the application be deferred to seek further justification on the location of the proposed building. The agent has provided the following reasons as to why the proposed agricultural building is sited away from the existing agricultural building:

1. The shed will store feed and hay to serve animals on the land where it is to be built
2. The water from rain will be used for animal drinking water.
3. Farmer would like to reduce his transportation of goods back and forth from the main farm
4. Would like to utilise current access to highway without creating new opening in fence line.

RECOMMENDATION:

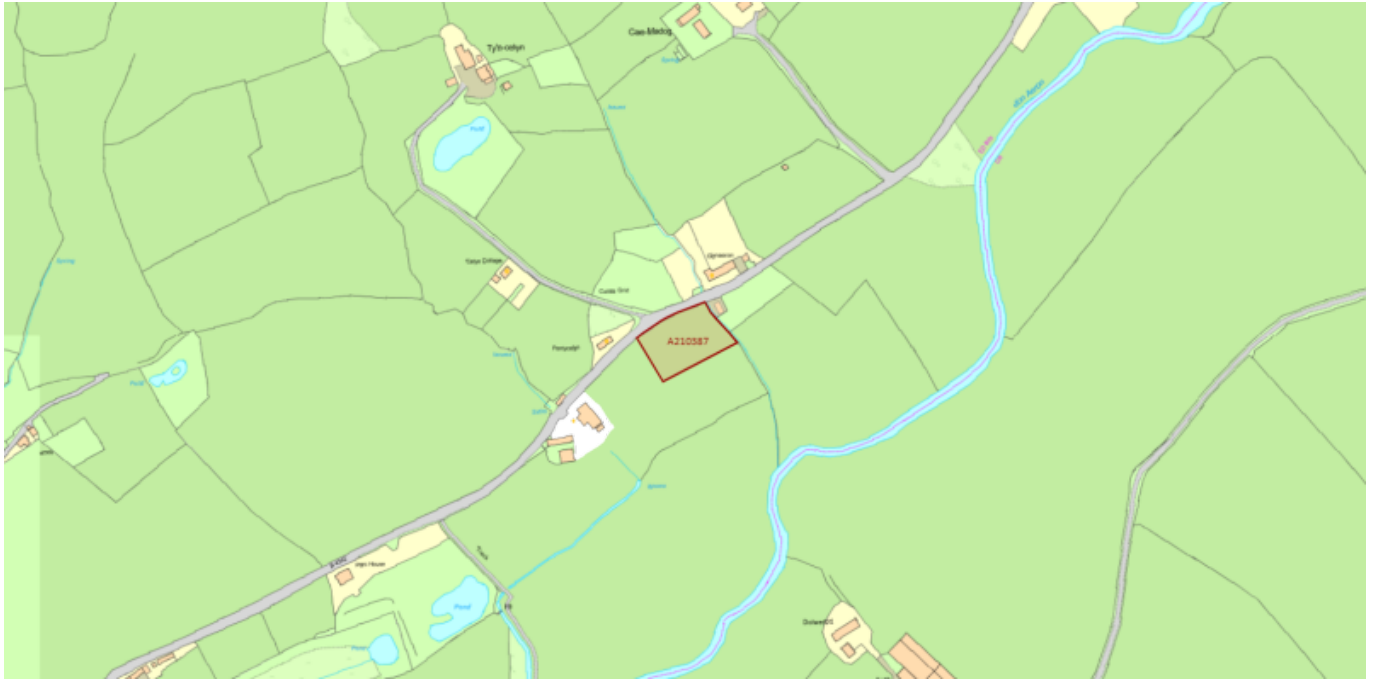
The application be refused for the following reason:

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. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A210387	16-04-2021	Mr E Jenkins	Proposed affordable dwelling to include installation of vehicular access and package treatment plant.	Land adjacent to Glnnant, Talsarn, SA48 8QE	Refuse
2	A210463	07-05-2021	Mr S Crane	Proposed erection of a single storey dwelling.	Land At Woodcroft Capel Dewi, Aberystwyth, SY23 3HR	Refuse
3	A210464	10-05-2021	Ms Naomi Mudie	Erection of steel framed storage shed to be used for the storage of machinery and fodder.	Tyncelyn Fields, Llangeitho, Tregaron, SY25 6QL	Refuse
4	A210468	11-05-2021	Mr and Mrs Arwyn & Rhian Jones	Proposed extension and alterations to dwelling to include removal of single storey element of dwelling.	16 Pen-y-graig, Aberystwyth, Ceredigion, SY23 2JA	Approve Subject to Conditions

2.1. A210387



Rhif y Cais / Application Reference	A210387
Derbyniwyd / Received	16-04-2021
Y Bwriad / Proposal	Proposed affordable dwelling to include installation of vehicular access and package treatment plant.
Lleoliad Safle / Site Location	Land adjacent to Glownant, Talsarn, SA48 8QE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr E Jenkins, Llechwedderi Uchaf, Llanwnnen, Lampeter, Ceredigion, SA48 7LF
Asiant / Agent	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen, Llanrhystud, Ceredigion, SY23 5ED

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn ymwneud â chae amaethyddol wedi'i leoli rhyw 2.2km o bentref Talsarn. Nid oes hanes cynllunio perthnasol yn perthyn i safle'r cais.

MANYLION Y DATBLYGIAD

Gofynnir am ganiatâd cynllunio llawn i godi annedd fforddiadwy ynghyd â mynediad a chyfleuster parod i drin carthion. Bwriedir i'r annedd fesur 11.5m wrth 8.55m gan ddarparu ôl troed o rhyw 98 metr sgwâr. Darperir ar gyfer ystafell fyw, cegin/ystafell fwyta cynllun agored, swyddfa, cegin fach ac ystafell ymolchi ar y llawr gwaelod. Bwriedir i'r llawr cyntaf, sydd ag ôl troed o 57 metr sgwâr, ddarparu tair ystafell wely ac ystafell ymolchi. Mae'r mynediad arfaethedig ar yr ystlyslun. Mae'r wedd flaen i gael tair ffenestr ddormer ar y llawr cyntaf.

Mae deunyddiau'r annedd arfaethedig yn cynnwys waliau llyfn wedi'u rendro a'u peintio, a godreion bric; ffenestri, drysau, ffasgiâu a soffitiau uPVC llwyd tywyll ynghyd â tho o lechi naturiol. Mae uchder yr annedd yn rhyw 2.8m i'r bondo a 6.6m i'r crib to.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (Rhifyn 11, Chwefror 2021)

- TAN12 - Dylunio (2016)
- TAN2 - Cynllunio a Thai Fforddiadwy (2006)
- TAN5 - Cynllunio a Chadwraeth Natur (2009)
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Mae'r polisiau a ganlyn o'r Cynllun Datblygu Lleol yn berthnasol wrth wneud penderfyniad ynghylch y 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 Datblygiad Tai
- 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 Cyngor Sir Ceredigion

- Canllawiau Cynllunio Atodol Dylunio a'r Amgylchedd Adeiledig
- Canllawiau Cynllunio Atodol Gwarchod Natur
- Canllawiau Cynllunio Atodol Tai Fforddiadwy
- Tafenni Cymorth Canllawiau Cynllunio Atodol 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 neu 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 fodloni'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.

YMATEBION I'R YMGYNGHORI

Cyngor Cymuned Nantcwnlle - Cefnogi

Priffyrdd - Dim gwrthwynebiad yn ddibynnol ar amodau.

Draenio Tir - Dim gwrthwynebiad yn ddibynnol ar amodau

Ecoleg - Ni dderbyniwyd ymateb

Cyfoeth Naturiol Cymru - Dim gwrthwynebiad

Dŵr Cymru Welsh Water - Dim gwrthwynebiad yn ddibynnol ar amodau

Derbyniwyd tri llythyr o gefnogaeth yn nodi bod tai fforddiadwy yn bwysig er mwyn caniatáu i deuluoedd lleol fyw a chefnogi

cymunedau.

Codir pryderon gan Ymgyrch Diogelu Cymru Wledig ynghylch maint yr annedd fforddiadwy arfaethedig a'i lleoliad.

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 Datblygu

Mae safle'r cais yn gorwedd o fewn 'lleoliadau eraill' fel a nodir yn y Cynllun Datblygu Lleol mabwysiedig lle bo datblygiadau'n cael eu rheoli'n dynn er mwyn cyflawni datblygu cynaliadwy ac amddiffyn cefn gwlad agored. Mae Polisi S04 y Cynllun Datblygu Lleol yn nodi bod tai yn gyffredinol yn anaddas mewn 'lleoliadau eraill' oni bai y cyfiawnheir eu bod ar y sail eu bod yn bodloni angen nas diwallwyd am dai fforddiadwy yn yr ardal, ac y gellir dangos hynny. Mae'r Polisi hefyd yn ei gwneud yn ofynnol i dai fforddiadwy gael eu lleoli yn union gerllaw grwpiau o anheddau sy'n bodoli, yn unol â bwriadau Polisi Cynllunio Cymru, paragraff 9.2.22. Er bod Polisi Cynllunio Cymru wedi'i ddiweddarau ers hynny, mae paragraff 3.60 yn parhau i'w gwneud yn ofynnol i ddatblygiadau yng nghefn gwlad fod wedi'u lleoli o fewn aneddiadau cyffiniol lle y gellir darparu orau ar eu cyfer o ran seilwaith, mynediad, cadwraeth cynefinoedd a thirweddau ac mae'n datgan y gall mewnlenni neu roi estyniadau bach ar aneddiadau sy'n bodoli fod yn dderbyniol yn enwedig pan fônt yn diwallu angen lleol am dai fforddiadwy, ond bod yn rhaid parhau i reoli'n dynn adeiladau newydd yng nghefn gwlad sydd i ffwrdd o aneddiadau sy'n bodoli.

Mae tri eiddo o fewn 100m o'r safle ac mae'r anheddiad agosaf rhyw 2.2km i ffwrdd (Talsarn). Felly, nid yw'r cais wedi'i leoli o fewn anheddiad (neu grŵp) ac mae'n groes i bolisi lleol a chenedlaethol, sef Polisi Cynllunio Cymru a pholisïau S01 ac S04 y Cynllun Datblygu Lleol gan ei fod wedi'i leoli mewn cefn gwlad agored.

