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Cyngor Sir
CEREDIGION
County Council

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Aberaeron, Ceredigion SA46 0PA
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18 November 2021

Dear Sir / Madam

I write to inform you that a Meeting of the Development Control Committee will be held at the on Wednesday, 24 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 10 November 2021 (Pages 3 - 6)**
5. **To consider planning applications deferred at previous Meetings of the Committee (Pages 7 - 20)**
6. **Development, Advertisement, Local Authority and Statutory Applications (Pages 21 - 40)**
7. **Planning applications dealt with by way of delegated authority (Pages 41 - 46)**
8. **Appeals (Pages 47 - 48)**
9. **Any other matter which the Chairman decides is for the urgent attention of the Committee**

Members are reminded to sign the Attendance Register

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

Yours faithfully



Miss Lowri Edwards
Corporate Lead Officer: Democratic Services

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

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

Wednesday, 10 November 2021

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

Also in attendance: Councillor John Roberts

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, Mr Alan Davies – Corporate Manger – Planning Services, Mr Jonathan Eurig – Development Manager Officer –North, Ms Nia Jones – Corporate Manger – Democratic Services and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am –12:20pm)

1 Personal

The Chairman welcomed all to the meeting.

2 Apologies

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

3 Disclosure of Personal and/or Prejudicial Interest

Councillor Odwyn Davies declared a personal and prejudicial interest on Application A210121

Councillor Rhodri Evans declared a personal and prejudicial interest in Application A210464

Both vacated the meeting during consideration their respective applications.

4 Minutes of a Meeting of the Committee held on the 13 October 2021

It was **RESOLVED** to confirm as a true record the Minutes of the Meeting of the 13 October 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:-

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

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

Members did not agree with the recommendation of Officers and were of the opinion that the application could be approved for the following reasons:-

- On balance the agricultural farm building did not have a detrimental impact on the landscape as it was a small development-not overbearing or large
- The building could be screened and had Yorkshire boarding on the side to adhere to other agricultural buildings in the open countryside
- There was no ecological impact from the application as the applicant was not creating a new entrance to the building
- The building was required for the welfare of the animals and to assist the work of the applicant
- It's the policy of Ceredigion County Council to promote and support the agricultural sector
- The building was near to other built form
- The holding was across the road
- The application complied with DM10
- DM06 was mitigated with the application complying with DM10
- The application adhered to point 3 of Policy S04
- Not in linked settlement
- There was a local need for this building and its supports the local economy
- It's the LDP that restricts the approval of this application as PPW states that agricultural buildings should be supported
- TAN6 did not apply

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:-

The Vice- Chair, Councillor Bryan Davies chaired the meeting during consideration of Application A210387 as the Chair; as Local Member wished to address the meeting.

Mr E Jenkins addressed 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

A210387 Proposed affordable dwelling to include installation of vehicular access and package treatment plant, Land adjacent to Glownant, Talsarn,

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 including:

- to ensure the development fitted into the landscape
- size
- applicant has liaised with the LPA
- 5.62 of Planning Policy Wales

and so that the Committee receives further advice on the significance of the departure and risk prior to making a final decision

Mr Geraint Hughes (Agent) addressed 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

A210463 Proposed erection of a single storey dwelling, Land At Woodcroft Capel Dewi, 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 to include:

- the views of the Forward Planning officers on the future of Capel Dewi within the LDP, PPW 4.2.5.and
 - the Social Services and Wellbeing (Wales) Act 2014 S5&7
 - 10% had been offered and so that the Committee received further advice on the significance of the departure and risks prior to making a final decision
-

Ms Naomi Mudie (Applicant) addressed 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

A210464 Erection of steel framed storage shed to be used for the storage of machinery and fodder, Tyncelyn Fields, Llangeitho, Tregaron

To **DEFER** determination of the application for the applicant to provide further information and evidence as stated by her in the statement at the committee, this information to include:

- how development fits into landscape and so that the Committee receives further advice on the significance of the departure and risks prior to making a final decision

This information was required prior to consideration by the Cooling-off Group.

Mr Maldwyn Pryse (Objector) and Mr Arwyn Jones (Applicant) addressed 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

A210468 Proposed extension and alterations to dwelling to include removal of single storey element of dwelling, 16 Pen-y-graig, 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 24 November 2021

Chairman:-_____

Date:_____

1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A200906	23-10-2020	Mr L Baker (LEB Constructio n Ltd)	Conversion, extension and alterations of existing dwelling to provide 4 self contained flats	1 Castle Terrace, South Road, Aberystwyth, SY23 1JT	Approve Subject to Conditions

1.1. A200906



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

Y SAFLE A HANES PERTHNASOL

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

MANYLION Y DATBLYGIAD

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

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

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

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

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiau a chanllawiau cynllunio cenedlaethol:

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

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

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

- S01 Twf Cynaliadwy

- S02 Datblygu mewn Canolfannau Gwasanaethau

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol arfer y swyddogaethau hynny ar drosedd ac anrhefn o fewn ei ardal, a'r angen i gymryd pob cam rhesymol i atal hynny. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn y lefelau trosedd ac anrhefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

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

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth wneud penderfyniad am y cais hwn. Ystyrir nad yw'r datblygiad arfaethedig yn un sydd â goblygiadau sylweddol ac yn un a fydd yn cael effaith sylweddol ar bobl sydd â nodwedd warchoddedig, o'u cymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor Tref Aberystwyth – Yn gwrthwynebu

Priffyrdd – Dim gwrthwynebiad ond bydd amodau

Draenio Tir – Dim gwrthwynebiad/ Yn rhoi gwybodaeth gyffredinol

Ecoleg – Ni chafwyd sylwadau

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

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

CASGLIAD

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cymeriad Gweledol ac Ardal Gadwraeth

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

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

Niwed i Amwynder eiddo cyfagos

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

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

Amodau Byw Meddianwyr y Dyfodol

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

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

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

Tai Fforddiadwy

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

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

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

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

Ystyriaethau eraill

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

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

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

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

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

Casgliad

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

Awdurdod Dirprwyedig

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

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

RHESWM DROS OHIRIO:

Gohiriodd y Pwyllgor Rheoli Datblygu ystyriaeth o'r cais cynllunio yma fel y gallai'r Grŵp Tasg a Gorffen ystyried y cais a chaniatáu i wybodaeth ychwanegol gael ei gyflwyno mewn perthynas â pherchnogaeth tir, maint y lle amwynder, a chywirdeb y cynlluniau a gyflwynwyd mewn perthynas â raddfa yr estyniad arfaethedig.

Mae'r wybodaeth bellach wedi'i ddarparu ac mae swyddogion hefyd wedi bod allan i'r safle i gadarnhau cywirdeb y cynlluniau.

Mae'r garej ynghyd â'r adeilad allanol presennol yn ymestyn i 24.5 metr sgwâr ac yn mesur 2.8m o uchder. Ôl- troed canlyniadol yr estyniad yw 17.3 metr sgwâr ac mae'n mesur 2.8m o uchder. Felly bydd yr estyniad canlyniadol yn arwain at ôl troed yn llai i'r adeilad na'r ffurf adeiledig bresennol ar ôl dymchwel y garej.

