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Cyngor Sir
CEREDIGION
County Council

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

6 July 2023

Dear Sir / Madam

I write to inform you that a Meeting of the Development Management Committee will be held at HYBRID - NEUADD CYNGOR CEREDIGION, PENMORFA, ABERAERON / REMOTELY VIA VIDEO CONFERENCE on Wednesday, 12 July 2023 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 14 June 2023 (Pages 3 - 8)**
5. **To consider planning applications deferred at previous Meetings of the Committee (Pages 9 - 38)**
6. **Development, Advertisement, Local Authority and Statutory Applications (Pages 39 - 78)**
7. **Planning applications dealt with by way of delegated authority (Pages 79 - 90)**
8. **Appeals (Pages 91 - 96)**
9. **Any other matter which the Chairman decides is for the urgent attention of the Committee**

Members are reminded to sign the Attendance Register

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

Yours faithfully

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

Miss Lowri Edwards
Corporate Lead Officer: Democratic Services

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

Wednesday, 14 June 2023

Present: Councillor Rhodri Davies (Chair), Councillors Gethin Davies, Marc Davies, Meirion Davies, Ifan Davies, Rhodri Evans, Hugh R M Hughes, Maldwyn Lewis, Gareth Lloyd, Sian Maehrlein, Chris James and Mark Strong

Also present:- Councillor Bryan Davies

Also in attendance: Mr Russell Hughes-Pickering, Corporate Lead Officer – Economy & Regeneration, Mrs Catrin Newbold – Service Manager (Development Management), Mr Jonathan Eirug – Development Management Team Leader North, Mr Sam Pugh- Development Management Team Leader – South, Mrs Sian Holder- Development Management Officer, Ms Elin Prysor, Corporate Lead Officer – Legal and Governance & Monitoring Officer, Mr Shaun Greatrix, Senior Engineer and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am-12:40pm)

1 Personal

The Chairman welcomed all to the meeting.

2 Apologies

Councillor Ceris Jones and Carl Worrall apologised for their inability to attend the meeting.

3 Disclosure of Personal and/or Prejudicial Interest

Councillor Rhodri Evans stated that he had received a dispensation to speak only on Application A201012 by the Ethics and Standards Committee.

Mrs Dana Jones, Democratic Services and Standards Officer declared a personal and prejudicial interest in Application A220035 and Ms Nia Jones, Corporate Manager – Democratic Services took the minutes for this item.

4 Minutes of a Meeting of the Committee held on the 10 May 2023

It was RESOLVED to confirm as a true record the Minutes of the Meeting of 10 May 2023.

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:-

A220398 Proposed infill dwelling, Land Adjacent Uwch-y-nant Borth

For the recommendation to REFUSE the application:- Mark Strong (1)

Against the recommendation to REFUSE the application :- Gethin Davies, Ifan Davies, Marc Davies, Meirion Davies, Rhodri Davies, Rhodri Evans, Hugh Hughes, Maldwyn Lewis, Gareth Lloyd, Sian Maehrlein , Chris James (11)

Following the vote, the decision therefore was to **APPROVE** the application subject to the removal of permitted development rights.

To **APPROVE** the application subject to conditions and completion of S106 agreement under the provisions of the Town and Country Planning Act 1990 in respect of affordable housing designation.

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

- there were other material considerations in this case that would justify approving the application contrary to officer recommendation, firstly, whilst acknowledging that the site lies outside of the defined settlement boundaries, Members noted however that the site lies within very close proximity to the settlement, where there were adequate services and facilities available to serve the daily needs of the future occupiers.
- Members saw the proximity of Borth as a Rural Service Centre as being an important factor in this case, which was different to the cases previously considered by the group, which have had a more rural context
- that the plot had built form to either side, thereby representing an infilling opportunity as opposed to a more sporadic or ribboning form of development.
- Additionally, Members also commented that the site also lies within very close proximity to Brynowen Holiday Park.
- Members placed significant weight on the fact that consent had been given on two occasions in the past for the residential development of this site. Notwithstanding the fact that these consents have now lapsed, Members considered that a precedent had been set by these previous planning permissions.
- Members concerned that there had been a lack of housing delivery within the settlement itself and they were of the opinion that the Council needed to deliver as many affordable homes as possible, as local people were being priced out of the market.
- in conclusion therefore, Members considered that there were other material considerations in this case that were sufficient to outweigh the policy presumption against the development.

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:-

Mr Emmanuel Kincaid (Agent) and Mr O Jones (Applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A201012 Change of Use of Agricultural Land to Glamping Pod Site, Fields South East of Pantyfod, Llanddewi Brefi, Tregaron

To **REFER** the application to the Site Inspection Panel in accordance with point 2 and 3 of the Council's adopted criteria.

Miss Abby Jaques (applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A210384 Change of use and conversion of redundant agricultural building to a children's nursery, Redundant Outbuilding @ Crymant, Brongest, Newcastle Emlyn

To **APPROVE** the application.