Mae'r ymgeisydd wedi nodi yn y datganiad cefnogi ei fod yn gwneud gwaith ar fferm y teulu (a gwaith llawnamser fel Rheolwr TG). Felly, os mai dyma'r rheswm am yr angen am annedd yn y lleoliad hwn, mae wedi cael ei nodi i'r ymgeisydd y dylai'r cais fod am annedd fenter wledig yn hytrach nag annedd fforddiadwy. Fodd bynnag, nid yw'r ymgeisydd yn dymuno hyn.

O ran yr angen am annedd fforddiadwy, mae'r asiant wedi cyflwyno datganiad yn nodi bod yr ymgeisydd wedi cael y tir yn rhodd gan ei rieni ac nad yw cost y llain tir, felly, yn ystyriaeth. Mae manylion am dai eraill sydd ar werth wedi'u darparu. Gwerthfawrogir bod nifer ohonynt y tu hwnt i gyllideb yr ymgeisydd; eto i gyd y mae rhai eiddo o fewn y gyllideb hon ac nid yw'r rhesymau a roddir ynghylch eu hanaddasrwydd yn hynod o gryf.

Gofynion o ran Nodweddion Corfforol

Amlinellir isafswm ac uchafswm yr arwyneb llawr net ar gyfer tŷ fforddiadwy yn atodiad 4 Tafenni Cymorth Canllawiau Cynllunio Atodol Tai Fforddiadwy (gweler tudalen 10). Mae'r uchafswm safon yn 137 metr sgwâr. Fel a nodir uchod, mae'r arwyneb llawr net yn rhyw 155 metr sgwâr ac felly'n fwy na'r uchafswm a ganiateir am dŷ fforddiadwy.

Effaith ar Amwynder Preswyl

Gan fod lleoliad y cynnig mewn cefn gwlad agored, nid yw'r eiddo cyfagos yn hynod o agos iddo. Felly, ni fydd y cynnig yn effeithio ar amwynder unrhyw eiddo.

Materion Eraill

Nid yw'r Awdurdod Prifffyrdd Lleol a'r adran draenio tir wedi codi unrhyw wrthwynebiad yn ddibynnol ar amodau.

Mae safle'r cais wedi'i leoli y tu allan i Ddalgyrch Ardal Cadwraeth Arbennig y Teifi.

Pwerau Dirprwyedig

Mae'r Cynghorydd Lynford Thomas wedi gofyn ar i'r cais cael ei ddwyn ger bron y Pwyllgor Rheoli Datblygu i benderfynu arno am y rhesymau a ganlyn:

1. Cefnogi unrhyw deulu Cymraeg lleol sydd am godi tŷ yn ei ardal leol.
2. Nid yw'n cytuno bod y safle mewn lleoliad 'cefn gwlad agored' gan fod tai gerllaw.
3. Mae angen tai fforddiadwy yng nghefn gwlad Ceredigion.
4. Mae'r ymgeisydd wedi cydymffurfio â gofynion yr Adran Gynllunio.
5. Cefnogi cwpl ifanc a fydd yn cefnogi'r busnes teuluol a'r gymuned leol.

ARGYMHELLIAD:

Argymhellir bod y cais yn cael ei wrthod am y rhesymau a ganlyn:

1. Byddai'r cais yn golygu bod annedd fforddiadwy newydd mewn cefn gwlad agored a lleoliad anghynaliadwy na

ellid ei gyfiawnhau, yn groes i bolisi cynllunio cenedlaethol a nodir ym Mholisi Cynllunio Cymru a Nodyn Cyngor Technegol 2: Cynllunio a Thai Fforddiadwy (2006) a'r Cynllun Datblygu Lleol mabwysiedig, polisïau S01 ac S04.

Rhif y Cais / Application Reference	A210387
Derbyniwyd / Received	16-04-2021
Y Bwriad / Proposal	Proposed affordable dwelling to include installation of vehicular access and package treatment plant.
Lleoliad Safle / Site Location	Land adjacent to Glownant, Talsarn, SA48 8QE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr E Jenkins, Llechwedderi Uchaf, Llanwnnen, Lampeter, Ceredigion, SA48 7LF
Asiant / Agent	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen, Llanrhystud, Ceredigion, SY23 5ED

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to an agricultural field located approximately 2.2km from the village of Talsarn. The application site has no relevant planning history.

DETAILS OF DEVELOPMENT

Full planning permission is sought for the erection of an affordable dwelling along with an access and package treatment plant. The dwelling is proposed to measure 11.5m by 8.55m providing a footprint of approximately 98sqm. The ground floor is to accommodate a living room, open plan kitchen/dining, home office, utility and bathroom. The first floor, which has a footprint of 57sqm is proposed to accommodate three bedrooms and a bathroom. The access is proposed to be on the side elevation. The front elevation is to have three dormer windows on the first floor.

The materials of the proposed dwelling are to include smooth painted render walls with a brick plinth; anthracite grey uPVC windows, doors, fascias and soffits along with a natural slate roof. The height of the dwelling is approximately 2.8m to eaves and 6.6m to ridge.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- Future Wales: The National Plan 2040
- PPW Planning Policy Wales (edition 11, February 2021)
- TAN12 Design (2016)
- TAN2 Planning and Affordable Housing (2006)
- TAN5 Nature Conservation and Planning (2009)

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
- 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

Cyngor Cymuned Nantcwnlle Community Council - Support

Highways - No Objection Subject to Conditions

Land Drainage - No Objection Subject to Conditions

Ecology -

Natural Resources Wales -

Dwr Cymru Welsh Water - No Objection Subject to Conditions

3 letters of support have been received noting that affordable housing is important to allow local families to live and support the communities.

Concerns are raised by the Campaign for the Protection of Rural Wales on the scale of the proposed affordable dwelling and siting.

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.

There are three properties within 100m of the site with the nearest settlement being approximately 2.2km away (Talsarn). Therefore, the proposal is not located within a settlement (nor group) and is contrary to national and local policy, namely PPW and LDP policies S01 and S04, as it is located within an open countryside location.

The applicant has noted in the supporting statement that he undertakes work on the family farm (full-time work as an IT Manager). Therefore, it has been noted to the applicant that if this is the case for needing a dwelling at this location, the proposal should instead be for a rural enterprise dwelling and not an affordable dwelling. The applicant however does not wish for this.

In terms of affordable housing need, a statement has been submitted by the agent which states that the applicant has been gifted the land by his parents and therefore, the cost of a plot is not an issue. Details on other houses that are for sale have been provided. Whilst it is appreciated that many are over the applicants' budget, there are some properties within this budget and the reasons given for why they are not suitable are not extremely strong.

Physical Characteristics Requirements

The minimum and maximum net floor area for an affordable home is set out within appendix 4 of the Affordable Housing SPG Help Sheets (see page 10). The absolute maximum standard is 137sqm. As noted above the net floor area is approximately 155sqm and is therefore, above the maximum allowed for an affordable dwelling.

Impact on Residential Amenity

Due to the location of the proposal being within the open countryside, the nearby properties are not within extremely close proximity. Therefore, the proposal will not impact on the amenity of any properties.

Other Matters

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

The application site is located outside of the Teifi SAC Catchment Area.

Delegated Powers

Cllr Lynford Thomas has requested that the application be taken to Development Control Committee to be decided for the following reasons:

1. Support any local Welsh family that want to build in their local area.
2. Does not agree that the site is within an 'open countryside' location as there are houses nearby.
3. Need affordable houses in Ceredigion's countryside.
4. Applicant has complied with requirements of Planning Department.
5. Support a young couple that will be a support to the family business and local community.

RECOMMENDATION:

The application is recommended for refusal for the following reasons:

1. The application would result in a new affordable dwelling within an unjustified open countryside and unsustainable location contrary to national planning policy set out within Planning Policy Wales and Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006) and the adopted Local Development Plan, policies S01 and S04.

2.2. A210463



Rhif y Cais A210463

Derbyniwyd 07-05-2021

Y Bwriad Cynnig i adeiladu annedd un llawr

Lleoliad Safle Tir yn Woodcroft, Capel Dewi, Aberystwyth, SY23 3HR

Math o Gais Cais Cynllunio Llawn

Ymgeisydd Mr S Crane, Woodcroft, Capel Dewi, Aberystwyth, SY23 3HR

Asiant Mr Byron Jenkins (Ymgynghoriaeth Pensaernïol Byron Jenkins), Capel Afan, Llanafan, Aberystwyth, Ceredigion, SY23 4AY

Y SAFLE A HANES PERTHNASOL

Mae Capel Dewi yn anheddiad bach sydd wedi ei leoli tua 4.8 cilometr i'r dwyrain o Aberystwyth. Yn wreiddiol, datblygodd y pentref o amgylch y groesffordd â'r ffordd fawr - yr A4159, lle'r adeiladwyd nifer o fythynnod bychan. Mae datblygiad diweddar wedi bod ar ffurf linellol gyda býngalos a thai mawr ar hyd yr A4159 i'r de o'r pentref.

Mae safle'r cais ger pen deheuol yr anheddiad, ar ochr orllewinol cefnffordd yr A4159, gyferbyn â'r ffordd sy'n arwain at Fferm Gelli Angharad. Mae safle'r cais wedi ei leoli yn ôl rywfaint o'r ffordd fawr. Ceir Gorchmynion Cadw Coed ar hyd y tir o flaen y safle ac i'r cefn. Ar hyn o bryd, mae'r safle'n cynnwys tir pori a gynhelir ac mae wedi ei leoli rhwng yr eiddo Woodcroft ac adeilad sy'n floc o stablau ymhellach i'r de. Ymhellach i'r de, mae eiddo preswyl o'r enw North Lodge (Porthdy'r Gogledd).

O ran hanes cynllunio, cafwyd tri chais blaenorol i adeiladu annedd ar y safle penodol hwn, yn 2012, 2014 a 2020. Cafodd pob un o'r ceisiadau hyn eu tynnu yn ôl.