Mae maint y fflatiau arfaethedig yn cydymffurfio â'r safonau iechyd amgylcheddol gofynnol.

Darperir lluniau i ddangos maint y gofod amwynder presennol, a fydd yn cael ei ymestyn fel rhan o'r datblygiad. Mae'r gofod amwynder presennol yn ymestyn i 19.7 metr sgwâr. Mae'r gofod amwynder arfaethedig yn ymestyn i 26.9 metr sgwâr. Mae'n hawdd darparu ar gyfer y sied feiciau a'r storfa biniau. O ystyried lleoliad y safle yng nghanol y dref a'i agosatrydd at draeth a pharc, yna mae'r diffyg lle ffurfiol ar gyfer gardd yn dderbyniol.

Mae materion sy'n ymwneud â pherchnogaeth tir yn parhau i fod yn fater sifil y tu hwnt i gylch gwaith cynllunio, ond ar ôl ystyried gwybodaeth y gofrestrfa tir nid yw'n ymddangos fel pe bai unrhyw lechfeddiant yn digwydd.

Gellir cyfyngu defnydd to fflat yr estyniad arfaethedig fel to teras trwy amod cynllunio.

ARGYMHELLIAD:

Cymeradwyo'r cais yn amodol ar amodau

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

THE SITE AND RELEVANT PLANNING HISTORY

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

DETAILS OF DEVELOPMENT

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

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

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

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

RELEVANT PLANNING POLICIES AND GUIDANCE

National planning policies and guidance:

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

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

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

- S01 Sustainable Growth

- S02 Development in Urban Service Centres (USCs)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

YMATEBION YMGYNGHORI / CONSULTATION RESPONSES

Cyngor Tref Aberstwyth Town Centre – Object

Highways – No Objection STC

Land Drainage – No Objection/General Informative

Ecology – Did not comment

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

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

CASGLIAD / CONCLUSION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Visual Character and Conservation Area

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

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

Amenity Harm on neighbouring properties

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

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

Living Conditions of Future Occupiers

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

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

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

Affordable Housing

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

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

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

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

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

Other considerations

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

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

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

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

Conclusion

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

Delegated Authority

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

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

REASON FOR DEFERRAL:

The Development Control Committee deferred consideration of the planning application so that the Task and Finish Group could consider the application and allow additional information to be sought in regard to land ownership, amenity space, and the accuracy of the submitted plans in relation to the scale of the proposed extension.

This information has now been provided and officers have also been out to site to confirm the accuracy of the plans.

The garage together with the existing lean to extends to 24.5sqm and measures 2.8m in height. The resultant footprint of the extension is 17.3sqm and measures 2.8m in height. The resultant extension will therefore result in the building having a smaller footprint than the existing built form following the demolition of the garage.

The size of the proposed flats comply with the required environmental health standards.

Photographs are provided to demonstrate the extent of the existing amenity space, which will be enlarged as part of the development. The existing amenity space extends to 19.7sqm. The proposed amenity space extends to 26.9sqm. The bike shed and bin storage can be easily accommodated. Given the town centre location of the site and its proximity to the beach and castle park then the lack of formal garden space is acceptable.

Matters relating to land ownership remain a civil matter beyond the remit of planning, however having checked the land registry it would not appear as though any encroachment is proposed.

The ability to restrict the use of the flat roof of the proposed extension as a roof terrace can be dealt with by way of a planning condition.

ARGYMHELLIAD / RECOMMENDATION:

Approve the application subject conditions

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2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A210529	26-05-2021	Mr L Veasey	Erection of an extension	Trafford House, Trawsgoed, Aberystwyth, SY23 4HS	Approve Subject to Conditions
2	A210615	22-06-2021	Mr E Jones	Proposed building plot for one dwelling along with a new access to the highway.	Plot Adj Dolau Gwyn Dole, Bow Street, Aberystwyth, SY24 5AE	Refuse

2.1. A210529



Rhif y Cais / Application Reference	A210529
Derbyniwyd / Received	26-05-2021
Y Bwriad / Proposal	Erection of an extension
Lleoliad Safle / Site Location	Trafford House, Trawsgoed, Aberystwyth, SY23 4HS
Math o Gais / Application Type	Householder Planning
Ymgeisydd / Applicant	Mr L Veasey, Trafford House, Trawsgoed, Aberystwyth, Ceredigion, SY23 4HS
Asiant / Agent	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen, Llanrhystud, Ceredigion, SY23 5ED

Y SAFLE A HANES PERTHNASOL / THE SITE AND RELEVANT PLANNING HISTORY

Mae'r eiddo yn ffurfio rhan o gasgliad o anheddau a leolir ar dir Plas Trawsgoed. Ystyrir bod yr adeiladau o fewn y parc a'r ardd gofrestredig.

Býngalo modern yw'r eiddo gydag ystafelloedd yn yr atig uwchben.

Rhodddwyd caniatâd cynllunio ar 15 Ebrill 2003 i adeiladu'r býngalo fel rhan o ddatblygiad ar gyfer 3 annedd yn y cais ag iddo'r rhif cyfeirnod A010808.

MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

Mae'r cais yn ceisio caniatâd Cynllunio Deiliad Tŷ ar gyfer estyniad i wedd ogledd ddwyreiniol yr annedd. Bydd yr estyniad yn darparu lle byw ychwanegol ar ffurf ystafell wisgo a swyddfa gartref a bydd yn mesur 8.08m wrth 4.00m.

Ar y tu allan, bydd gan yr estyniad do talcen gyda ffenestri tal a fydd yn manteisio ar uchder talcen y tŷ. Mae'r holl ddeunyddiau allanol i gyd-weddu â'r deunyddiau presennol ac maent yn cynnwys drysau a ffenestri upvc du a bydd y welydd yn cael eu gorffen mewn rendrad gwyn.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiau a chanllawiau cynllunio cenedlaethol:

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)

Nodyn Cyngor Technegol (TAN) 10 Gorchymyn Diogelu Coed (1997)

Nodyn Cyngor Technegol (TAN) 12 Dylunio (2016)

Nodyn Cyngor Technegol (TAN) 24 Yr Amgylchedd Hanesyddol (2017)

CADW *Rheoli Newid i Barciau* a Gerddi *Hanesyddol* Cofrestredig yng Nghymru

Canllaw Cynllunio Atodol - Dylunio yr Amgylchedd Adeiledig 2015

Canllaw Cynllunio Atodol – Cadwraeth Natur 2015

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

DM06 Dylunio a Gwneud Lle o Ansawdd Uchel

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM17 Y Dirwedd yn Gyffredinol

DM19 Tirweddau Hanesyddol a Diwylliannol

DM20 Gwarchod Coed | Gwrychoedd a Choetiroedd

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol arfer y swyddogaethau hynny ar drosedd ac anrhefn o fewn ei ardal, a'r angen i gymryd pob cam rhesymol i atal hynny. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn y lefelau trosedd ac anrhefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

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

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth wneud penderfyniad am y cais hwn. Ystyrir nad yw'r datblygiad arfaethedig yn un sydd â goblygiadau sylweddol ac yn un a fydd yn cael effaith sylweddol ar bobl sydd â nodwedd warchodedig, o'u cymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor Cymuned Trawsgoed – Dim gwrthwynebiad

Ecoleg – Ni chafwyd sylwadau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad

Ymddiriedolaeth Gerddi Hanesyddol Cymru – Dim gwrthwynebiad

Priffyrdd – Dim sylwadau

Draenio'r Tir – Dim gwrthwynebiad ond bydd rhai amodau

Cafwyd cyfanswm o 9 llythyr oddi wrth drydydd partïon yn gwrthwynebu'r cais. I grynhoi, roedd y rhesymau dros wrthwynebu yn cynnwys y materion canlynol.