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

- Material considerations outweigh policies for refusal
- This childcare facility was meeting demand
- Would provide employment
- Adheres to the policy of meeting childcare needs in the county
- The facility would meet a need that had already been identified
- Positives outweigh the negatives in this application

Mr Rhys ap Dylan (Agent) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220035 Erection of a rural enterprise dwelling and workshop, Fferm Cwmcoedog, Mydroilyn, Lampeter

To **REFER** to the Cooling Off group for reasons outlined in the discussion which included:

- The location of the application
- If the application could be considered under TAN 6
- The ownership of Bryn Mair (cert B)
- its size

A220250 Erection of a detached block of flats, six storeys in height (sixth storey within roof space), containing 24 units with associated car parking and communal amenity spaces, Area of land adjacent to the Brynderw Building, Stanley Road, Aberystwyth

To **REFER** the application to the Site Inspection Panel in accordance with point 3 and 7 of the Council's adopted criteria.

Mrs Gwennan Jenkins (Agent) and Mr David Clark (Applicant's Family Member) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220454 Residential development of Up to three dwellings, Land At Plwmp Plwmp, Llandysul

To **APPROVE** the application subject to a Section 106 for affordable dwellings to include that these dwellings were built prior to the open market dwelling.

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

- On balance providing two affordable dwellings was a high percentage in the development
- There were no housing developments on the coast and rural settlements coming forward, and therefore the affordable dwellings were justified in the Link Settlement, as there was a need
- There was a shop, bus route, 2 schools nearby, chapel and community facilities in this link settlement

A220714 Demolition of existing produce shop to be replaced with new shop and first floor flat, Parc y Pant Produce Shop, Cross Inn, New

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

A220763 Proposed replacement dwelling (Demolition at completion), extension to the garden area and associated works, Allt y Bryn, Beulah, Newcastle Emlyn

To note that the application had been WITHDRAWN as Officers had received additional information that they had not considered.

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 subject to noting that item one on this list had not been determined. (A200855)

8 Planning Appeals

It was AGREED to note the appeals received.

Confirmed at the meeting of the Committee held on the 12 July 2023

Chairman:-_____

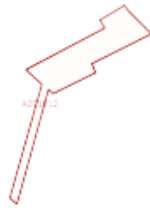
Date:_____

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1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A201012	01-12-2020	Mr O Jones	Change of Use of Agricultural Land to Glamping Pod site	Fields South East of Pantyfod, Llanddewi Brefi, Tregaron. SY25 6PE	Refuse
2	A220250	27-03-2022	Mr D J Evans	Erection of a detached block of flats, six storeys in height (sixth storey within roof space), containing 24 units with associated car parking and communal amenity spaces.	Area of land adjacent to the Brynderw Building, Stanley Road, Aberystwyth. SY23 1LB	Approve Subject to Conditions

1.1. A201012



Rhif y Cais / Application Reference	A201012
Derbyniwyd / Received	01-12-2020
Y Bwriad / Proposal	Change of Use of Agricultural Land to Glamping Pod site
Lleoliad Safle / Site Location	Fields South East of Pantyfod, Llanddewi Brefi, Tregaron. SY25 6PE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr O Jones, Penlanwen, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6PE
Asiant / Agent	Emmanuel Kincaid (Living Design Consultancy), Glyn, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6RL

Y SAFLE A HANES PERTHNASOL

Mae Penlanwen wedi'i leoli mewn ardal cefn gwlad agored, tua milltir i'r de o bentref Llanddewi Brefi. Mae Penlanwen yn fferm fynydd 550 acer gyda diadell o 800 o ddefaidd mynydd Cymreig.

Mae safle'r cais wedi'i leoli tua 0.5km i'r dwyrain o fferm Penlanwen, ac mae'n cael ei ddefnyddio ar hyn o bryd fel tir pori amaethyddol.

Does dim hanes cynllunio blaenorol i'r safle.

MANYLION Y DATBLYGIAD

Mae'r cais yn un llawn ac mae'n gofyn caniatâd cynllunio i ddarparu pedwar pod glampio ar gyfer llety gwyliau. Mae'r perchnogion am arallgyfeirio i gynhyrchu incwm ychwanegol at fusnes y fferm. Mae'r cynnig hefyd yn cynnwys trac mynediad at y podiau glampio, a gosod pecyn trin carthffosiaeth i gael gwared â charthion. Mae'r cais yn cynnwys cynllun gwarchod coed a thirwedd, sy'n cynnig plannu gwrych i sgrinio'r safle.

Mae'r podiau wedi'u gosod mewn rhes ar ben deheuol cae llethrog sy'n wynebu'r gogledd. Bydd y podiau'n cael eu gosod tua 0.5km o Benlanwen ei hun. Bydd mynediad i gerbydau ar hyd trac presennol, a mynediad o'r briffordd ar hyd y lôn unffordd annosbarthedig. Bydd y podiau'n rhai unllawr 3m o uchder at y grib. Y deunyddiau arfaethedig yw Cladin Pren Naturiol gyda ffenestri a drysau uPVC llwyd.