MANYLION Y DATBLYGIAD

Mae'r cais hwn yn cael ei gyflwyno'n llawn ac mae'n ceisio caniatâd cynllunio i adeiladu býngalo ar ffurf L. Mae'r cynlluniau'n dangos eiddo dwy ystafell wely ynghyd â garej integrol. Mae ôl troed allanol y býngalo oddeutu 265 metr sgwâr. Bydd yr adeilad yn cael ei orffen â rendrad llyfn a bydd llechi naturiol neu synthetig ar yr adeilad.

Bydd ardal ar gyfer parcio a throi yn cael ei darparu i'r gogledd o'r býngalo ac mae'r cynlluniau'n dangos mwy na digon o fan amwynder ar gyfer yr eiddo. Bydd tanc carthion yn ymdrin â dŵr brwnt.

POLISIŌU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (Rhifyn 11, Chwefror 2021)

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

YSTYRIAETHAU PERTHNASOL ERAILL

Mae Adran 17(1) Deddf Troseddau ac Anhrefn 1998 yn rhoi dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau gan ystyried effaith debygol gweithredu'r swyddogaethau hyn ar droseddau ac anhrefn yn 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 rhyw; beichiogrwydd a mamolaeth; hil; crefydd neu gredo; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw dyledus i hybu cydraddoldeb yn cynnwys:

- Gwaredu neu leihau'r anfanteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig;
- Cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle bo'r anghenion yn wahanol i rai pobl eraill;
- 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 ynghylch 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 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

Priffyrdd Ceredigion – Dim gwrthwynebiad, ond bydd rhai amodau

Draenio Ceredigion - Dim sylwadau anffafriol

Dŵr Cymru – Dim sylw

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

Cais llawn yw hwn i godi bŷngalo yn anheddiad Capel Dewi. Mae Capel Dewi o fewn Grŵp Aneddiadau Aberystwyth, fodd bynnag nodir yng Nghynllun Datblygu Lleol Ceredigion ei fod o fewn y categori 'lleoliad arall'. Yn sgil hynny, y prif bolisi perthnasol wrth ystyried y cais yw polisi S04 Cynllun 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 ddatblygiad o fewn lleoliadau eraill er mwyn bodloni anghenion cymunedau sydd eisoes yn bodoli, mae'r polisi yn ceisio sicrhau rheolaeth ar amlhau datblygiadau mewn lleoliadau anghynaliadwy. Felly, dim ond mewn achosion lle ceir angen y gellir ei gyfiawnhau o ran menter wledig yn unol â Nodyn Cyngor Technegol (TAN6) y caniateir datblygiad newydd yn ôl y polisi, neu er mwyn bodloni angen am dai fforddiadwy, ac nad yw'r angen hwnnw eisoes wedi ei fodloni, yn unol â S05. O ran tai fforddiadwy, yn unol â pholisi cynllunio cenedlaethol, dim ond pan fo'r datblygiad wedi ei leoli o fewn neu yn union ar bwys aneddiadau sy'n bodoli eisoes y rhoddir caniatâd i ddatblygu mewn lleoliadau eraill.

Yn yr achos hwn, ystyrir y byddai lleoliad y cais yn dderbyniol o ran bodloni meini prawf polisi, gan ei fod o fewn 'anheddiad' Capel Dewi a'i fod yn ei hanfod yn cynrychioli achos o ddatblygiad mewnlenwi. Gan mai felly y mae yn yr achos hwn, byddai cefnogaeth yn cael ei gwarantu ar gyfer annedd fforddiadwy ar yr amod ei bod yn diwallu'r angen am dai fforddiadwy yn yr ardal ac nad yw'r angen hwnnw eisoes wedi ei fodloni.

Nid yw'r ymgeisydd wedi gofyn i'r cais gael ei ystyried yn annedd fforddiadwy ond mae'n fodlon cefnogi annedd marchnad agored a gwneud cyfraniad o 10% tuag at dai fforddiadwy yn unol â pholisi S05 y Cynllun Datblygu Lleol. Maent yn gwneud y pwynt y dylid rhoi cefnogaeth i anheddau marchnad agored yn yr aneddiadau a'r pentrefi eraill o fewn y Grŵp Aneddiadau hwnnw, gan nad yw'r Ganolfan Wasanaethau (Aberystwyth) yn diwallu ei chapasiti llawn o ran dyraniad tai.

Er nad yw'n hollol berthnasol, gan i'r ymgeiswyr wrthod caniatáu i'r cais gael ei ystyried yn uned fforddiadwy, wrth ystyried cynigion ar gyfer tai fforddiadwy, mae'r Cynllun Datblygu Lleol yn tynnu sylw at yr angen i sicrhau nad yw cartrefi fforddiadwy yn cael eu hadeiladu i safonau isel annerbyniol neu i greu 'tai sy'n rhy fawr neu'n dai sylweddol'. Mae Canllawiau Cynllunio Atodol: Tai Fforddiadwy Ceredigion yn rhoi'r Cynllun Datblygu Lleol ar waith drwy osod manylion ynghylch isafswm y gofod llawr mewnol ar gyfer cartrefi fforddiadwy. Mae'r manylion hyn wedi eu cymryd o safon Gofynion Ansawdd Datblygu Llywodraeth Cymru: a chynnydd o uchafswm o 20% ar y lleiafswm o ran gofod cyffredinol y llawr mewnol. Isafswm arwynebedd y llawr yn ôl safon y Gofynion Ansawdd Datblygu ar gyfer tŷ fforddiadwy pedair ystafell wely yw 114 metr sgwâr. Felly, yr uchafswm a ganiateir yng Ngheredigion yw 136 metr sgwâr, sydd 20% yn uwch na ffigwr y Gofynion Ansawdd Datblygu.

O'r cynlluniau llawr a ddarparwyd, byddai gan yr annedd arfaethedig ôl troed allanol o oddeutu 265 metr sgwâr a fyddai'n awgrymu bod y gofod llawr mewnol oddeutu 240 metr sgwâr. Byddai hynny hefyd yn groes i'r polisi.

Yn hynny o beth, o ran datblygiad mewn 'lleoliadau eraill', ystyrir bod y cynnig yn gwrthdaro â pholisïau lleol a chenedlaethol.

Tirwedd

Mae safle'r cais wedi ei leoli yn anheddiad Capel Dewi lle ceir mathau amrywiol o dai o ran eu maint a'u gwedd. Mae'r cynnig am fýngalo eithaf mawr mewn rhes o unedau preswyl eithaf modern. Ystyrir na fyddai'r cynnig yn tynnu oddi ar y strydlyn ac felly byddai'n cydymffurfio â pholisi DM06 a DM17 y Cynllun Datblygu Lleol.

Priffyrdd

Nid oes gan Awdurdod Priffyrdd Lleol Ceredigion unrhyw wrthwynebiad i'r cynnig sy'n bwriadu defnyddio'r un fynedfa â'r eiddo cyfagos, sef Woodcroft. Mae'r Awdurdod Priffyrdd wedi nodi y gellir cefnogi'r cais ond bod amodau.

Trefniadau Draenio Tir a Dŵr Brwnt

Mae draenio tir yn fodlon gyda'r dulliau arfaethedig ar gyfer draenio dŵr wyneb, ond bod amodau.

Gan nad oes system garthffosiaeth gyhoeddus yng Nghapel Dewi, yna rhaid cael gwared ar ddŵr brwnt drwy ddulliau preifat. Y bwriad yw darparu tanc carthion ar gyfer hyn a byddai hwnnw'n ddarostyngedig i reoliadau Rheoli Adeiladu.

Argymhelliad:

I gloi, yn annibynnol ar y faith bod y safle wedi'i leoli mewn anheddiad, byddai darparu annedd marchnad agored yn y lleoliad hwn yn groes i bolisïau lleol a chenedlaethol ac argymhellir gwrthod y cais hwn.

PWERAU DIRPRWYEDIG

Mae'r aelod lleol ar gyfer Ward y Faenor, y Cynghorydd J Roberts, wedi gofyn i'r cais gael ei gyfeirio er ystyriaeth at y Pwyllgor Rheoli Datblygu, am y rhesymau canlynol:-

- Cafodd y cais hwn ei dynnu'n ôl y tro diwethaf a hynny am yr ail dro, gan fod yr ymgeisydd wedi gorfod mynd i'r ysbyty;
- Nid yw'n gallu mynd i fyny'r grisiau ac mae angen býngalo arno. Rwy'n deall y bydd ei ferch yn symud i'r prif dŷ, er mwyn bod yn agos ato a chynorthwyo os bydd angen cymorth;
- Ni ddywedodd wrthyf ei fod yn gwneud cais eto, felly nodyn yw hwn dim ond i ddweud fy mod yn cefnogi ei gais am fýngalo

(Nodir bod yr ymgeisydd wedi dweud o'r blaen wrth y Cynghorydd Roberts bod angen yr annedd ar gyfer ei rieni oedrannus).

ARGYMHELLIAD

GWRTHOD gan ei fod yn groes i bolisïau S01 ac S04 Cynllun Datblygu Lleol Ceredigion.

Rhif y Cais / Application Reference	A210463
Derbyniwyd / Received	07-05-2021
Y Bwriad / Proposal	Proposed erection of a single storey dwelling.
Lleoliad Safle / Site Location	Land At Woodcroft Capel Dewi, Aberystwyth, SY23 3HR
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr S Crane, Woodcroft, Capel Dewi, Aberystwyth, Ceredigion, SY23 3HR
Asiant / Agent	Mr Byron Jenkins (Byron Jenkins Architectural Consultancy), Capel Afan, Llanafan, Aberystwyth, Ceredigion, SY23 4AY

THE SITE AND RELEVANT PLANNING HISTORY

Capel Dewi is a small settlement situated approx 4.8km east of Aberystwyth. The village originally developed around the cross roads with the main A4159 road, where a number of small cottages were built. Recent development has taken the form of a linear of large bungalows and houses along the A4159 to the south of the village.