- Amwynder gweledol
- Effaith ar adeilad rhestredig sydd gerllaw
- Effaith ar amwynder oherwydd llygredd sŵn a golau
- Yn rhy fawr
- Cynnydd yn y cerbydau a fydd yn mynd a dod
- Busnes yn gweithredu o'r eiddo.

CASGLIAD

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

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

Egwyddor y Datblygiad

Ystyrir bod yr estyniad arfaethedig wedi ei leoli'n briodol ac ar raddfa sy'n iswasanaethgar i'r prif annedd. Felly, derbynnir yr egwyddor o estyniad un llawr yn y lleoliad hwn.

Cymeriad ac Amwynderau Cyfagos

Mae eiddo cyfagos i'r gogledd ac i'r dwyrain o'r eiddo dan sylw. Mae'r cymdogion yn nodi'r ffaith y byddai'r estyniad yn edrych dros eu heiddo ac yn nodi hynny fel rheswm dros wrthwynebu'r cynnig, fodd bynnag mae'r canllaw ar Ddylunio'r Amgylchedd Adeiledig yn glir, y dylid cael bwch o 21 metr rhwng ffenestri ystafelloedd y gellir byw ynddynt ac sy'n wynebu ei gilydd oni bai y gellir rhoi cynllun tirlunio er mwyn osgoi sefyllfa o edrych drosodd. Ystyrir na fyddi codi estyniad yn y lle hwn yn arwain at bellter o lai na 21 metr mewn unrhyw fan i wahanu rhwng yr adeilad hwn ac adeiladau eraill. Felly, ystyrir bod yr estyniad arfaethedig wedi ei ddylunio mewn modd ystyrlon fel na fydd yn effeithio i raddau andwyol ar amwynder yr eiddo hyn.

Mae'r gwrthwynebwyr hefyd yn canolbwyntio ar effaith yr estyniad arfaethedig ar yr ardal gadwraeth. Gallaf gadarnhau nad yw ystâd Trawsgoed wedi ei nodi'n ardal gadwraeth at ddibenion polisi. Nid ystyrir bod yr estyniad arfaethedig yn effeithio ar unrhyw adeiladau rhestredig drwy newid eu gosodiad mewn unrhyw ffordd.

Mae'r Ymddiriedolaeth Gerddi Hanesyddol yn cael eu hystyried yn arbenigwyr ym maes cadw parciau a gerddi cofrestredig ac nid ydynt yn mynegi unrhyw wrthwynebiad i'r datblygiad arfaethedig.

Bydd deunyddiau'r estyniad yn cydweddu â'r eiddo sydd yno'n barod, ystyrir bod y datblygiad arfaethedig yn cydymffurfio â pholisi DM06 y Cynllun Datblygu Lleol mabwysiedig.

Ecoleg

Ni dderbyniwyd unrhyw ymateb gan ecolegydd CSC, fodd bynnag, o ystyried graddfa a natur y datblygiad arfaethedig, nid ystyrir y bydd yn arwain at niweidio unrhyw rywogaeth warchoddedig. Nid yw'r datblygiad arfaethedig wedi ei leoli mewn unrhyw un o'r safleoedd sydd wedi eu dynodi yn safleoedd gwarchoddedig ac mae Cyfoeth Naturiol Cymru wedi cadarnhau eu bod yn hapus gyda chanfyddiadau'r adroddiad ar ystlumod ac nid ydynt yn mynegi unrhyw wrthwynebiad. Mae gorchymyn diogelu coed ar y safle, fodd bynnag nid ystyrir bod y datblygiad arfaethedig yn debygol o effeithio ar unrhyw goed neilltuol.

Materion Eraill

Ni chododd draenio tir CSC na'r awdurdod priffyrdd lleol unrhyw wrthwynebiad i'r cynnig ac maent yn ystyried y gellir rhoi'r datblygiad ar waith heb iddo arwain at unrhyw niwed ychwanegol os rhoddir amod a fydd wedi'i eirio mewn modd addas.

Cyfeiriodd nifer o'r sawl oedd yn gwrthwynebu at fusnes sy'n gweithredu o'r eiddo hwn a nodi hynny yn rheswm dros wrthwynebu'r cynnig. Byddai defnydd dwys o'r eiddo fel eiddo busnes yn golygu newid defnydd sylweddol i'r tir a byddai angen caniatâd cynllunio ar gyfer hynny, ac mae'n annhebygol y byddai'r awdurdod yn cefnogi hynny. Dim ond ymdrin â chodi estyniad y mae'r cais sydd dan ystyriaeth. Os yw'r eiddo i gael ei ddefnyddio'n ddwys fel eiddo busnes, yna mae gan yr Awdurdod Cynllunio Lleol nifer o offerynnau deddfwriaethol y gallant eu defnyddio i gymryd camau gorfodi. Fodd bynnag, nid yw defnyddio ystafell fel swyddfa yn y cartref yn cael ei ystyried yn newid defnydd sylweddol o'r tir.

ARGYMHELLIAD:

Cymeradwyo, yn ddarostyngedig i amodau.

PWERAU DIRPRWYEDIG:

Mae'r Cynghorydd Meirion Davies wedi gofyn i'r cais gael ei gyfeirio at y pwyllgor rheoli datblygu i'w ystyried ganddynt am y rhesymau canlynol:

1. Er mwyn gadael i'r pwyllgor ei drafod a dod i gasgliad.
2. Er mwyn i'r gwrthwynebwyr gael cyfle teg i wrando ar yr hyn y bydd y pwyllgor yn ei benderfynu.

Rhif y Cais / Application Reference	A210529
Derbyniwyd / Received	26-05-2021
Y Bwriad / Proposal	Erection of an extension
Lleoliad Safle / Site Location	Trafford House, Trawsgoed, Aberystwyth, SY23 4HS
Math o Gais / Application Type	Householder Planning
Ymgeisydd / Applicant	Mr L Veasey, Trafford House, Trawsgoed, Aberystwyth, Ceredigion, SY23 4HS
Asiant / Agent	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen, Llanrhystud, Ceredigion, SY23 5ED

Y SAFLE A HANES PERTHNASOL / THE SITE AND RELEVANT PLANNING HISTORY

The property forms part of a collection of dwellings located in the grounds of Trawsgoed Mansion. The buildings are considered to be within the registered park and garden.