Cyflwynwyd Asesiad o'r Effaith ar Ddatblygiad ac Anghenion Twristiaeth i gefnogi'r cais.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiau Cynllunio Cenedlaethol perthnasol:

- Cymru'r Dyfodol – Y Cynllun Cenedlaethol 2040 (2021)
- PPW11 Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)
- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

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

- S01 Twf Cynaliadwy
- S04 Datblygu Mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'
- LU14 Safleoedd Llety Twristiaeth Ledled y Sir: Carafannau Statig a Theithiol, Lleiniau Gwersylla, Cabanau a Chalets
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirlunio
- DM13 Systemau Draenio Cynaliadwy
- DM17 Y Dirwedd yn Gyffredinol

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; 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 o ran pobl sydd â nodwedd warchoddedig, nac yn un a fydd yn cael effaith sylweddol arnynt, o'i gymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor Cymuned Llanddewi Brefi – Dim Ymateb

Priffyrdd – Dim Gwrthwynebiad Yn Unol ag Amodau

Draenio Tir – Dim Gwrthwynebiad, Angen Cymeradwyaeth SuDS

Ecoleg – Cynhaliwyd Prawf o Effaith Arwyddocaol Debygol (TLSE) ac Asesiad Priodol am fod safle'r cais yn agos at ACA Afon Teifi. Cafodd y cynnig ei sgrinio fel un nad oedd yn debygol o gael effaith ar Afon Teifi o ganlyniad i ollwng mwy o ffosffad i'r afon. Dim gwrthwynebiad yn amodol ar gontract.

Naturiol Cymru – Rydym wedi adolygu'r Asesiad Priodol ac wedi dod i'r casgliad na fyddai'r cynnig yn cael unrhyw effaith andwyol ar ACA Afon Teifi. Nid oedd gan Cyfoeth Naturiol Cymru unrhyw wrthwynebiad i'r cynnig.

Sylwadau Trydydd Parti

Derbyniwyd tri llythyr o gefnogaeth i'r cais.

Derbyniwyd un llythyr yn gwrthwynebu gosod y podiau mor bell oddi wrth y brif fferm.

CASGLIAD

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

Mae safle'r cais wedi'i leoli o fewn cefn gwlad agored a nodir ei fod o fewn 'lleoliadau eraill' fel y'u diffinnir yn y CDLI mabwysiedig. Mae polisiâu lleol a chenedlaethol yn nodi y dylai datblygiadau o fewn 'lleoliadau eraill' fod dan reolaeth lem, i sicrhau bod yna ddatblygu cynaliadwy ac i amddiffyn nodweddion cefn gwlad agored.

Mae Polisi S04 y CDLI yn cyfeirio at ddatblygu o fewn 'lleoliadau eraill' ac yn nodi bod angen rhywfaint o ddatblygu i ddiwallu anghenion cymunedau presennol, ond fe'u hystyrir yn leoliadau llai cynaliadwy ar gyfer datblygu. O ganlyniad, mae maen prawf 4 yn gofyn bod unrhyw ddatblygiad o fewn 'lleoliadau eraill' yn nhermau ei leoliad ffisegol, yn cydymffurfio â TAN 6. Mae'r cynnig yn rhan o gynllun arallgyfeirio amaethyddol sy'n gysylltiedig â'r gweithgareddau ffermio ym Mhenlanwen, ac fel y cyfryw, mae'n bodloni gofynion TAN 6 a Pholisi S04.

Er nad oes unrhyw bolisi penodol yn ymwneud â chynigion glampio o fewn y CDLI, ystyrir ei bod hi'n rhesymol asesu'r datblygiad dan Bolisi LU14, sy'n cyfeirio at safleoedd gweryslla a chalets. Mae safle'r cais wedi'i leoli tu allan i'r ardal arfordirol am ei fod i'r dwyrain o'r A487 ac felly mae'n dod dan ofynion Polisi LU14.

Yn ôl Polisi LU14, y tu allan i'r ardal arfordirol :

a. *Caniateir safleoedd newydd ar gyfer carafannau teithiol, gwersylla a llety cabanau ar yr amod:*

i. *Y bydd hynny, lle bo modd, yn cefnogi canolbwyntiau twristiaeth strategol;*

ii. *Y bydd yn cefnogi rôl a swyddogaeth yr anheddiad y bwriedir lleoli'r safle ynddo (neu, fel arall, yr anheddiad agosaf), lle mae'n bosibl, drwy ddarparu cyfleusterau ychwanegol sydd ar gael at ddefnydd y gymuned;*

iii. *Nad yw'r cyfleusterau a gynigir drwy'r safle yn effeithio ar ddichonoldeb gwasanaethau sydd eisoes yn bodoli yn yr anheddiad agosaf; a*

iv. *Bod Asesiad o'r Effaith ar Ddatblygiad ac Anghenion Twristiaeth yn cael ei gyflwyno fel rhan o'r broses ymgeisio.*

Mae Rhan 7.90 o'r CDLI yn nodi:

"Mewn ardaloedd y tu allan i Ardal yr Arfordir, caniateir safleoedd newydd ar gyfer carafannau teithiol, gan gynnwys cartrefi modur, a meysydd gwersylla, cyn belled â'u bod yn briodol i'r lleoliad. Dylai safleoedd mwy o faint gael eu lleoli o fewn neu gerllaw Canolfannau Gwasanaethau Trefol a Chanolfannau Gwasanaethau Gwledig, lle dylai amrywiaeth ehangach o gyfleusterau a gwasanaethau fodoli'n barod. Gellir lleoli safleoedd llai, nad ydynt efallai ond yn darparu 5 llain ac yn cynnig cyfleusterau sylfaenol, mewn Aneddiadau Cyswllt neu gerllaw ffermydd, os ydynt wedi'u sgrinio'n briodol. Mae'r drefn hon yn cydfynd â Pholisïau S02-S04."