The application site is located adjacent to the southern extremity of the settlement, on the western side of the A4159 trunk road, opposite the access road to Lovesgrove Farm. The application site is set back slightly from the main road. There are Tree Preservation Orders along the frontage of the site and to the rear. The site currently consists of maintained grazing land and is sandwiched between the property of Woodcroft and a stable block building further south. Further to the south is the residential property known as the North Lodge.

In terms of planning history there have been three previous applications for the erection of a dwelling on this particular site, namely in 2012, 2014 and 2020. All applications were withdrawn.

DETAILS OF DEVELOPMENT

This application is submitted in full and seeks planning permission for the erection of an L shaped bungalow. The plans show the provision of a two bedroomed property together with an integral garage. The external footprint of the bungalow is in the region of 265m². The building will be finished in a smooth render and will be either naturally or synthetically slated.

Parking and turning area will be provided to the north of the bungalow while the plans show more than adequate amenity space to serve the property. Foul water will be catered for via a septic tank.

RELEVANT PLANNING POLICIES AND GUIDANCE

- Future Wales: The National Plan 2040
- 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

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

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 STC.

Ceredigion Drainage - No adverse comments.

Dŵr Cymru / Welsh Water - No observations.

CONCLUSION

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

The Principle of Development

This is a full application for the erection of a bungalow in the settlement of Capel Dewi. Capel Dewi falls within the Aberystwyth Settlement Group, however it is identified in the Ceredigion Local Development Plan as being in an 'other location' classification. 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.

In this instance it is considered that the application site would be acceptable in terms of meeting policy criteria in relation to its location as it is within the 'settlement' of Capel Dewi and represents in essence a case of infill development. As that is the position, support would be warranted for an affordable dwelling provided that it met an unmet affordable need in the locality.

The applicant has not requested that the application be considered as an affordable dwelling but is willing to support an

open market dwelling and make a 10% contribution for affordable housing in accordance with policy S05 of the LDP. They make the point that as the Service Centre (Aberystwyth) is not meeting its full capacity in terms of its housing allocation then support should be forthcoming for open market dwellings in the other settlements and villages within that Group.

Although not strictly relevant, as the applicants have declined the application be considered as an affordable unit, 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'. 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 114m². The maximum therefore allowed within Ceredigion is 136m² which is 20% above the DQR figure.

From the floor plans provided, the proposed dwelling would have an external footprint of approximately 265m² which would give an indication of an internal floorspace of approx 240m² which would also be contrary to policy.

In that respect it is considered that the proposal is in conflict with both local and national policies with regard to development in other locations.

Landscape

The application site is located in the settlement of Capel Dewi where there is a mixture of housing types in terms of sizes and appearances. The proposal represents a fairly large bungalow in a row of fairly modern residential units. It is considered that the proposal would not detract from the streetsce and therefore would be compliant with policy DM06 and DM17 of the LDP.

Highways

Ceredigion Local Highways Authority have no objection to the proposal which looks to utilise the same access with the neighbouring property of Woodcroft. They have indicated that the application can be supported subject to conditions.

Land Drainage and Foul Water Arrangements

Land drainage are content with the proposed means of surface water drainage subject to condition.

As there are no mains sewers in Capel Dewi then foul water disposal is to be served by private means. The intention is to provide a septic tank to cater for this provision which would be subject to Building Control regulations.

Recommendation

In conclusion, irrespective that the site is located within a settlement, the provision of an open market dwelling at this location would be contrary to both local and national policies and it is recommended that the application be refused.

DELEGATED POWERS

The local Member for the Faenor Ward, Cllr J Roberts has requested the application be referred to the Development Control Committee for consideration for the following reasons:-

- This application was withdrawn last time for a second time due to the applicant having to go into hospital;
- He is unable to go upstairs and requires a bungalow, I understand that his daughter will be moving into the main house to be near him and to assist if help is required;
- He did not tell me that he was applying again so this note is simply to say that I support his application for a bungalow.

(It is noted that the applicant indicated previously to Cllr Roberts that the dwelling was required for the applicant's elderly parents).

RECOMMENDATION:

REFUSE as contrary to policy S01 and S04 of the Ceredigion Local Development Plan.

2.3. A210464



Rhif y Cais / Application Reference	A210464
Derbyniwyd / Received	10-05-2021
Y Bwriad / Proposal	Erection of steel framed storage shed to be used for the storage of machinery and fodder.
Lleoliad Safle / Site Location	Tyncelyn Fields, Llangeitho, Tregaron, SY25 6QL
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Ms Naomi Mudie, Tyncelyn Fields Llangeitho, Llangeitho, SY25 6QL
Asiant / Agent	Mr Graham Leaver (Egis Consultancy Ltd), Lowendel Cliffords Mesne, Newent, Gloucester, GL18 1JT

Y SAFLE A'I HANES PERTHNASOL O RAN CYNLLUNIO

Cae amaethyddol agored yw'r safle dan sylw. Datblygwyd nifer o adeiladau anghyfreithlon ar y safle a hefyd lleolwyd carafán yn anghyfreithlon ar y safle. Pan gynhaliwyd ymweliad â'r safle roedd peiriannau adeiladu yn amlwg. Mae ffeil orfodaeth ar agor parthed y datblygu anghyfreithlon.

Hanes o ran cynllunio

A160747 - Cais am gymeradwyaeth ymlaen llaw ar gyfer codi adeilad storio ar gyfer contractwr amaethyddol – Angen caniatâd 04/09/2016

A200963 - Cais am gymeradwyaeth ymlaen llaw ar gyfer codi sied storio – Angen caniatâd 18/12/2020

A210117 - Codi sied storio o ffrâm ddr i gadw peiriannau a gwair – Gwrthodwyd 20/04/2021

MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn ar gyfer codi adeilad amaethyddol ychwanegol.

Bydd y siec arfaethedig yn 22.86m o hyd a 10.67m o led gyda tho pwysu agored a fydd yn mesur 22.86m wrth 7.32m ar ochr y gogledd-ddwyrain. Bydd yr adeilad yn mesur 4.26m o uchder i'r bondo a 5.18m i grib y to. Bydd y sied arfaethedig yn gwbl gaeëdig ac iddi ddrysau dwbl ar ochr y gogledd-ddwyrain. Y deunyddiau fydd blociau concrid wrth fôn y waliau ac wedyn waliau a tho o ddr rhychiog.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

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

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

- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirweddu
- DM17 Y Dirwedd yn Gyffredinol
- S01 Twf Cynaliadwy
- S04 Datblygu mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'
- DM13 Systemau Draenio Cynaliadwy
- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf Trosedd ac Anhrefn 1998 yn rhoi 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 dyletswydd 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; 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 anfanteision a wynebwr gan bobl oherwydd 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 I'R YMGYNGHORIAD

Cyngor Cymuned Llangeitho – Dim sylw

Priffyrdd – Dim sylwadau

Draenio Tir – Dim gwrthwynebiad, yn ddibynnol ar amodau

Ecoleg – Dim sylw

Daeth un gwrthwynebiad i law gan drydydd parti parthed y cais. Mae'r sylwadau yn cwestiynu beth yw'r cyfiawnhad dros adeilad mawr o'r fath yn y lle hwn ac yn tynnu sylw at y datblygu anghyfreithlon sydd wedi digwydd ar y safle eisoes.

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 Datblygu

Rhaid rheoli datblygiadau yn y cefn gwlad agored yn llym a dylai fod modd eu cyfiawnhau. Nid oes datganiad cyfiawnhau wedi'i gyflwyno i gefnogi'r cais. Mae'r rhesymau pam fod angen y datblygiad wedi'u nodi ar y ffurflen gais fel a ganlyn:

- "1. Mae'r safle lle mae'r peiriannau yn cael eu storio ar hyn o bryd wrthi'n cael ei werthu ac, fel tenant, mae'r ymgeisydd yn gorfod gadael yr adeilad hwnnw cyn gynted â phosib.
2. Mae'r ymgeisydd yn ffermio yn rhan-amser ond oherwydd costau cynyddol y byrnau silwair mae am leihau ei gostau porthiant. Er mwyn cyflawni hynny mae'r ymgeisydd eisiau gwneud gwair yn hytrach na byrnau silwair ac mae arno angen adeilad i gadw'r gwair."

Pan gynhaliwyd ymweliad safle roedd peiriannau adeiladu, ar ffurf offer symud pridd, yn amlwg ar y safle ac nid oedd llawer o dystiolaeth fod y safle yn cael ei ddefnyddio at ddibenion amaethyddol. Nid ystyrir bod storio peiriannau adeiladu yn cyfiawnhau datblygu yn y cefn gwlad agored.

Mae Rheswm 2 yn ymwneud â chostau cynyddol byrnau silwair a'r angen i storio gwair. Mae'r datblygiad arfaethedig yn creu 412 metr sgwâr o ofod llawr ychwanegol. Ni roddir cyfiawnhad dros gael arwynebedd mor fawr i storio gwair. O ystyried maint yr uned amaethyddol, sef 5 hectar, nid ystyrir ei bod yn angenrheidiol at ddibenion amaethyddol.

Ers hynny mae'r ymgeisydd wedi cadarnhau bod ei phartner yn rhedeg cwmni contractio amaethyddol o'r safle, felly nid ystyrir bod angen gweithredol ar gyfer y datblygiad arfaethedig yn y lleoliad hwn.

Ystyrir felly fod yr egwyddor o ddatblygu yn y lleoliad hwn yn annerbiniol a byddai datblygu heb gyfiawnhad yn y cefn gwlad agored yn groes i Nodyn Cyngor Technegol 6: Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010).

Effaith ar y Tirwedd

Fel y nodwyd uchod, saif safle'r cais yn y cefn gwlad agored ac mae mewn lle amlwg. Mae gogledd y safle yn arbennig o agored o ran y tirwedd gan olygu fod y safle yn weladwy o sawl cilomedr i ffwrdd. O ganlyniad, byddai adeilad o'r maint hwn yn y lleoliad a gynigir yn niweidiol i dirwedd a chymeriad yr ardal. Ar hyn o bryd, nid oes yr un adeilad cyfreithlon ar y safle ac felly byddai'r datblygiad arfaethedig yn cyflwyno adeilad sydd heb gyfiawnhad a hynny mewn lle amlwg iawn ar y tirwedd. Felly mae'r cais yn groes i Bolisiâu DM06 a DM17 o'r Cynllun Datblygu Lleol.