The property is a modern bungalow property with attic rooms above.

Permission was granted for the erection of the bungalow as part of a development for 3 dwellings under application ref A010808 on the 15th of April 2003.

MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

The application seeks Householder Planning permission for an extension to the north eastern elevation of the dwelling. The extension is to provide additional living accommodation in the form of a dressing room and home office, and will measure 8.08m by 4.00m.

Externally the extension will have a gabled roof with tall windows taking advantage of the height of the gable end. All external materials are to match the existing and consist of black upvc and doors and windows with walls to be finished in white render.

RELEVANT PLANNING POLICIES AND GUIDANCE

National Planning Policies and Guidance:

Future Wales: The National Plan 2040

Planning Policy Wales (edition 11, February 2021)

TAN10 Tree Preservation Orders (1997)

TAN12 Design (2016)

TAN24 The Historic Environment (2017)

CADW Managing Change to Registered Historic Parks and Gardens in Wales

Built Environment and Design SPG 2015

Nature Conservation SPG 2015

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

DM19 Historic and Cultural Landscape

DM20 Protection of Trees| Hedgerows and Woodlands

OTHER MATERIAL CONSIDERATIONS / YSTYRIAETHAU PERTHNASOL ERAILL

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 Trawsgoed Community Council – No Objection

Ecology – Did not comment

Natural Recourses Wales – No Objection

Welsh Historic Parks and Gardens Trust – No Objection

Highways – No Observations

Land Drainage- No Objection STC

In total 9 third party letters of objection were received in respect of the application. To summarise the reason for objection included the following.

- Visual amenity
- Impact on nearby listed building

- Amenity impact through noise and light pollution
- Excessive size
- Increase in vehicle movements
- Business operating from the premises.

CASGLIAD / CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

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

Principle of Development

The proposed extension is considered to be appropriately sited and of a subservient scale to the main dwelling. The principle of a single storey extension in this location is therefore accepted.

Character and Neighbouring amenity

There are neighbouring properties to the north and east of the property. Neighbours cite overlooking as a reason for objecting to the proposal, however the Built Environment and Design SPG is clear, in that a 21 meter gap between opposing windows of habitable rooms should be maintained unless a scheme of landscaping can be implemented to prevent overlooking. It is considered that the erection of an extension in this location would not result in a separation distance below 21m at any point. It is therefore considered that the proposed extension has been sympathetically designed as not to effect the amenity of these properties to an adverse degree.

Objectors also focus on the impact of the proposed extension on the conservation area. I can confirm the Trawscoed estate is not designated as a conservation area for policy purposes. The proposed extension is not considered to impact on any listed buildings through change in setting.

Welsh Historic Gardens Trust are considered to be expert in the preservation of registered parks and gardens and raise no objection to the proposed development.

The materials of the extension will match the existing property, the proposed development is therefore considered to comply with policy DM06 of the adopted LDP.

Ecology

No response has been received from CCC county ecologist however given the scale and nature of the proposed development it is not considered likely to give rise to any harm to any protected species. The proposed development is not situated within any designated protected sites, and NRW have confirmed they are content with the findings of the bat report and offer no objection. A tree preservation order covers the site, however the proposed development is not considered likely to impact on any significant trees.

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.

A number of objections cited a business operating from this premises as a reason for objecting to the proposal. The intensive use of the property as a business premises would represent a material change of use of the land and would require planning permission, which the planning authority would be unlikely to support. The application under consideration here only deals with the erection of an extension. If the property is to be used intensively as a business premises that the LPA have a number of legislative tools by which to take enforcement action at their disposal. The use of a room as a home office is not however considered to represent a material change of use of the land.

ARGYMHELLIAD / RECOMMENDATION:

Approve subject to conditions.

DELEGATED AUTHORITY:

Cllr Meirion Davies has requested the application be referred to the development control committee for determination for the following reasons.

1. For the committee to discuss and come to a resolution

2. For the objectors to have the fair chance to have their concerns listened to before the committee decides.

2.2. A210615



Rhif y Cais A210615

Derbyniwyd 22-06-2021

Y Bwriad Plot adeiladu arfaethedig ar gyfer un annedd ynghyd â mynedfa newydd i'r briffordd.

Lleoliad Safle Plot ger Dolau Gwyn Dole, Bow Street, Aberystwyth, SY24 5AE

Math o Gais Caniatâd Cynllunio Amlinellol – Yr holl faterion/rhai materion wedi'u cadw

Ymgeisydd Mr E Jones, Ty Nant Dole, Dole, Llandre, Bow Street, Ceredigion, SY24 5AE

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

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais ar dir amaethyddol maes glas mewn cefn gwlad agored ac oddeutu 90m i'r dwyrain o'r eiddo mwyaf dwyreiniol yn y grŵp o dai a elwir Dole, i'r gogledd o Bow Street. Mae'r safle'n wynebu ffordd sirol y tu ôl i glawdd aeddfed gan oleddfu o'r dwyrain i'r gorllewin. Mae holl ochrau'r safle yn ffinio â chefn gwlad agored ac eithrio'r ochr ogleddol sy'n ffinio ag Afon Ceiro.

Hanes Cynllunio

Cyflwynwyd cais am gynnig union yr un fath â hwn i Gyngor Sir Ceredigion o dan rif cyfeirnod A200114 yn 2020 ac fe'i gwrthodwyd.

Adroddwyd y cais i'r Pwyllgor Rheoli Datblygu a gynhaliwyd ar 12 Awst 2020, gydag argymhelliad i'w wrthod ar y sail ei fod yn ddatblygiad anghynaliadwy mewn cefn gwlad agored a'i fod hefyd yn groes i Nodyn Cyngor Technegol (TAN) 15 – datblygiad agored iawn i niwed ym Mharth C2.

Penderfynodd y Pwyllgor ohirio ystyried y cais wrth aros am gadarnhad bod yr ymgeisydd yn cytuno i ddarparu annedd fforddiadwy ac i'r cais gael ei gyfeirio at Gyfoeth Naturiol Cymru, er mwyn iddynt hwy ystyried yr Asesiad Canlyniadau Llifogydd, ynghyd â phenderfyniad y Pwyllgor bod yr Awdurdod Lleol o'r farn bod yr egwyddor o ddatblygiad preswyl ar y safle yn dderbyniol.

Mae'r ymgeisydd wedi cadarnhau nad yw'n gallu bodloni'r meini prawf a ddynodwyd gan yr Awdurdod Lleol o ran tai fforddiadwy ac felly nid yw'n gallu cytuno â chynnig y Pwyllgor Rheoli Datblygu.

Yn dilyn hyn, gwrthodwyd y cais gan hysbysiad o benderfyniad dyddiedig 11 Tachwedd 2020.

MANYLION Y DATBLYGIAD

Mae'r cais hwn yn ailgyflwyno'r cais blaenorol ac mae'n ceisio caniatâd amlinellol i godi annedd marchnad agored gyda phob mater arall wedi'i gadw yn ôl i'w cymeradwyo yn y dyfodol.