Mae polisïau ategol yn cefnogi safleoedd glampio llai ar yr amod eu bod wedi'u lleoli gerllaw ffermydd, er budd y dirwedd ac at ddibenion swyddogaethol. Ni ystyrir bod y cynnig wedi'i leoli gerllaw'r fferm. Bydd y podiau wedi'u gosod tua 450m i ffwrdd o'r fferm, gyda nifer o gaeau'n gwahanu'r datblygiad arfaethedig oddi wrth fferm Penlanwen ei hun. Dylai'r podiau glampio fod wedi'u gosod yn nes at y gweithgareddau amaethyddol ym Mhenlanwen at ddibenion swyddogaethol, i helpu i reoli safle wersylla fach, ac i leihau effaith y datblygiad ar y dirwedd mewn lleoliad cefn gwlad agored.

Mae'r cais yn cynnwys ystyriaethau dilyniannol i gyflawnhau safle arfaethedig y podiau glampio. Mae'r materion a godwyd yn y prawf dilyniannol yn cynnwys cyfyngiadau topograffaid, fferm foch gerllaw, tir anaddas a chyfyngiadau o ran y briffordd. Fodd bynnag, mae'r Awdurdod Cynllunio Lleol o'r farn y gellid gosod y podiau'n nes at y ffem ei hun. Dylai'r ymgeiswyr edrych ar opsiynau i leoli'r podiau glampio mewn man llai amlwg gerllaw fferm Penlanwen.

Ar hyn o bryd nid yw'r podiau wedi'u lleoli gerllaw fferm Penlanwen, ac felly nid yw'r cynnig yn cydymffurfio â Pholisi LU14 y CDLI

Yn ogystal, mae safle'r cais wedi'i leoli mewn man agored, amlwg, gyda golygfeydd yn ymestyn dros Ddyffryn Teifi a thu hwnt. Mi fydd y podiau wedi'u gosod yn agos at y grib ar lethr gogledd orllewinol sy'n wynebu'r dyffryn, a byddant i'w gweld o'r briffordd a thu hwnt. Mi allai lleoliad y podiau amharu ar olwg yr ardal a byddant yn elfen anodweddiadol o leoliad cefn gwlad agored, sydd heb ei ddatblygu fel arall. Mae paragraff 3.34 o Bolisi Cynllunio Cymru'n dweud, "*Rhaid cadw a gwella cefn gwlad, yn unol â datblygu cynaliadwy ac egwyddorion cynllunio cenedlaethol, ar gyfer ei werth fel tirwedd*". Ystyrir bod adeiladu llwybr mynediad newydd a 4 pod glampio mewn lleoliad gwledig agored, i ffwrdd o unrhyw adeiladau, yn gyfystyr â datblygu gwasgaredig o fewn cefn gwlad agored nad yw'n cadw nac yn gwella'r dirwedd, ac sy'n cael effaith andwyol ar gymeriad yr ardal. Mae'r datblygiad felly yn mynd yn groes i nodau polisïau cenedlaethol a pholisïau DM06 a DN17 y CDLI.

O ran ystyriaethau perthnasol eraill, ni dderbyniwyd unrhyw wrthwynebiad i'r cynnig o bersbectif priffyrdd, draenio nac ecoleg. Am fod y safle'n agos at ACA Afon Teifi, cafodd y cynnig, gan gynnwys y trefniadau carthffosiaeth, ei sgrinio am ei botensial i gynyddu'r ffosffad a ollyngir i'r ACA. Daeth y TLSE a'r Asesiad Priodol i'r casgliad na fyddai'r cynnig yn cael unrhyw effaith andwyol ar yr ACA.

Nodwyd y sylwadau o gefnogaeth a gwrthwynebiad gan drydydd partion.

Cyn adroddwyd y cais i'r Pwyllgor, derbyniwyd gwybodaeth ychwanegol gan yr asiant yn ceisio cyfiawnhau lleoliad y cais a pham na ellid ystyried safle arall yn nes at y fferm ynghyd â engreiffiau o geisiadau eraill â gymeradwywyd a oedd cryn bellter wrth y brif fferm.

Roedd y rhesymau a roddwyd yn erbyn ystyried safleoedd a oedd yn agosach at y fferm yn cynnwys cyfeiriad at y ffaith fod tir sy'n nes at y fferm yn serth, yn gorsiog ac yn anaddas ar gyfer podiau. Darparwyd gwybodaeth hefyd a oedd yn ceisio dangos y byddai'n rhaid diystyru safleoedd sy'n agosach at Benlanwen oherwydd na allent gydymffurfio â gofynion CNC ynghylch gollyngiadau ffosffad. Fodd bynnag, ni ellid diystyru addasrwydd y safleoedd hyn heb gynnal ARhC.

Roedd y wybodaeth hefyd yn cynnwys cyfeiriad at gyfraith achosion a oedd yn nodi nad oedd y testun ategol yn bolisi ac felly ni allai'r ACLI fynnu bod unrhyw gais yn gyfagos i'r fferm fel yr awgrymwyd yn y testun. Mewn ymateb, cydnabyddir na ellir ystyried y testun ategol fel polisi ei hun ond fel gwybodaeth ategol sy'n ceisio cynorthwyo dehongli'r polisi ei hun. Serch

hynny, nodir er nad yw'r testun ategol efallai'n rhan o'r polisi, mae PCC yn berthnasol wrth ystyried y cais ac yn nodi bod yn rhaid i unrhyw gynnis gydymffurfio â gofynion PCC a TAN6. Mae PCC a TAN6 yn nodi y dylai datblygiadau fod o fewn cyfadeiladau fferm ac nid mewn lleoliad cefn gwlad agored.