Materion eraill

Nid yw'r Awdurdod Priffyrdd Lleol na'r adran Draenio Tir yn gwrthwynebu'r datblygiad. Mae'r adran Draenio Tir yn argymhell amodau perthnasol.

Casgliad

Caiff adeiladau yn y cefn gwlad agored eu hannog i fod wrth ymyl y ffurf adeiledig. Felly, mae'r Awdurdod Cynllunio Lleol o'r farn fod y datblygiad arfaethedig yn annerbyniol oherwydd bod diffyg cyfiawnhad dros ddatblygu yn y lleoliad hwn. Yn ogystal, mae'r safle mewn lle amlwg yn y tirwedd ac ystyrir y byddai'n cael effaith andwyol ar dirwedd a chymeriad yr ardal.

ARGYMHELLIAD:

Gwrthod am y rhesymau canlynol:

1. Nid yw'r cais yn llwyddo i ddangos bod angen y datblygiad arfaethedig yn y lleoliad hwn. Felly nid oes digon o gyfiawnhad dros ganiatáu datblygu yn y cefn gwlad agored, yn unol â'r polisi cynllunio cenedlaethol. Mae'r cais, felly, yn groes i Nodyn Cyngor Technegol 6: Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010).
2. Saif safle'r cais mewn lle amlwg ar y tirwedd ac i ffwrdd oddi wrth unrhyw ffurf adeiledig gyfreithlon. Felly ystyrir y byddai lleoliad a maint y datblygiad yn niweidiol i gymeriad a golwg yr ardal a'r tirwedd. Felly mae'r cais yn groes i Bolisiâu DM06 a DM17 o'r Cynllun Datblygu Lleol.

Awdurdod a ddirprwyir

Mae'r Cynghorydd Rhodri Davies wedi datgan buddiant personol a buddiant sy'n rhagfarnu yn y cais hwn ac felly mae'n rhaid i'r cais gael ei ystyried gan y Pwyllgor Rheoli Datblygu.

Rhif y Cais / Application Reference	A210464
Derbyniwyd / Received	10-05-2021
Y Bwriad / Proposal	Erection of steel framed storage shed to be used for the storage of machinery and fodder.
Lleoliad Safle / Site Location	Tyncelyn Fields, Llangeitho, Tregaron, SY25 6QL
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Ms Naomi Mudie, Tyncelyn Fields Llangeitho, Llangeitho, SY25 6QL
Asiant / Agent	Mr Graham Leaver (Egis Consultancy Ltd), Lowendel Cliffords Mesne, Newent, Gloucester, GL18 1JT

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to an open area of agricultural field. Numerous buildings have unlawfully been developed on the site, as well as the unlawful sting of a caravan. When a site visit was undertaken construction machinery was prevalent. An enforcement file is open in regards to the unlawful development.

Planning History

A160747 - Prior approval application for the Erection of a storage building for agricultural contractor - Permission required 04/09/2016

A200963 - Prior approval application for the erection of storage shed - Permission required 18/12/2020

A210117 - Erection of a steel framed storage shed to be used for the storage of machinery and fodder – Refused 20/04/2021

DETAILS OF DEVELOPMENT

This application seeks full planning permission for the erection of an additional agricultural building.

The proposed shed is to measure 22.86m in length and 10.67m in width with an open lean-to measuring 22.86m by 7.32m being positioned on the north east elevation. The building will have a height of 4.26m to eaves and 5.18m to ridge. The proposed shed is to be fully enclosed with double doors to the south east elevation. The materials are to be concrete blockwork lower walls with corrugated steel walls and roof.

RELEVANT PLANNING POLICIES AND GUIDANCE

- Future Wales: The National Plan 2040
- 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
- DM10 Design and Landscaping
- DM17 General Landscape
- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- DM13 Sustainable Drainage Systems
- TAN6 Planning for Sustainable Rural Communities (2010)

YSTYRIAETHAU PERTHNASOL ERAILL / 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 Cymuned Llangeitho Community Council - Did not comment

Highways - No observations

Land Drainage - No objection STC

Ecology - Did not comment

1 Third party objection has been received in respect of the application. The representation questions the justification for such a large building in this location, and draws attention to the unlawful development which has already taken place on site.

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 considerations indicate otherwise".

Principle of Development

Development in the open countryside must be strictly controlled and should be justified. No justification statement has been submitted in support of the application. The reasons why the development is required as stated on the application form read as follows.

- "1. The site where the machinery is currently stored is being sold and, as tenant, the applicant is having to vacate that building as soon as possible.
2. The applicant is farming on a part time basis, but due to the rising costs of silage bales wants to minimise the fodder costs. To meet this objective the applicant wants to make hay rather than baled silage and a building is required to store the hay."

When a site visit was undertaken construction machinery in the form of earth moving equipment was prevalent on site and there was little evidence of the site being used for agricultural purposes. The storage of construction machinery is not considered a justified use for development in the open countryside.

Reason 2 relates to the rising cost of silage bails and the need to store hay. The proposed development creates 412 sq meters of additional floor space. No justification is given as to why such a large area is required for the storage of hay. Given the size of the agricultural unit of 5ha, it is not considered necessary for agricultural purposes.

The applicant has since confirmed that her partner operates an agricultural contracting company from the premises, it is not therefore considered that a functional need exist for the proposed development in this location.

The principle of development at this location is therefore considered unacceptable and would be unjustified development in the open countryside contrary to Technical Advice Note 6: Planning for Sustainable Rural Communities (2010).

Impact on the Landscape

As noted above, the application site is located in the open countryside and is in a prominent location. The north of the site in particular is very open in its landscape which allows the site to be visible from several kilometres. Consequently, a building

of this scale in the proposed location would be detrimental to the landscape and character of the area. At present, there are no lawful buildings on the site and consequently, the proposed development would introduce an unjustified building in a very prominent location within the landscape. The proposal is therefore contrary to Policies DM06 and DM17 of the LDP.

Other Matters

The LHA, and land drainage department have no objection to the development with the land drainage department recommending relevant conditions.

Conclusion

Buildings in the open countryside are encouraged to be adjacent to the built form. Therefore, the LPA are of the opinion that the proposed development is unacceptable due to there being a lack of justification for development at this location. Additionally, the site is in a prominent location within the landscape and is considered to have a detrimental impact on the landscape and character of the area.

ARGYMHELLIAD / RECOMMENDATION:

Refuse for the following reasons:.

1. The application fails to demonstrate a need for the proposed development in this location. Therefore there is not sufficient justification for allowing development in the open countryside in line with national planning policy. The proposal is therefore contrary to Technical Advice Note 6: Planning for Sustainable Rural Communities (2010).
2. The application site is located in a prominent location in the landscape away from any lawful built form. Therefore, the siting and scale of the development is considered to be detrimental to the character and appearance of the landscape and area. Consequently, the proposed development is contrary to Policies DM06 and DM17 of the Local Development Plan.

Delegated authority:

Cllr. Rhodri Davies has declared a personal and prejudicial interest in this application and therefore the application must be considered by the Development Control Committee.

2.4. A210468



Rhif y Cais / Application Reference	A210468
Derbyniwyd / Received	11-05-2021
Y Bwriad / Proposal	Proposed extension and alterations to dwelling to include removal of single storey element of dwelling.
Lleoliad Safle / Site Location	16 Pen-y-graig, Aberystwyth, Ceredigion, SY23 2JA
Math o Gais / Application Type	Householder Planning
Ymgeisydd / Applicant	Mr and Mrs Arwyn & Rhian Jones, 29 Rhoshendre, Waunfawr, Aberystwyth, Ceredigion, SY23 3PT
Asiant / Agent	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen, Llanrhystud, Ceredigion, SY23 5ED

Y SAFLE A HANES PERTHNASOL

Mae'r adeilad i'w adeiladu yn annedd deulawr a leolir ar wahân i adeiladau eraill gyda garej integredig sengl. Mae'r eiddo ar Ffordd Penygraig yn nhref arfordirol Aberystwyth. Mae cymeriad pennaf yr ardal yn lled drefol. Lleolir eiddo preswyl eraill ar bwys yr eiddo i'r gogledd a'r de. Y tu cefn i'r eiddo mae darn mawr o brysgwydd arfordirol. I'r gorllewin o'r annedd mae golygfeydd o'r môr.

780607 – Gwrthodwyd estyniadau 18/05/1978

781209 – Cymeradwywyd Estyniadau 0/01/1979

MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio deiliad annedd i godi dau estyniad. Lleolir un y tu blaen i'r eiddo a'r llall i'r tu cefn. Bydd y ddau estyniad yn darparu llety preswyl ychwanegol i'r eiddo.

Bydd y datblygiad y tu cefn i'r annedd yn cynnwys codi adeilad sengl ar lefel llawr gwaelod 4.4m x 2.3m ar gyfer ardal bwyta mwy o faint. Bydd y mynediad i'r ardd o'r estyniad drwy ddrysau dwbl ar ddrychiad gogleddol yr annedd a bydd ffenest ar ddrychiad dwyreiniol yr eiddo yn edrych ar draws yr ardd.

Y ddatblygiad arfaethedig i brif ddrychiad yr eiddo bydd gwaredu cyntedd llawr gwastad sengl a chodi estyniad deulawr gan ymestyn llinell yr adeilad 1.37m. Y pwrpas yw darparu lobi mwy o faint, swyddfa, ystafell fyw, ystafelloedd gwely ar y llawr uchaf ac *en-suite* a thŷ bach.

Yn weledol bydd yr estyniad newydd y tu blaen yr eiddo yn creu talcen dwbl wedi ei dorri i mewn i'r to cyfredol.