Mae'r cynlluniau dangosol a gyflwynwyd gyda'r cais yn dangos ei leoliad arfaethedig ac uchafswm y maint arfaethedig fel a ganlyn:-

Uchder i'r grib - 8.5m

Lled - 12m

Hyd - 18m

Mae'r cynlluniau'n nodi garej ddwbl hefyd. Bwriedir darparu cyfleuster carthffosiaeth aflan drwy system breifat a bwriedir i'r clawdd aeddfed y tu blaen i'r safle gael ei adleoli y tu ôl i'r llain welededd angenrheidiol.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiau a chanllawiau cynllunio cenedlaethol:

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (Rhifyn 11, Chwefror 2021)

Nodyn Cyngor Technegol 15

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

DM06 Dylunio a Chreu Lle o Safon Uchel

DM10 Dylunio a Thirwedd

DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM17 Y dirwedd yn gyffredinol

S01 Twf Cynaliadwy

S04 Datblygu mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'

S05 Tai Fforddiadwy

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf 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 I'R YMGYNGHORIAD

Cyngor Cymuned Tirymynach – Ni chafwyd sylwadau

Dŵr Cymru - Dim gwrthwynebiad, ond bydd rhai amodau

Priffyrdd Ceredigion – Dim gwrthwynebiad, ond bydd rhai amodau

Draenio Ceredigion - Sylwadau / Dim gwrthwynebiad, ond bydd rhai amodau

Cyfoeth Naturiol Cymru – Mae gan Gyfoeth Naturiol Cymru bryderon sylweddol am y datblygiad arfaethedig fel y'i cyflwynwyd. Mae Cyfoeth Naturiol Cymru yn argymhell mai'r unig gyfiawnhad dros ddyfarnu'r cais yw os yw'r Awdurdod

Cynllunio yn fodlon bod rhesymau hollbwysig dros ganiatáu'r cais sydd yn groes i bolisi cynllunio cenedlaethol ar ddatblygiad a pherygl llifogydd. Os mai dyna'r achos, bydd yn rhaid cyflwyno tystiolaeth foddhaol i ddangos y gellir rheoli peryglon a chanlyniadau llifogydd i lefel dderbyniol, yn unol â TAN15. Fel arall, mae Cyfoeth Naturiol Cymru yn gwrthwynebu'r cais.

Ymgrych Diogelu Cymru Wledig – Yn gwrthwynebu

O ran sylwadau gan drydydd parti, derbyniwyd un llythyr yn gwrthwynebu'r datblygiad, gan ganolbwyntio ar y perygl o lifogydd.

Derbyniwyd 6 llythyr yn cefnogi'r cais sy'n gwrthbrofi'r perygl o lifogydd yn y Dole ac sy'n pwysleisio bod yr ymgeiswyr yn bobl lleol. Mae'r cefnogwyr hefyd yn croesawu'r bwriad i ddefnyddio mynedfa arfaethedig y safle fel man pasio ar hyd y lôn gul.

CASGLIAD

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

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

Egwyddor y Datblygiad

Fel y nodwyd, cais yw hwn sy'n ailgyflwyno cynllun a wrthodwyd o'r blaen. Lleolir y safle mewn cefn gwlad agored oddeutu 90m oddi wrth grŵp o dai a elwir yn Dole. Felly y polisi allweddol i'w ystyried o ran y cais hwn yw S04 sy'n ymdrin ag argymhellion datblygu mewn 'aneddiadau cyswllt a lleoliadau eraill'. Mae'r polisi'n rhoi ystyriaeth i Bolisi Cynllunio Cymru sy'n nodi y dylai datblygiad gael ei leoli o fewn neu ar bwys aneddiadau cyfredol lle gellir rhoi'r derbyniad gorau i ddatblygiad o'r fath o ran seilwaith, mynediad a chadwraeth y dirwedd. Mae'n bosibl y bydd mewn lenwi neu fân estyniadau i aneddiadau cyfredol yn dderbyniol yn enwedig os bydd yr eiddo'n cyflawni'r angen yn lleol am dai fforddiadwy, fodd bynnag bydd yn rhaid parhau i reoli'n llym unrhyw waith adeiladu newydd mewn cefn gwlad agored, mewn lleoliad nad yw'n agos i aneddiadau cyfredol neu ardaloedd a ddyrannwyd ar gyfer datblygiad mewn cynlluniau datblygu.

Mae Polisi S04 y Cynllun Datblygu Lleol yn ceisio rheoli mwy a mwy o ddatblygiad preswyl mewn 'lleoliadau eraill' gan ganiatáu anheddau newydd yn unig lle bo cyfiawnhad dros hynny o ran angen am fenter gwledig neu ar sail angen am annedd fforddiadwy, sydd heb ei fodloni eto.

Nid yw'r ymgeisydd wedi derbyn gwahoddiad y cyngor i ymrwymo i gytundeb 106 i ddarparu'r annedd fel uned fforddiadwy, ac ni ddarparwyd cyfiawnhad i ddangos sut mae'r cynnig yn cydymffurfio â Nodyn Cyngor Technegol (TAN) 6.

I grynhoi, mae'r cynnig yn erbyn polisiâu S01, S04 ac S05 y Cynllun Datblygu Lleol sy'n ceisio cyfeirio datblygiad tuag at leoliadau cynaliadwy ac yn yr achos hwn, nid yw'r cynnig i ddarparu swm cymudol o 10% yn lle cyfraniad ty fforddiadwy ar y safle yn berthnasol nac yn dderbyniol.

Effaith ar y Dirwedd a Chymeriad yr Ardal

Er mai cais cynllunio amlinellol a gyflwynwyd, mae'r cynlluniau dangosol yn nodi tŷ mawr deulawr gyda garej ddwbl ar wahân. Er mwyn ceisio osgoi datblygu ar y brif barth llifogydd lleolwyd y tŷ o leiaf 90m o'r annedd agosaf ar dir sy'n goleddfu tua'r gogledd ddwyrain. Y farn felly yw y bydd darparu annedd sengl fawr mewn lleoliad gweddol amlwg heb fod yn agos i adeiladau cyfagos yn cael effaith andwyol ar gymeriad yr ardal, a thrwy hynny yn creu ychwanegiad anghydnaws â'r dirwedd.

Materion yn ymwneud â Llifogydd

Mae Map Risg Llifogydd Cyfoeth Naturiol Cymru yn cadarnhau bod y safle ym Mharth C2 y Map Cyngor Datblygu (DAM) a nodwyd yn Nodyn Cyngor Technegol (TAN) 15.

Mae'r canllawiau yn TAN15 yn cadarnhau na ddylai datblygiad (preswyl) sy'n agored iawn i niwedd gael ei ganiatáu ym Mharth C2. Mae Cyfoeth Naturiol Cymru yn argymhell y dylai'r Awdurdod Cynllunio Lleol wneud penderfyniad polisi cynllunio ynglŷn â'r cais yn y lle cyntaf a phe bai'n cyflwyno cadarnhad ysgrifenedig sy'n nodi bod yr Awdurdod Cynllunio Lleol o'r farn bod rhesymau hollbwysig dros ystyried rhoi caniatâd cynllunio, mae Cyfoeth Naturiol Cymru yn gofyn am ddigon o amser i adolygu Asesiad Canlyniadau Llifogydd yr ymgeisydd. Yna bydd Cyfoeth Naturiol Cymru yn darparu cyngor technegol o ran derbyn canlyniadau llifogydd neu os yw'r Asesiad Canlyniadau Llifogydd yn methu dangos y gellir rheoli llifogydd mewn modd derbyniol yn ystod hyd oes y datblygiad, yna byddai Cyfoeth Naturiol Cymru yn gwrthwynebu'r cais.