I gloi, mae'r egwyddor o ddatblygu safle glampio bach ym Mhenlanwen fel rhan o gynllun arallgyfeirio amaethyddol yn un a gefnogir gan bolisiâu lleol a chenedlaethol. Fodd bynnag, nid yw'r safle wedi'i leoli gerllaw'r fferm ei hun nac unrhyw adeiladau eraill, ac fel y cyfryw, mae'r datblygiad yn mynd yn groes i Bolisi LU14. Mae'r safle mewn lleoliad amlwg o fewn ardal cefn gwlad agored, ar lethr gyda golygfeydd yn ymestyn dros y dyffryn; byddai 4 pod glampio a'r ffordd fynediad yn amharu ar gymeriad y dirwedd, ac mae'n gyfystyr â datblygu gwasgaredig o fewn cefn gwlad agored. Mae'r datblygiad felly yn mynd yn groes i bolisiâu DM06 a DM17 y CDLI.

RHESYMAU DROS GYFEIRIO'R MATER AT SYLW'R PWYLLGOR RHEOLI DATBLYGU:

Mae'r cais yn cael ei adrodd i'r Pwyllgor Rheoli Datblygu i'w ystyried gan fod yr aelod lleol, y Cynghorydd Rhodri Evans, wedi datgan diddordeb yn y cais.

RHESWM DROS OHIRIO:

Yn ei gyfarfod ar 14eg Mehefin, 2023 penderfynodd y Pwyllgor gyfeirio'r cais i'r Panel Archwilio Safle i'w ystyried yn unol â Pharagraffau 2 a 3 o feini prawf mabwysiedig y Cyngor.

Cyfarfu'r Panel Archwilio Safle ar 29 Mehefin, 2023 ac roedd yn cynnwys y Cyng Rhodri Davies (Cadeirydd); Cynghorwyr Gethin Davies, Ifan Davies, Meirion Davies a Maldwyn Lewis. Hefyd yn bresennol roedd y Cyng Rhodri Evans (Aelod Ward Lleol mewn swyddogaeth arsylwi), Mrs Catrin Newbold (Rheolwr Datblygu - Rheolwr Gwasanaeth) a Mr Jonathan Eirug (Arweinydd Tîm Rheoli Datblygu (Gogledd)).

Disgrifiodd yr Arweinydd Tîm Rheoli Datblygu (Gogledd) y cais, safle'r cais, fframwaith polisi ac adroddodd ar yr ymatebion i'r ymgynghoriad. Hysbyswyd y Panel mai'r prif fater mewn perthynas â'r cais oedd a ystyriwyd bod y cynnis yn cydymffurfio â pholisiâu S04 ac LU14 y CDLI yn yr ystyr y byddai cyfleusterau twristiaeth ar raddfa fach naill ai'n cael eu cynnwys mewn aneddiadau cysylltiedig neu'n gyfagos iddynt neu gerllaw ffermydd ac yn cael ei ystyried dan gynllun arallgyfeirio ffermydd. Nodwyd bod safle'r cais 500m o fferm gysylltiedig Penlanwen ac mewn lleoliad amlwg ar lethr sy'n wynebu'r gogledd orllewin yn edrych dros Ddyffryn Teifi. Barn yr ACLI oedd er bod egwyddor y datblygiad yn dderbyniol, y gellid gosod y podiau glampio mewn lleoliad llai ymwithiol yn nes at y brif fferm. Roedd y cais yn groes i bolisi LU14 a pholisiâu DM06 a DM17 a oedd yn ceisio gwarchod a gwella cymeriad ac edrychiad gwledol yr ardal leol a'r dirwedd ehangach.

Archwiliwyd safle'r cais gan y Panel gan nodi ei leoliad amlwg gryn bellter i ffordd o ffermydd Penlanwen. Cyfeiriwyd at y ffaith bod y safle ei hun o dan y crib ac wedi'i sgrinio gan goed i'r de ddwyrain ac na ellid gweld y safle ei hun o'r ffordd Sirol gyfagos. Nodwyd hefyd bod y safle wedi'i ddewis fel un a allai oresgyn unrhyw broblemau draenio ffosffad, ond cydnabuwyd nad oedd hyn wedi'i gadarnhau trwy gynnal asesiadau priodol o leoliadau eraill yn agosach at y fferm ei hun. Fodd bynnag, dywedodd y Panel hefyd y gallai gwasanaethu'r podiau glampio fod yn broblemus o ystyried y pellter o Benlanwen .

Aeth y Panel yn ei flaen i archwilio tir yn nes at y brif fferm ei hun gan nodi bod y tir ger cyfadeilad y fferm yn serth, yn agos at afon gyfagos a bod y mynediad i'r fferm ei hun, yn eu barn hwy, yn annigonol. I gael mynediad i dir y tu cefn i'r ffermydd byddai'n rhaid croesi'r brif fferm a oedd yn gweithredu'n amaethyddol llawn amser.