Bydd y deunyddiau allanol yn cynnwys rendr llyfn wedi ei baentio ar gyfer pob ochr y tŷ, to newydd fydd yn gweddu â'r teils llwyd cyfredol, ffenestri dwbl a drysau o liw glo carreg yn lle'r ffenestri sengl cyfredol. Caiff cafnau a pheipiau glaw newydd UPVC du eu gosod a bydd yr holl fyrddau soffit a ffasgia o liw glo carreg a sil ffenestri o lechen.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

DM06 Dylunio a Chreu Lle o Safon Uchel

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM17 Y dirwedd yn gyffredinol

CCA - Amgylchedd Adeiledig a Dyluniad - Ionawr 2015

FW 21 Cymru i'r Dyfodol: Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru 21 (argraffiad 11, Chwefror 2021)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDDAU AC ANHREFN 1998

Mae Adran 17(1) Deddf Troseddau ac Anhrefn 1998 yn rhoi dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau gan ystyried effaith debygol gweithredu'r swyddogaethau hyn ar droseddau ac anhrefn yn 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 rhyw; beichiogrydd a mamolaeth; hil; crefydd neu gredo; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw dyledus i hybu cydraddoldeb yn cynnwys:

Gwaredu neu leihau'r anfanteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig:

Cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle bo'r anghenion yn wahanol i rai pobl eraill; ac

Annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

Rhoddwyd sylw dyledus i'r ddyletswydd uchod wrth benderfynu ynghylch 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 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 gwrdd â'u hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Tref Aberystwyth - Dim gwrthwynebiad

Priffyrdd - Dim Gwrthwynebiad ond bydd amodau

Draenio Tir - Gwybodaeth Gyffredinol

Ecoleg - Dim sylwadau

Cyfoeth Naturiol Cymru - Dim gwrthwynebiad.

Derbyniwyd un gwrthwynebiad trydydd parti o ran y cais yma a oedd yn ffocysu ar niwed amwynderol i eiddo ar bwys i'r gogledd o ran colli preifatrydd ac edrych drosodd.

CASGLIAD

Nodir yn Adran 38 (6) Deddf Cynllunio a Phrynu Gorfodol 2004: "Os ystyrir y cynllun datblygu at bwrsas 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".

Egwyddor y Datblygiad:

Ystyrir bod yr estyniad arfaethedig wedi ei leoli'n briodol ac yn llai o faint na'r brif annedd. Mae eiddo eraill yn y stryd wedi eu hymestyn mewn gwahanol ffyrdd, ac o ganlyniad nid oes cysondeb bellach o ran ffurf na maint. Bydd y deunyddiau yn yr estyniad yn cydweddu â'r rheiny a welir mewn mannau eraill yn yr ardal.

Amwynder Cymdogion

Mae eiddo cymdogion yn union i'r gogledd a'r de o'r eiddo.

Mae'r cymdogion yn yr eiddo i'r gogledd wedi gwrthwynebu'r cynnig ar sail colli preifatrydd ac ar sail colli golau.

Mae'r gwrthwynebiad ar golli preifatrwydd yn ffocysu ar leoliad ffenest newydd yn ochr yr estyniad, a phryderon am ffenest gyfredol ar y drychiad ochr yn cael ei newid o wydr cymylog i wydr clir yn dilyn ail-lunio cynllun mewnol y tŷ.

Gellir mynd i'r afael â'r pryderon yma drwy amod a eiriwyd yn briodol fydd yn sicrhau bod y ffenestri yma'n rhai cymylog am byth Mae'r gwrthwynebwyr yn hapus gyda'r trefniant yma.

Mae gwrthwynebiad y cymdogion o ran colli golau yn ffocysu ar y ffaith nad yw'r cynnig yn cydymffurfio â rheoli '45 gradd' fel y nodwyd yn y canllawiau cynllunio atodol ar yr Amgylchedd a Dylunio. Mae'r rheol 45 gradd yn rheol bawd a ddefnyddir i fesur effaith cynigion ar y golau sy'n cyrraedd eiddo ar bwys felly canllaw ydyw i fesur effaith yn hytrach na pholisi. Byddai codi estyniad yn y lleoliad yma'n methu'r prawf 45 gradd o ran y ffenest ar ddrychiad ochr yr eiddo sy'n ffinio fodd bynnag ffenest eilaidd yw'r ffenest dan sylw yn ystafell wely gefn yr eiddo ar bwys ac y mae ffenestr arall mwy o faint yn yr ystafell wely yma ar ddrychiad cefn yr eiddo nad yw'n cael effaith ar yr argymhellion caiff eu hystyried yma.

Mae'r gwrthwynebwyr yn nodi gan fod yr ystafell wely yma'n wynebu'r dwyrain mewn cysgod oledf serth ac ychydig iawn o haul uniongyrchol sydd yno. Defnyddir y rheol 45 gradd i fesur golau dydd yn hytrach na golau'r haul am nad oes gan breswylwyr unrhyw hawl i haul uniongyrchol. Ystyrir bod y ffenest fawr yma yn medru darparu digon o olau i'r ystafell wely gefn.

Ystyrir felly fod yr estyniad wedi ei ddylunio mewn modd sensitif er mwyn osgoi effaith ar amwynder eiddo ar bwys mewn ffordd andwyol.

Bydd y deunyddiau a ddefnyddir ar yr estyniad yn cydweddu neu'n welliant ar y rheiny a ddefnyddiwyd ar yr eiddo cyfredol ac ystyrir bod y datblygiad arfaethedig yn cydymffurfio â pholisi DM06 y Cynllun Datblygu Lleol a fabwysiadwyd.

Ecoleg

Mae arolwg ystlumod yn gynwysedig sy'n nodi na chafwyd o hyd i dystiolaeth o ystlumod . Ni dderbyniwyd ymateb oddi wrth ecolegydd Cyngor Sir Ceredigion fodd bynnag nid yw Cyfoeth Naturiol Cymru wedi gwrthwynebu'r datblygiad arfaethedig.

Materion eraill

Nid yw uned draenio tir Cyngor Sir Ceredigion na'r awdurdod priffyrdd lleol wedi gwrthwynebu'r cynnig ac ystyrir y gellir gweithredu'r datblygiad heb unrhyw niwed ychwanegol yn amodol ar amod a eiriwyd yn briodol.

ARGYMHELLIAD:

Cymeradwyo gydag amodau

Dirprwyo Awdurdod

Hoffai'r Cynghorydd Mark Strong i'r cais gael ei gyfeirio at sylw'r Pwyllgor Rheoli Datblygu oherwydd y gwrthwynebiad a dderbyniwyd ac i ystyried ymhellach yr effaith ar drigolion cyfagos.

Rhif y Cais / Application Reference	A210468
Derbyniwyd / Received	11-05-2021
Y Bwriad / Proposal	Proposed extension and alterations to dwelling to include removal of single storey element of dwelling.
Lleoliad Safle / Site Location	16 Pen-y-graig, Aberystwyth, Ceredigion, SY23 2JA
Math o Gais / Application Type	Householder Planning
Ymgeisydd / Applicant	Mr and Mrs Arwyn & Rhian Jones, 29 Rhoshendre, Waunfawr, Aberystwyth, Ceredigion, SY23 3PT
Asiant / Agent	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen, Llanrhystud, Ceredigion, SY23 5ED

THE SITE AND RELEVANT PLANNING HISTORY

The building under consideration is a detached two storey house with a single storey integrated garage. The property is on Penygraig Road in the coastal town of Aberystwyth. The prevailing character of the area is semi-urban. Further residential properties neighbour the dwelling to the north and south. To the rear of the property is a large area of coastal heath/scrub. To the west the dwelling benefit from views to the sea.

780607 – Extensions refused 18/05/1978

781209 – Extensions Approved 0/01/1979

DETAILS OF DEVELOPMENT

The application seeks householder planning permission for the erection of two extensions with one being located to the front of the property and one being to the rear. Both extensions seek to provide additional living accommodation to the property.

The development of the rear would involve the erection of a single storey rear extension at ground floor level measuring 4.4m x 2.3m to provide an enlarged dining area. Access to the garden from the extension would be via French doors to the north elevation and a window in the eastern elevation would provide an open aspect over the garden.

The proposed development to the principle elevation of the property would see the removal of a single storey flat roofed porch and the erection of a two storey extension with the building line extended forward by 1.37m. The purpose being to provide larger lobby, study, living room, upper bedrooms and en-suite W/C

Externally the new front extension would result in a double gable feature cut into the existing roof.

External materials will include smooth painted render to all elevations, new roof coverings to match existing grey roofing tiles, double glazed anthracite windows and doors to replace all existing single glazed windows. All guttering and downpipes to be replaced with black UPVC variant, all fascia and soffit boards to be replaced with anthracite UPVC boards with Slate window cills

RELEVANT PLANNING POLICIES AND GUIDANCE

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

DM06 High Quality Design and Placemaking

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

SPG6 Built Environment and Design SPG 2015

FW21 Future Wales: The National Plan 2040

PPW21 Planning Policy Wales (edition 11, February 2021)

TAN12 Design (2016)

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 generation's to meet their own needs.

CONSULTATION RESPONSES

Cyngor Tref Aberystwyth Town Council – No Objection

Highways – No Objection STC

Land Drainage – General informative

Ecology – Did not comment

Natural Resources Wales – No objection

One third party objection has been received in respect of the application which focuses on the amenity harm to the neighbouring property to the north through overshadowing and loss of privacy.

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 proposed extension is considered to be appropriately sited and will be of as subservient scale to the main dwelling. Other properties in the street have been extended in different ways, the result being there is no longer any uniformity in the form and massing of the dwellings. The materials of the extension will match those seen elsewhere in the vicinity.

Neighbouring amenity

There are neighbouring properties to the immediate north and south of the property.

The neighbours of the property to the north have objected to the proposal on the basis of loss of privacy and on the basis of loss of light.

The objection to the loss of privacy focuses on the positioning of a new window in the side elevation of the extension, and concerns in relation to an existing window on the side elevation of the house being changed from obscured glazing to clear glazing following a reconfiguration of internal layout.

This concern can be address by way of a suitably worded condition to ensure both windows remain obscured in perpetuity. The objectors are satisfied with this arrangement.