Yn unol â sylwadau Cyfoeth Naturiol Cymru, os bydd y Pwyllgor Rheoli Datblygu o'r farn bod digon o gyfiawnhad dros gael annedd yn y lleoliad penodol hwn, yna byddai'r mater yn cael ei gyfeirio eto at Gyfoeth Naturiol Cymru er mwyn iddynt ei ystyried mewn perthynas â datblygiad o ym Mharth C2. Fel y nodwyd uchod, ceidw Cyfoeth Naturiol Cymru yr hawl i gefnogi neu wrthwynebu'r cais.

O ystyried y cyngor, o safbwynt polisi ystyrir nad oes cyfiawnhad dros ddarparu annedd yn y lleoliad hwn, felly nid oes rheswm hollbwysig dros gyfiawnhau rhoi caniatâd cynllunio.

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

Ystyriaethau Materol Eraill

Nodir nad oes gwrthwynebiadau i'r cynnig o ran priffyrdd na draenio

Canlyniad

I gloi, mae'r cais ar ei ffurf presennol yn methu mynd i'r afael â'r rhesymau blaenorol dros ei wrthod. Mae darparu tŷ marchnad agored yn y lleoliad hwn yn erbyn egwyddorion datblygu cynaliadwy a bydd yn golygu datblygiad annerbyniol mewn cefn gwlad agored. Mae'r cynnig yn groes i bolisi cynllunio lleol a chenedlaethol.

Yn ychwanegol at hyn, mae'r safle mewn parth llifogydd ac nid oes unrhyw resymau hollbwysig fyddai'n cefnogi'r cynnig sydd yn groes i TAN15.

ARGYMHELLIAD:

GWRTHOD y cais gan ei fod yn erbyn polisiau cynllunio cenedlaethol a lleol am y rhesymau canlynol:

1. Mae safle'r cais mewn cefn gwlad agored, y tu allan i anheddiad sefydledig, lle ceir rhagdybiaeth gyffredinol yn erbyn datblygiad preswyl newydd, oni bai ei fod yn golygu eithriad penodol a ragnodwyd gan bolisi cynllunio. Nid yw'r cynnig yn eithriad o'r fath. Ystyrir bod y lleoliad yn anghynialadwy ar gyfer datblygiad preswyl newydd ac felly ystyrir bod y cynnig yn groes i ddarpariaethau Polisi Cynllunio Cymru (rhifyn 10), Nodyn Cyngor Technegol 6 a Pholisiau S01 a S04 Cynllun Datblygu Lleol Ceredigion.
2. Byddai darparu annedd fawr, dau lawr mewn cefn gwlad agored yn cael effaith andwyol ar gymeriad gwledig yr ardal. Bernir, felly, bod y cais yn groes i bolisiau DM06, DM10 a DM17 Cynllun Datblygu Lleol Ceredigion.
3. Mae'r cais cynllunio yn cynnig datblygiad agored iawn i niwed i fod yn annedd breswyl, ym Mharth C2 y Map Cyngor Datblygu (DAM) sydd wedi'i gynnwys yn Nodyn Cyngor Technegol 15 – Datblygu a Pherygl Llifogydd (TAN15). Mae paragraff 6.2 TAN 15 yn dweud 'na ddylid caniatáu datblygiad sy'n agored iawn i niwed a Gwasanaethau Brys ym mharth C2'. Felly, byddai penderfyniad cynllunio i ganiatáu datblygu yn groes i gyngor polisi cynllunio.

Awdurdod Dirprwyedig

Mae'r Cynghorydd Paul Hinge wedi gofyn i'r cais gael ei gyfeirio at y Pwyllgor Rheoli Datblygu. Mae'r Cyngor Cymuned a llawer o bobl eraill yn yr ardal yn gwbl gefnogol i'r cais hwn.

Rhif y Cais / Application Reference	A210615
Derbyniwyd / Received	22-06-2021
Y Bwriad / Proposal	Proposed building plot for one dwelling along with a new access to the highway.
Lleoliad Safle / Site Location	Plot Adj Dolau Gwyn Dole, Bow Street, Aberystwyth, SY24 5AE
Math o Gais / Application Type	Outline Planning Permission - All/Some Matters Reserved
Ymgeisydd / Applicant	Mr E Jones, Ty Nant Dole, Dole, Llandre, Bow Street, Ceredigion, SY24 5AE
Asiant / Agent	Mr Byron Jenkins (Byron Jenkins Architectural Consultancy), Capel Afan, Llanafan, Aberystwyth, Ceredigion, SY23 4AY

THE SITE AND RELEVANT PLANNING HISTORY

The application site is currently greenfield agricultural land in an open countryside location approx 90m to the east of the easternmost property located in the collective group of houses known as Dole, to the north of Bow Street. The site fronts onto a County road behind a mature hedge and slopes from east to west. The site is bordered on all sides by open countryside apart from on its northern boundary which meets with the Afon Ceiro.

Planning History

An application for an identical proposal was submitted to and refused by Ceredigion County Council under reference number A200114 in 2020.

The application was reported to the Development Control Committee held on 12 August, 2020 with a recommendation to refuse on grounds of being unsustainable development in an open countryside location and as also being contrary to TAN15 - highly vulnerable development in a C2 Zone.

The Committee resolved to defer consideration of the application pending confirmation of the applicant's agreement to the provision of an affordable dwelling and referral of the application to the NRW for consideration of the FCA with the Committee's resolution that the Local Authority were of the opinion that the principle of residential development at the site was acceptable.

The applicant has confirmed that they are unable to meet the Local Authority's designated affordable housing criteria and therefore cannot agree to the Development Control Committee's offer.

The application was subsequently refused by decision notice dated 1st of November 2020

DETAILS OF DEVELOPMENT

The application is a resubmission of the previous application and seeks outline consent with all matters reserved for future approval for the erection of an open market dwelling.

Indicative plans submitted with the application show its proposed location and proposed maximum dimensions as follows:-

Height to ridge - 8.5m

Width - 12m

Length - 18m

The plans also show the provision of a double garage. Foul drainage is to be catered via a private system whilst the existing mature hedge fronting the site would be translocated behind the required visibility splay.

RELEVANT PLANNING POLICIES AND GUIDANCE

National planning policies and guidance:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 15

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

DM06 High Quality Design and Placemaking

DM10 Design and Landscaping

DM11 Designing for Climate Change

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

S05 Affordable Housing

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Tirymynach Community Council – Did not comment

Dŵr Cymru / Welsh Water - No objection STC

Ceredigion Highways - No objection STC

Ceredigion Drainage - Comments / No objection STC

NRW - Have significant concerns with the proposed development as submitted. NRW recommend planning permission should only be granted if the Planning Authority are satisfied that there are overriding reasons for considering for granting the application contrary to national planning policy on development and flood risk. Satisfactory evidence must then be provided to demonstrate that the risks and consequences of flooding can be managed to be acceptable level, in accordance with TAN15. Otherwise, NRW objects the application.