Wedi ystyried rhinweddau a chyfyngiadau'r cais a thra'n cydnabod gwrthwynebiad y polisi i leoli'r podiau gryn bellter i ffordd o'r fferm, roedd y Panel o'r farn mai safle'r cais oedd yr unig leoliad dichonadwy ar gyfer lleoli'r podiau eu hunain. Fodd bynnag, mynegodd y Panel bryder y gallai cefnogi'r cynnis ar safle'r cais osod cynsail ar gyfer cymeradwyo cynlluniau tebyg y gellir eu cyfiawnhau ar sail arallgyfeirio fferm ond sy'n gwrthdaro â'r gofyniad polisi ei fod yn gyfagos i'r brif fferm ac y gellid ei waredu o bosibl fel menter fusnes unigol nad oedd yn gysylltiedig â'r busnes fferm a oedd yn cyfiawnhau'r cynllun. O ganlyniad, argymhellodd y Panel petai'r cais yn cael ei ganiatáu y dylai hefyd fod yn destun cytundeb A106 o dan ddarpariaethau Deddf Cynllunio Gwlad a Thref 1990 yn clymu'r datblygiad arfaethedig â'r busnes amaethyddol ym Mhenlanwen ac i'r gwrthwyneb . Awgrymwyd hefyd y dylid darparu sgrinio ychwanegol a lefelu'r podiau.

ARGYMHELLIAD:

GWARTHOD y cais ar sail y ffaith ei fod yn mynd yn groes i bolisi LU14 y CDLI. Bydd y cynnis hefyd yn cael effaith andwyol ar gymeriad cefn gwlad agored y dirwedd, ac mae felly'n mynd yn groes i bolisiâu DM06 a DM17 y CDLI.

Rhif y Cais / Application Reference	A201012
Derbyniwyd / Received	01-12-2020
Y Bwriad / Proposal	Change of Use of Agricultural Land to Glamping Pod site
Lleoliad Safle / Site Location	Fields South East of Pantyfod, Llanddewi Brefi, Tregaron. SY25 6PE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr O Jones, Penlanwen, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6PE
Asiant / Agent	Emmanuel Kincaid (Living Design Consultancy), Glyn, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6RL

THE SITE AND RELEVANT PLANNING HISTORY

Penlanwen lies in an open countryside location, approximately 1 mile to the south of the village of Llanddewi Brefi. Penlanwen is a 550 acre hill farm, which has a flock of 800 welsh mountain ewes.

The application site itself lies some 0.5km to the south of Penlanwen farm, and is currently used as agricultural grazing land.

The site has no former planning history.

DETAILS OF DEVELOPMENT

The application is in full and seeks planning permission for the provision of four glamping pods for holiday purposes. The owners wish to diversify in order to generate additional income into the farming business. The proposal also includes an access track to serve the glamping pods and the installation of a package treatment plant to dispose of foul sewage. The application includes a landscape and tree protection plan, which proposes hedge planting to screen the proposal.

The pods are positioned in a row on the southern end of the sloping field, which faces north. The pods will be sited approx. 0.5km from Penlanwen itself. Vehicle access is gained from an existing track and highway access from the unclassified single-track road. The pods will be single storey and are 3m high to ridge. The proposed materials are Natural Timber Cladding with Grey uPVC windows and doors.

The application is supported by a Tourism Needs and Development Impact Assessment.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy:

- Future Wales - The National Plan 2040 (2021)
- PPW11 Planning Policy Wales (edition 11, February 2021)
- TAN6 Planning for Sustainable Rural Communities (2010)

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

- S01 Sustainable Growth
- S04 Development in 'Linked Settlements and Other Locations'
- LU14 Countywide Tourism Accommodation Sites: Static and Touring Caravans, Camping Pitches, Cabins and Chalets
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems
- DM17 General Landscape

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment;

pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llanddewi Brefi Community Council – No Response

Highways – No Objection Subject to Conditions

Land Drainage – No Objection, SuDS Approval required

Ecology – A Test of Likely Significant Effects (TLSE) and Appropriate Assessment was undertaken in view of the application's site proximity to the River Teifi SAC. The proposal was screened out as not likely to have an impact on the river Teifi from increased phosphate discharge. No objections STC.

NRW - We have reviewed the Appropriate Assessment and your conclusions that as a result of the proposal there would be no adverse effects on the integrity of the River Teifi SAC. NRW offer no objection to the proposal.

Third Party Representations

Three letters were received in support of the application.

One letter was received in objection to the siting of the proposal some distance away from the main farm holding.

CONCLUSION

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

The application site lies in the open countryside and identified as being within 'other locations' as set out in the adopted LDP. National and local planning policy outlines that development in 'other locations' should be strictly controlled in the interest of achieving sustainable development and protecting the qualities of the open countryside.

LDP Policy S04 refers to development in 'other locations' and states that they require a degree of development to meet the needs of existing communities, but they are considered to be less sustainable locations for development. As a result, criterion 4 requires all development, in terms of both its physical location, within 'other locations' to accord with TAN6. The proposal forms part of an agricultural diversification scheme in connection with the farming activities at Penlanwen, and as such satisfies the requirements of TAN6 and Policy S04.