The neighbours objection in regard to loss of light focuses on the fact the proposal fails to conform the '45 degree rule' as set out in the Built Environment and Design SPG. The 45 degree rule is 'rule of thumb' used to measure the impact of proposals on the light afforded to neighbouring properties, and is therefore guidance used to measure impacts rather than policy. The erection of an extension in this location would fail the 45 degree test in regard to the window on the side elevation of the neighbouring property however, the window in question is a secondary window which serves the rear bedroom of the neighbouring property, and the rear bedroom benefits from a much larger window on the rear elevation of the property which is not effected by the proposals under consideration here.

The objectors contend that as this bedroom is east facing and shadowed by a steep bank in benefits from very little direct sunlight. The 45 degree rule is used to measure daylight rather than sunlight as residence have no right to direct sunlight. It is considered that this large window is capable of affording occupiers of the rear bedroom ample light.

It is therefore considered that the extension has been sympathetically designed as not to effect the amenity of the neighbouring properties to an adverse degree.

The materials of the extension will match or be an enhancement on those of the existing property, the proposed development is therefore considered to comply with policy DM06 of the adopted LDP.

Ecology

The application is accompanied by a Bat Activity Survey which found no evidence of bats. No response has been received from CCC county ecologist however NRW has raised no objection to the proposed development.

Other Matters

Neither CCC land drainage nor local highway authority raised any objection to the proposal and consider that the development can be implemented without giving rise to any additional harm subject to suitably worded condition.

RECOMMENDATION:

Approve STC

Delegated Authority

Councillor Mark Strong wishes for the application to be referred to the Development Control Committee owing to the objection received and to further consider the impact on neighbouring residents.