Campaign to Protect Rural Wales – Object

In terms of third party representations one letter has been received objecting to the development on flood risk grounds.

6 letters of support have been received which refutes the flood risk in Dole and emphasise that the applicants are local to the village. Supports also welcome the use of the proposed site entrance as a passing point along the narrow lane.

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

As stated, the application is a resubmission of a previously refused scheme. The site is in an open countryside location some 90m to the group of houses collectively known as Dole. As such the key policy relating to the consideration of this application is S04 which deals with development proposals in ‘linked settlements and other locations’. The policy takes account of Planning Policy Wales in that development in the open countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.

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

The applicant has not accepted the council’s invitation to enter into a section 106 agreement to provide the dwelling as an affordable unit, and no justification is provided to demonstrate how the proposal conforms with TAN6.

In conclusion the proposal is contrary to policies S01, S04 and S05 of the LDP which seeks to direct development to sustainable locations and the offer to provide a 10% commuted sum in lieu of an on site affordable housing contribution is not appropriate or acceptable in this instance.

Impact on the Landscape and Character of the Area

Although submitted in outline, indicative plans show the provision of a large two storey house with a detached double garage. In order to seek to avoid developing in the main flood zone the dwelling has been sited at least 90m from the nearest dwelling on land which slopes towards the north east. It is the opinion therefore that the provision of a single, large dwelling in a fairly prominent location detached from any nearby buildings will detrimentally impact the character of the area, constituting an incongruous addition on the landscape.

Flooding Matters

NRW Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15.

Guidance in TAN15 affirms that highly vulnerable development (residential) should not be permitted in Zone C2. NRW recommend that in the first instance the LPA should make a planning policy decision on the application and should written confirmation be issued that the LPA believe there are overriding reasons to consider granting planning permission, the NRW requests sufficient time to review the applicant’s FCA. NRW will then provide technical advice on the acceptability of flooding consequences or if the FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then NRW would object to the application.

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

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

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

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

Other Material Considerations

It is noted that there are no objections to the proposal from a highway and drainage perspective.

Outcome

To conclude, the application in its current form fails to address the previous reasons for refusal. The provision of an open market dwelling at this location is contrary to the principles of sustainable development and will result in an unacceptable form of development in the open countryside. The proposal is contrary to both national and local planning policy.

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

RECOMMENDATION:

REFUSE the application as being contrary to both national and local planning policies for the following reasons:

1. The application site lies in the open countryside, outside of an established settlement, where there is a general presumption against new residential development unless it constitutes a specific exception prescribed by planning policy. The proposal does not fall within any such exception. The location is considered to be unsustainable for new residential development and the proposal is therefore considered to be contrary to the provisions of Planning Policy Wales Edition 10, Technical Advice Note 6 and Policies S01 and S04 of the Ceredigion Local Development Plan.
2. The provision of a large two storey dwelling in an open countryside location would detrimentally impact the rural character of the area. It is the opinion therefore that the application is contrary to policies DM06, DM10 and DM17 of the Ceredigion Local Development Plan.
3. The planning application proposes highly vulnerable development as a residential dwelling, which is in Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note 15 Development and Flood Risk (TAN15) paragraph 6.2 of TAN15 advises 'highly vulnerable development and emergency services should not be permitted' within Zone C2. A planning decision to permit development would therefore be contrary to planning policy advice.

Delegated Authority:

Cllr. Paul Hinge has requested that the application be referred to the Development Control Committee. The Community Council and many others in the area fully support this application.