Whilst there is no specific policy relating to glamping proposals within the LDP, it is considered reasonable to assess the development under Policy LU14, which refers to camping sites and chalets. The application site lies outside the coastal area as it is eastwards of the A487 and is therefore subject to the requirements of Policy LU14:

Policy LU14 states that Outside the Coastal Area:

- a. New sites for touring caravans camping and cabin accommodation will be permitted provided that:*
 - i. Where possible it supports strategic tourism nodes;*

- ii. *It supports the role and function of the settlement within which it is proposed (or otherwise nearest settlement), where possible, by providing additional facilities that are available for use by the community;*
- iii. *Facilities offered via the site do not affect the vitality of services which already exist within the nearest settlement; and*
- iv. *Tourism Needs and Development Impact Assessment is submitted as part of the application process.*

Part 7.90 of the LDP states that:

"In areas outside of the Coastal Area development of new touring caravan, which includes motorhomes, and camping sites will be permitted providing that it is appropriate in relation to the location. Larger sites should be located within or adjacent to USCs and RSCs where a wider range of facilities and services should already be present. Smaller sites, which perhaps only cater for 5 pitches and offer basic facilities, can be accommodated in Linked Settlements or adjacent to farmsteads where suitably screened. This approach accords with Policies S02-S04."

Supporting policy supports smaller glamping sites subject to the siting being adjacent to farmsteads for both landscape and functional purposes. The proposal is not considered adjacent to the farmstead. The pods will be located approx. 450m away from the farmstead with several fields separating the proposed development from the main built form at Penlanwen. The glamping pods should be sited closer to the farming activities at Penlanwen for functional purposes to assist in managing a small camping site, and to lessen the impact of development on the landscape in an open countryside location.

The application includes a sequential approach to justify the proposed siting of the glamping pods. The issues raised in the sequential test includes topographical constraints, a nearby pig farm, and unsuitable land and highway constraints. However, the Local Planning Authority are of the opinion that the pods could be sited closer to the farmstead. The applicants should explore options to locate the glamping pods in a less intrusive location adjacent to the farmstead at Penlanwen.

Currently, the pods are not sited adjacent to the farmstead of Penlanwen, as such the proposal falls short of Policy LU14 of the LDP.

Additionally, the application site is located in an open visually prominent location with wide reaching views over the Teifi Valley and beyond. The pods will be sited close to the ridgeline on a north western facing slope facing the valley and will be visible from the highway and further afield. The setting of the pods could be visually obtrusive and will present an uncharacteristic element in an otherwise undeveloped open countryside location. Planning Policy Wales paragraph 3.34 states, "*The countryside in line with sustainable development and national planning principles must be conserved, and enhanced for its landscape value*". Constructing a new access path and four glamping pods in an exposed rural location away from any built form is considered sporadic development in the open countryside and would fail to conserve or enhance the landscape and detrimentally impact the character of the area. The development is therefore in conflict with national policy aims and policies DM06 and DM17 of the LDP.

With regard to other material considerations, no objections were received to the proposal from a highway, drainage or ecological perspective. In view of the site's proximity to the River Teifi SAC the proposal including its foul water disposal arrangements were screened in respect of potential increase in phosphates emission into the SAC. The TLSE and Appropriate Assessment concluded that there would not be an impact on the integrity of the SAC as a result of the proposal.

The third party correspondence of support and objection are noted.

Prior to reporting the application to Committee, additional information was received from the agent seeking to justify the location of the proposal and why other site closer to the farmstead could not be considered together with examples of similar applications which were approved where the application sites were some distance from the main farmstead.

Reasons as to why the site could not be closer to Penlanwen included reference to land closer to the farmstead being steep, boggy and unsuitable for pods. Information was also provided which sought to demonstrate that sites closer to Penlanwen would have to be discounted as not being able to comply with NRW requirements regarding phosphate discharges. However, the suitability of these sites could not be discounted without the undertaking of a HRA.

The information also contained reference to caselaw which indicated that supporting text was not policy and therefore the LPA could not insist on any application being adjacent the farmstead as the text suggested. In response, it is acknowledged the supporting text cannot be regarded as policy itself but rather as supporting information which seeks to aid the interpretation of the policy itself. Nevertheless, it is noted that whilst supporting text may not form part of the policy, PPW is material to the consideration of the application and states that any proposal must accord with PPW and TAN6 requirements. Both PPW and TAN6 stipulates that development should be within farm complexes and not in an open countryside location.

In conclusion, the principle of developing a small glamping site at Penlanwen as part of a farm diversification scheme is supported by both National and local policy. However, the proposal is not sited adjacent to the farmstead or any built form, as such; the development runs contrary to Policy LU14. The site is in an exposed and prominent open countryside location

on the hillside with wide ranging views over the valley; the proposed 4 glamping pods and access road will detriment the character of the landscape and constitutes sporadic development in the open countryside. The development is therefore in conflict with policies DM06 and DM17 of the LDP.

REASONS FOR REFERRAL TO THE DEVELOPMENT MANAGEMENT COMMITTEE:

The application is reported to the Development Management Committee for consideration as the local member, Cllr Rhodri Evans, has declared his interest in the application.

REASON FOR DEFERRAL:

The Committee at its meeting on 14th June, 2023 resolved to refer the application to the Site Inspection Panel for consideration in accordance with Paragraphs 2 and 3 of the Council's adopted criteria.

The Site Inspection Panel met on the 29th June, 2023 and comprised Cllr Rhodri Davies (Chairman); Cllrs Gethin Davies, Ifan Davies, Meirion Davies and Maldwyn Lewis. Also in attendance were Cllr Rhodri Evans (Local Ward Member in an observational capacity), Mrs Catrin Newbold (Development Management - Service Manager) and Mr Jonathan Eirug (Development Management Team Leader (North)).