3. Diprwydedig/Delegated

07-10-2021 - 03-11-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A200495	Mr and Mrs R & S Stephens (S & R Developments)	Erection of a dwelling and detached garage	Plot 26 Heol y Cwm, Cross Inn, Llandysul. SA44 6BB	Legal – Resolve to grant subject to S106 agreement	07-10-2021
2	A200513	Mr and Mrs Luke & Emma Enright	Erection of a dwelling to include vehicular access and installation of a package treatment plant	Land at Troed Rhiw. Bethania, Llanon	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-10-2021
3	A201080	Mr S Morris (Jameson Estates Ltd)	Variation of condition 1 (commencement date) of planning permission A190862	Land at Quay Street and Market Land, Cardigan	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-11-2021
4	A201091	K Edwards	Single storey extension to main house to provide new sitting/living room; Conversion of attached outbuilding to create garden room; Construction of new detached outbuilding to provide yoga studio/gym and storage which includes an external pool and formation of separate vehicle access to the new outbuilding.	Pendre, Hafod, Pontrhydygroes. SY25 6DX	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-10-2021
5	A201092	K Edwards	Single storey extension to main house to provide new sitting/living room; Conversion of attached outbuilding to create garden room	Pendre, Hafod, Pontrhydygroes. SY25 6DX	Caniatâd wedi ei roi / Consent Granted	12-10-2021
6	A210104	Mr Emyr Davies	Discharge of condition 5 of planning consent A190939 (window detail).	Ty Belgrave, 24 Marine Terrace, Aberystwyth, SY23 2AZ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	20-10-2021
7	A210154	Mr C Evans	Erection of an agricultural storage building.	Coedmawr Uchaf, Llanio Road, Tregaron, SY25 6PX	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-11-2021
8	A210166	Mr B Hampton	Modification of S106 agreement of planning permission A190692 - Erection of a bungalow	Zefyr House, New Build Plot, Plwmp, Llandysul, SA44 6HS	Caniatawyd / Approved	20-10-2021
9	A210264	Ms R Solnick	Removal / Variation of condition 2 (approved plans) of planning permission A190044	Lodge Park, Forestry, Tre'r Ddol, SY20 8PL	Caniatâd wedi ei roi / Consent Granted	11-10-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
10	A210410	Mr Elwyn Jones	Discharge of condition 14 (surface water drainage) from planning permission A180846	Land adj. Helen House, Stags Head, SY25 6SZ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	19-10-2021
11	A210419	Mr A Jenkins	Yard covering to comply with new NVZ rules	Pentrefelin, Talsarn, Lampeter, Ceredigion, SA48 8QE	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-10-2021
12	A210421	Mr Endaf Jenkins	Installation of Ground Source Heat Pump, 87kW together with all other associated works	Pwllpridd, Lledrod, Aberystwyth, Ceredigion, SY23 4HZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-10-2021
13	A210430	Mr Ron Evans	Discharge condition 9 of planning permission A180140 - Soakaway	Maes Mynach Cilcennin, Lampeter,	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	02-11-2021
14	A210435	Mr Stephen Sheehan	Erection of a garden shed.	20 Cwm Halen, New Quay, Ceredigion, SA45 9SF	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-10-2021
15	A210450	Mr and Mrs Stokes	The proposed development is the conversion (and change of use of an existing and attached outbuilding associated with the existing dwelling) into additional living accommodation associated with the existing dwelling.	Pencnwc, Henllan, Llandysul, Ceredigion, SA44 5TN	Caniatawyd gydag Amodau / Approved Subject to Conditions	27-10-2021
16	A210458	Ms R Solnick	Variation of condition 2 of planning permission A190043 - amend the approved drawings	Lodge Park, Trer Ddol, Machynlleth. SY20 8PL	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-10-2021
17	A210470	Mr and Mrs Phillip & Rachael Slater	Ground floor porch and cloak room	Tudor Hall, Llwyndafydd, Llandysul, Ceredigion, SA44 6BZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-10-2021
18	A210532	Mr and Mrs G & D Owen & Keefe	Variation of condition of planning permission A051066 - change of design from original approved Dan-wood 171E house type to Dan-wood 139E house type	1 Bwlch Y Graig, Pontrhydfendigaid, Ceredigion, SY25 6BU	Dychwelwyd yn annilys / Returned Invalid	02-11-2021
19	A210580	Mrs Marie Hardy	Loft conversion to include construction of new pitched roof with rooflights. Removal of existing conservatory and construction of verandah and porch.	Rocklands Cliff Drive, Borth, Ceredigion, SY24 5NL	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-10-2021
20	A210622	Mr and Mrs Neilan	Two Storey Side Extension, in virtue of an existing attached garage being demolished.	Brynhyfryd, Llandyfriog, Newcastle Emlyn, SA38 9HB	Caniatawyd gydag Amodau / Approved Subject to Conditions	18-10-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
21	A210626	Mr S Powell (MEM Aberystwyth)	Variation of condition 2 of planning permission A110544 - approved plans.	Plot At Os 1438, Capel Seion, Aberystwyth, SY23 3JG	Tynnwyd yn ôl / Withdrawn	14-10-2021
22	A210628	Mr E Taylor (Transport for Wales)	Discharge condition 4 of planning permission A180296 - The proposed access and pedestrian crossing shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Welsh Government (Transport) before the proposed development is brought into use.	Bow Street Station Interchange Bow Street, Aberystwyth.	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	08-10-2021
23	A210654	Mr B Morgan	Proposed domestic garage and all associated works.	Dolerin, Blaenporth, Cardigan. SA43 2AX	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-10-2021
24	A210661	RJ, LH and RJ Edwards (RJ Edwards a'i Fab)	Renovation and conversion of redundant building into holiday let cottage.	Banc Tynpynfarch, Bontgoch, Aberystwyth.	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-10-2021
25	A210675	Simon Pickard (Silver Mountain Experience)	Retention of 2no. adapted shipping containers to form an "Escape Room" attraction	Silver Mountain Experience, Llywernog, Ponterwyd, Aberystwyth, SY23 3AB	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-11-2021
26	A210679	Ms S Marsh	Change of use and alterations to an agricultural building to stable equine use and siting of a temporary dwelling and associated works.	Land adjacent to U5172, from the junction of the A487 south to the junction of the B4342, Llanarth, SA47 0NT	Caniatawyd gydag Amodau / Approved Subject to Conditions	02-11-2021
27	A210685	L Merton	Replacement of 4 existing glamping yurts with a permanent timber holiday cabin and associated facilities on an existing holiday business.	The Yurt Farm, Crynfryn, Penuwch, Tregaron, SY25 6RE	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-11-2021
28	A210689	Wright	Variation of condition 2 of planning permission A210074 - approved plans	Plots 10 & 11 Caer Wylan, Llanbadarn Fawr, Aberystwyth, SY23 3GY	Tynnwyd yn ôl / Withdrawn	21-10-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
29	A210690	Mr M Stevens (National Library of Wales)	Take down existing two storey portacabin which houses the existing post room and offices, and replace with new building comprising of post room at ground floor level, offices at first floor level and storage at second floor level. Second floor level also to connect through to Gregynog Gallery and provide alternative means of escape route.	National Library of Wales, Penglais, Aberystwyth. SY23 3BU	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-11-2021
30	A210691	Mr M Stevens (National Library of Wales)	Take down existing two storey portacabin which houses the existing post room and offices, and replace with new building comprising of post room at ground floor level, offices at first floor level and storage at second floor level. Second floor level also to connect through to Gregynog Gallery and provide alternative means of escape route.	National Library Of Wales, Penglais, Aberystwyth, SY23 3BU	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-11-2021
31	A210696	Mr and Mrs D Evans	Erection of a dwelling.	Land adjacent Y Dolau, Felinfach, Lampeter, SA48 8AE	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-10-2021
32	A210701	Ms V Evans (Skindeep Calon Cymru Ltd)	Proposed beauty salon x nails bar and retention of activities to date	Unit 1 & 2 Cks Store Rhoshendre, Waunfawr, Aberystwyth, SY23 3JG	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-10-2021
33	A210706	(Home Office)	20m lattice mast with 3 antenna, two 0.6m dishes, foul weather enclosure, electrical meter cabinet, satellite dish mounted on a pole all within a timber post and rail compound with stone walling and landscaping scheme.	Dolchenog, Cwmystwyth, Aberystwyth, SY23 4AG	Caniatâd ddim ei angen / Permission not required	11-10-2021
34	A210717	T Sanders (Blakemore Design & Shopfitting)	Display of signage.	Spar, 32 Terrace Road, Aberystwyth, SY23 2AE	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-11-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
35	A210744	Oliver Williams (Oliver's Properties Ltd)	Internal alterations and extension to existing public house. Internal alterations and extension to existing residential flat, raising roof to allow for residential accommodation. Demolition of existing kitchen.	Hope & Anchor, 51 Pendre, Cardigan, Ceredigion, SA43 1JS	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-11-2021
36	A210745	Phil Evans	Proposed alterations and extension to existing dwelling.	34 Cae Gwylan, Borth, Ceredigion, SY24 5LD	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-10-2021
37	A210752	Ms C Ward	Convert the existing building into a quality holiday let, adding an extension to the west, to accommodate a small bathroom, kitchen and dining area. The area around the proposed extension will also be landscaped to include a raised decking area, overlooking the fields.	Hendre Einon, Abermeurig, Lampeter. SA48 8PP	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-10-2021
38	A210759	Hywel Thomas	Removal of Condition on planning permission D1/397/83	Garnfach, Rhydlewis, Llandysul, Ceredigion, SA44 5PL	Dychwelwyd yn annilys / Returned Invalid	12-10-2021
39	A210765	(The Home Office)	Discharge condition 9 of planning permission A190732 - Scheme for the disposal of surface water	Pant Mawr Cwmrheidol, Capel Bangor, Aberystwyth, SY23 3NF	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	22-10-2021
40	A210770	M Douglas	Variation of condition 2 of planning permission A130374 to allow a variation of design and footprint to detached dwelling house.	Land Adj To Pennant Falcondale Drive (private), Lampeter, Ceredigion, SA48 7SB	Dychwelwyd yn annilys / Returned Invalid	03-11-2021
41	A210774	(Vadafone and Cornmerstone)	Installation of monopole, equipment cabinet and electric meter pillar.	Grass Verge Outside Dewilas, Nebo, Llanrhystud, SY23 5NA	Tynnwyd yn ôl / Withdrawn	07-10-2021
42	A210775	(CK Hutchinson Networks (UK) Ltd)	Installation of a 15 metre high telecommunications streetworks monopole, equipment cabinets, a low level retaining wall to the rear of the mast and ancillary development works.	Grass Verge, A487 Rhydyppennau, SY24 5AT	Rhoi caniatâd ymlaen llaw / Prior Approval Granted	19-10-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
43	A210776	(Cornerstone Telecommunications Infrastructure LTD (CTIL))	Installation of a 20m slim-line monopole supporting 3 no. unshrouded antennas, 1 no. equipment cabinet, 1 no. meter cabinet and ancillary development thereto including 1 no. GPS module.	Layby Off B4343, Rhos Y Gell, Ysbyty Ystwyth, SY25 6DE	Gwrthod caniatâd ymlaen llaw / Prior Approval Refused	21-10-2021
44	A210785	Miss Carol Davies	Extension to dwelling and demolition of existing conservatory	Pantylwico, Llanwnnen, Lampeter, Ceredigion, SA48 7LN	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-10-2021
45	A210789	Mr and Mrs S Riley	Proposed extension to side of dwelling and the erection of a detached garage/car port building to the rear.	Tara Ffordd Yr Odyn, Aberporth, Cardigan, Ceredigion, SA43 2EP	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-10-2021
46	A210790	Mr and Mrs C & R Davies	Proposed replacement dwelling to include demolition of existing dwelling and installation of package treatment plant.	Ffosyhelyg Uchaf, Talgarreg, Synod Inn, Llandysul, SA44 4XL	Caniatawyd gydag Amodau / Approved Subject to Conditions	18-10-2021
47	A210791	Mr and Mrs P & A Sumners	Proposed first floor extension and rear extension to existing dwelling.	Marlais, Sarnau, Llandysul, Ceredigion, SA44 6QT	Caniatawyd gydag Amodau / Approved Subject to Conditions	18-10-2021
48	A210792	(Allens Caravans Estates Ltd)	Minor amendment to planning permission A190905 (internal site road and associated parking).	Glan y Mor Holiday Park, Clarach Bay, Aberystwyth, SY23 3DT	Caniatawyd / Approved	13-10-2021
49	A210795	Ms E Jones (Natural Resources Wales)	A new purpose built waste compound to effectively manage waste produced and left / collected across the site.	Visitor Centre, Ynyslas, Borth, SY24 5JZ	Dychwelwyd yn annilys / Returned Invalid	12-10-2021
50	A210800	Mr M Jenkins (Morgan Construction Wales Ltd)	Minor amendment to planning permission A190018 (Wording of Condition 15 Traffic Regulation Orders).	Land to the Rear of Cylch Peris, Llanon, SY23 5HN	Caniatawyd / Approved	20-10-2021
51	A210802	Mr G Dyson	New agricultural road.	Caedabowen Farm, Highmead, Llanybydder, SA40 9UG	Caniatâd ei angen / Permission required	19-10-2021
52	A210805	Mr D Davies	Discharge of condition 12 of planning permission A170614 (Surface Water).	Field South West of Plas Estate, Aberporth, Cardigan	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-10-2021
53	A210806	Mr D Davies	Discharge of condition 17 of planning permission A170614 (Landscaping Scheme).	Field South West of Plas Estate, Aberporth, Cardigan	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-10-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
54	A210809	Mr Darren Taylor	Proposed extension to dwelling to include removal of existing side and rear extension.	Blaenwaun Isaf, Plwmp, Llandysul, Ceredigion, SA44 6EU	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-11-2021
55	A210812	Messrs I & M James (I & M James)	Erection of a cattle housing/leanto.	Ffynnon Cripil, Ponthirwaun, Cardigan, SA43 2RD	Caniatâd ei angen / Permission required	22-10-2021
56	A210813	Messrs I & M James (I & M James)	Erection of a cattle housing/lean to.	Ffynnon Cripil, Ponthirwaun, Cardigan, SA43 2RD	Caniatâd ei angen / Permission required	22-10-2021
57	A210820	Professor H Jones	Minor amendment to planning permission A200949 (amended plan).	Driftwood, Ffordd-y-Fulfran, Borth, SY24 5ND	Caniatawyd / Approved	11-10-2021
58	A210827	Mr Ieuan Williams (Natural Resource Wales)	Creation of new forest road.	Coed AlltFedw, Abermagwr, Aberystwyth	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	18-10-2021
59	A210830	Mr Dafydd Driver	Discharge of Condition 15 of planning permission A200945 (Photographic Survey of Existing Building)	Penrhiw Cottage, Ciliau Aeron, Lampeter, Ceredigion, SA48 8DA	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-10-2021
60	A210832	Ms A Jones	Erection of an agricultural building for storage of implements and animal feeds.	Nant yr Arian Farm, Goginan, Aberystwyth, SY23 3AA	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	18-10-2021
61	A210833	Mr R Evans	Erection of an agricultural building for the storage of implements and machinery.	Pantyrodyn Uchaf, Nebo, Llanon, SY23 5LN	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	18-10-2021
62	A210834	Mr D Davies	Discharge of condition 3 of planning permission A170614 (Slate Sample).	Field South West of Plas Estate, Aberporth, Cardigan	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-10-2021
63	A210835	Mr T Jones	Roof covering over yard.	Cnwc y Barcud, Llanrhystud, SY23 5AF	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	18-10-2021
64	A210838	Ms Penny Lofts (Williams Homes (Bala) Ltd)	Discharge of condition 3 of planning permission A200961 (Details of Materials)	Former Garages Heol Dinas, Penparcau, Aberystwyth, SY23 1SL	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	19-10-2021
65	A210840	E Jones-Bright (Natural Resources Wales)	Forestry road.	White Knife & Black Kettle Forestry Coupes, Artists Valley, Talybont	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	18-10-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
66	A210841	Ms Penny Lofts (Williams Homes (Bala) Ltd)	Discharge of condition 6 of planning permission A200961 (Drainage Scheme)	Former Garages Heol Dinas, Penparcau, Aberystwyth, SY23 1SL	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	02-11-2021
67	A210842	Ms Penny Lofts (Williams Homes (Bala) Ltd)	Discharge of condition 7 of planning permission A200961 (Scheme for pedestrian facilities)	Former Garages Heol Dinas, Penparcau, Aberystwyth, SY23 1SL	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	02-11-2021
68	A210843	Mr A Ballard (Aberystwyth Holiday Village)	Discharge of condition 5 of planning permission A201075 (Traffic Management Plan).	Aberystwyth Holiday Village, Penparcau Road, Aberystwyth, SY23 1TH	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	22-10-2021
69	A210844	Mr A Ballard (Aberystwyth Holiday Village)	Discharge of condition 6 of planning permission A201075 (Vehicle wheel washing facility).	Aberystwyth Holiday Village, Penparcau Road, Aberystwyth	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	22-10-2021
70	A210845	Mr Kevin Thomas (Cartrefi Moelfre Homes)	Minor amendment to planning permission A190042 (Retention of small garden shed to rear of Plot 7).	Land adj to Brynderi Close (specifically Plot7, Adpar, Newcastle Emlyn	Caniatawyd / Approved	11-10-2021
71	A210846	D Mason	Replacement single storey agricultural storage building.	Cwmisaf, Cwmsymlog, Aberystwyth, Ceredigion, SY23 3HA	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	22-10-2021
72	A210859	Mr and Mrs W & H Thomas	Minor amendment to planning permission A200805 (Change of materials).	Monachty Hotel, 7 Market Street, Aberaeron, SA46 0AS	Cymeradwyo'n rhannol / Partial Approval	27-10-2021
73	A210876	Mr S Powell (MEM Aberystwyth)	Minor amendment to planning permission A110544 (amended plans).	Plot 2 at OS 1438 Capel Seion, Aberystwyth, SY23 4ED	Caniatawyd / Approved	26-10-2021
74	A210885	Mr Dewi Day (Aberystwyth University)	Discharge condition 13 of planning permission A210415 - Full details of any external lighting which is proposed to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installations.	Land North of Fferm Penglais, Aberystwyth. SY23 3FH	Caniatawyd / Approved	03-11-2021

4. Penderfyniadau Apeliadau/Appeal Decisions

07-10-2021 - 03-11-2021

#	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

07-10-2021 - 03-11-2021

#	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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