3. Diprwydedig/Delegated

04-11-2021 - 17-11-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A180260	Mrs Sara Humphries (Greggs plc)	Installation of new shop front and roller shutter, two air conditioning condenser units and 2 extract grilles	Unit2.1 Former Golden Sands Caravans, Glanrafon Industrial Estate, Llanbadarn, SY23 3JQ	Dychwelwyd yn annilys / Returned Invalid	09-11-2021
2	A180728	Mr Martin Glew	Erection of single storey extension with flat roof to be used as a balcony	Tanffordd,	Dychwelwyd yn annilys / Returned Invalid	09-11-2021
3	A200983	Mr J L Thomas	Construction of three detached multi-purpose agricultural buildings.	Lant at Crugywhil, Rhuddlan, Llanybydder, SA44 5YF	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-11-2021
4	A201007	Teresa O'Neill (Welsh Water)	Installation of a conservation style motor control centre kiosk within associated development including 12no. vehicle bollards and replanting of 3no. native species trees and the extension of the existing parking bay. Construction of a combined sewerage overflow outfall.	Morgan Street Car Park, Cardigan, SA43 1DF Adjacent to The Strand, Cardigan, SA43 1EX	Caniatawyd gydag Amodau / Approved Subject to Conditions	05-11-2021
5	A201030	Mr J L Thomas	Construction of detached multi-purpose agricultural building.	Land at Crugywhil, Rhuddlan, Llanybydder, SA40 9XB	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-11-2021
6	A210245	Mr Richard Hollins (Elenydd Wilderness Hostels)	Siting of Shepherd's Hut Accommodation	Tyncornel, Llanddewi Brefi, SY25 6PH	Caniatawyd gydag Amodau / Approved Subject to Conditions	05-11-2021
7	A210359	Mr Emyr Davies	The erection of an extension to the existing building to form two new flats	60 Marine Terrace, Aberystwyth, SY23 2BX		17-11-2021
8	A210422	Mr and Mrs Jenkins	Extension(s) to existing dwelling.	Clyn yr Ynys Farm, Gwbert, Cardigan, SA43 1PR	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-11-2021
9	A210525	Mrs Arden	Proposed Extension to rear of property and all associated works	Caernos, St Dogmaels Road, Cardigan. SA43 3AX	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-11-2021
10	A210541	Mr and Mrs Carden	Repair and alteration work to Grade II* listed house and repair, alterations and part rebuild of Cowshed / Stable within curtilage of listed building.	Crugiau House, Rhydyfelin, Aberystwyth. SY23 4PT	Caniatâd wedi ei roi / Consent Granted	11-11-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
11	A210544	Mr J L Thomas	CONSTRUCTION OF A DETACHED AGRICULTURAL BUILDING FOR STORAGE OF STRAW BALES - BUILDING E	Land at Crugywhil, Rhuddlan, Llanybydder. SA40 9XB	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-11-2021
12	A210559	Mrs K Morgan	Variation of condition 2 of planning permission A190018 - Approved plans	Land To The Rear Of Cylch Peris, Llanon, SY23 5HN	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	09-11-2021
13	A210612	Mr P Carden	Carrying out works to the existing cowshed/stable - repair existing roof and walls and rebuild the roofless section walls and provide a new roof over. Part of the building is currently used as a workshop. It is intended to retain this use and use the rebuilt section as storage.	Crugiau House, Rhydyfelin, Aberystwyth, SY23 4PT	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-11-2021
14	A210635	Mr and Mrs R & V Hopley	Erection of an extension to the side and rear of existing dwelling.	Pensarn Farm, Cwrtnewydd, Llanybydder, SA40 9YN	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-11-2021
15	A210641	Mrs N Milcoy	Extension to dwelling to include removal of single storey extension	Gwennog Villa, Llwynygroes, Tregaron, SY25 6PY	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-11-2021
16	A210689	Wright	Variation of condition 2 of planning permission A210074 - approved plans	Plots 10 & 11 Caer Wylan, Llanbadarn Fawr, Aberystwyth, SY23 3GY	Dychwelwyd yn annilys / Returned Invalid	04-11-2021
17	A210733	Mr R J Bloomfield	Change of use to self-contained tourism unit and associated works	Capel Neuadd, Nanternis, New Quay, SA45 9RR	Caniatawyd gydag Amodau / Approved Subject to Conditions	05-11-2021
18	A210739	Mrs A Young	Planning permission requested for static caravan to be used as temporary accommodation on site during build.	Swn y Nant, Sarnau, Llandysul. SA44 6PX	Caniatâd dros dro / Temporary permission	04-11-2021
19	A210758	Helen Griffiths	Field Gateway	Llain, Llwyndafydd, Llandysul. SA44 6BY	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-11-2021
20	A210760	Mr Y Rosenthal (Yeshiva Gedoilah Torah Veyirah Limited)	Proposed conversion and change of use of existing building into 4 x holiday let cottages, to include external works and internal rearrangement works.	Kiryas Joel, Cwmsymlog, Aberystwyth. SY23 3EX	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-11-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
21	A210767	Mr Robin Evans (Belit Deer zero waste)	Change of use from C3 TO A1. Proposal to change front living area (1 room) into eco retail shop specifically addressing plastic pollution offering plastic free products.	Aylesbury, 5 Alexandra Road, Aberystwyth. SY23 1LE	Caniatawyd gydag Amodau / Approved Subject to Conditions	04-11-2021
22	A210780	Mr and Mrs Olly & Alex Walker	Proposed extension to dwelling to include removal of existing glazed link.	Berthgoed, Pontrhydfendigaid, Ystrad Meurig, Ceredigion, SY25 6ET	Caniatawyd gydag Amodau / Approved Subject to Conditions	05-11-2021
23	A210783	Mr Tony Brunt	Proposed cubicle housing and robotic parlours with underground slurry store and slatted floor.	Coybal, New Quay, Ceredigion, SA45 9TU	Dychwelwyd yn annilys / Returned Invalid	04-11-2021
24	A210786	Mr J Calligan	Erection of an agricultural building for the storage of machinery, farm implements, animal feed, straw & hay.	Bryn Bach, Ystrad Meurig, SY25 6AD	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-11-2021
25	A210801	Mrs Liz Davies	Conversion of existing storage shed into holiday let and all associated works.	The Piggery, Ty Town, Gwbert, Cardigan, SA43 1PR	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-11-2021
26	A210804	(B Williams & Co)	Construction of replacement slurry pit.	Bayliau, Cellan, Lampeter, Ceredigion, SA48 8JA	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-11-2021
27	A210808	Mr Darren Taylor	Proposed conversion of outbuilding into holiday unit to include erection of extension to replace existing store room and installation of package treatment plant.	Blaenwaun Isaf, Plwmp, Llandysul, Ceredigion, SA44 6EU	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-11-2021
28	A210818	Mr I Bunton	Proposed reinstatement of dwelling to include extensions for use as holiday let.	Cwmergyr, Ponterwyd, Aberystwyth, SY23 3LD	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-11-2021
29	A210821	Mr and Mrs Jones	Estyniad Llawr Cyntaf/First Floor Extension.	Cilgant Y Coed, Taliesin, Machynlleth, Ceredigion, SY20 8JS	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-11-2021
30	A210823	E James (Llanddewi Brefi Village Hall & Recreation Ground)	Replacement windows and doors.	Llanddewi Brefi Community Centre, Llanddewi Brefi, Tregaron, SY25 6RX	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-11-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
31	A210824	E Jones-Bright (Natural Resources Wales)	Laying stone in the existing entrance from the council road to Coed Tyn Y Garth to enable harvesting machinery to access the forest. Widen 80m of the existing PROW and then 100m of the subsequent existing forest road located within Coed Tyn Y Garth by 3m taking the access area to 540m ² . French drains will be installed along the length of the PROW at 20m intervals being 450mm wide and 300mm in length filled with 40mm clean stone. Small grips will be installed along the edge of Coed Tyn Y Garth and the council road to accommodate surface water where required. These will be narrow dug earth channels. There will be no material extracted on site, all will be imported.	Coed Tyn-y-Garth, Artists Valley, Furnace	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-11-2021
32	A210831	Catrin Jones & Jasmin Jones	Construction of 2 semi-detached houses each with 3 bedrooms.	Land To The Rear Of Isfryn, Talsarn, SA48 8QE	Dychwelwyd yn annilys / Returned Invalid	11-11-2021
33	A210872	Mr O Morgan	Proposed riding arena.	Llynddu, Synod Inn, Llandysul, SA44 6JW	Dychwelwyd yn annilys / Returned Invalid	10-11-2021
34	A210880	Mr and Mrs B Harris	Extension and garage	Wellewen, Llangoedmor, Cardigan, Ceredigion, SA43 2LJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-11-2021
35	A210882	D & G Edwards & Jones	Minor Amendment to planning application A210118 (additional roof lights)	8 Pencnwc Isaf, Cross Inn, Llandysul, Ceredigion, SA44 6NT	Caniatawyd / Approved	04-11-2021
36	A210899	Mr D Parry & Ms S Dewhurst	Application for certificate of lawfulness for the existing use of the site for the siting of a static caravan for use as holiday accommodation and use of associated land for access and turning.	Pant Mawr, Maesllyn, Llandysul, SA44 5NB	Tynnwyd yn ôl / Withdrawn	09-11-2021
37	A210917	Mr O Jones & Miss C Jones	Minor amendment to planning permission A031611 (amended plans).	Plot 1 Near Sarnau Chuch, Penbryn Beach Road, Sarnau, Llandysul	Caniatawyd / Approved	15-11-2021

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
38	A210926	Mr Morgan (Morgan Construction Wales Ltd)	Discharge of Condition 12 of planning permission A190018 (Lighting Details)	Land To The Rear Of Cylch Peris, Llanon, Ceredigion, SY23 5HN	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-11-2021
39	A210983	Mr and Mrs C Arthur	Minor amendment to planning permission A190516 (revised plans for windows).	Plot between Swn yr Awel & Maesteifi, Rhydyfawnog, Tregaron, SY25 6JQ	Caniatawyd / Approved	16-11-2021

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4. Penderfyniadau Apeliadau/Appeal Decisions

04-11-2021 - 17-11-2021

#	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

04-11-2021 - 17-11-2021

#	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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