The Development Management Team Leader (North) described the application, the application site, policy framework and reported the consultation responses. The Panel were informed that the main issue in relation to the application was whether the proposal was considered to be in compliance with policies S04 and LU14 of the LDP in that small scale tourism facilities shall either be accommodated in or adjoining linked settlements or adjacent to farmsteads and considered under farm diversification. It was noted that the application site was 500m from the associated farmstead of Penlanwen and in a prominent location on a north western facing slope overlooking the Teifi Valley. It was the opinion of the LPA that although the principle of the development was acceptable, the glamping pods could be sited in a less intrusive location closer to the main farmstead. The application was contrary to policy LU14 and policies DM06 and DM17 which sought to protect and enhance the character and visual appearance of the locality and wider landscape.

The Panel inspected the application site and noted its prominent location some distance away from the farmstead of Penlanwen. Reference was made to the fact that the actual site was below the ridge line and screened by trees to the south east and that the site itself could not be viewed from the nearby County road. It was also noted that the site was chosen as potentially overcoming any phosphate drainage problems however it was acknowledged that this had not been confirmed through the undertaking of appropriate assessments of alternative locations closer to the farmstead itself. The Panel however also commented that the servicing of the glamping pods could prove problematic given the distance from Penlanwen.

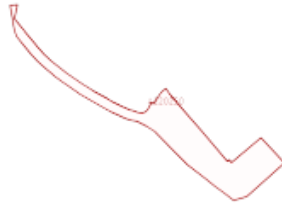
The Panel proceeded to inspect land closer to the main farmstead itself and noted that the land close to the farm complex was steep, close to an adjoining river and that the access to the farm itself was, in their opinion, inadequate. To gain access to land to the rear of the farmhouse would necessitate traversing through the main farmyard which was in full time agricultural operation.

Having considered the merits and constraints of the application and whilst acknowledging the policy objection to the siting of the pods some distance away from the farmstead it was the Panel's opinion that the application site was the only feasible location for the siting of the pods themselves. The Panel however expressed concern that supporting the proposal at the application site could set a precedent for approving similar schemes which are justified on farm diversification grounds but are in conflict with the policy requirement that it be adjoining the main farmstead and which could potentially be disposed of as an individual business enterprise unassociated with the farm business which justified the scheme. As a result the Panel recommended that should the application be approved that it should be also the subject of a S106 agreement under the provision of the Town and Country Planning Act 1990 tying the proposed development to the agricultural business at Penlanwen and vice versa. It was also suggested that additional screening and leveling of the pods be provided.

RECOMMENDATION:

To REFUSE the application on grounds of being contrary to policies LU14 of the LDP. The proposal will also have a detrimental impact on the open countryside character of the landscape, and is therefore in conflict with policies DM06 and DM17 of the LDP.

1.2. A220250



Rhif y Cais / Application Reference A220250
Derbyniwyd / Received 27-03-2022
Y Bwriad / Proposal Erection of a detached block of flats, six storeys in height (sixth storey within roof space), containing 24 units with associated car parking and communal amenity spaces.
Lleoliad Safle / Site Location Area of land adjacent to the Brynderw Building, Stanley Road, Aberystwyth. SY23 1LB
Math o Gais / Application Type Full Planning
Ymgeisydd / Applicant Mr D J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY
Asiant / Agent Mr Mark Bedder (BCD-Architecture), Creative Units 2, Arts Centre Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3GL

Y SAFLE A HANES PERTHNASOL

Mae Bryn Derw yn adeilad gweddol fodern pum llawr yn ardal Buarth yn Aberystwyth. Mae'r safle wedi'i amgylchynu gan anheddau preswyl i'r gogledd, ardal goediog i'r dwyrain, bloc uchel o swyddfeydd i'r de ac adeiladau Prifysgol Aberystwyth i'r gorllewin. Defnyddiwyd yr adeilad yn flaenorol gan y Brifysgol fel llety ac roedd yn cynnwys 146 o ystafelloedd gwely. Roedd yr adeilad wedi bod yn wag am nifer o flynyddoedd ond ers hynny mae wedi cael ei drawsnewid i 30 o fflatiau. Mae'r safle o fewn ardal gadwraeth y dref.

Hanes Cynllunio

A900351	Newid defnydd i swyddfeydd	Cymeradwywyd gydag Amodau 30/04/1990
A951196	Newid defnydd o swyddfeydd i ddarparu llety gyda 121 fflat un ystafell a fflat warden	Tynnwyd yn ôl 14/02/1996
A960835	Newid defnydd, addasu ac ymestyn i 30 o fflatiau.	Cymeradwywyd 27/11/1996
A210388	Amrywio amod 2 y caniatâd cynllunio 960835 (cynlluniau diwygiedig).	Cymeradwywyd gydag Amodau 07/07/2021

MANYLION Y DATBLYGIAD

Mae'r cais sy'n cael ei ystyried yma yn gofyn am ganiatâd cynllunio llawn ar gyfer adeiladu datblygiad preswyl o fewn y parcel o dir sy'n gysylltiedig â Brynderw, Ffordd Stanley, Aberystwyth. Mae hyn yn ychwanegol at y 30 o anheddau preswyl sydd eisoes wedi'u cymeradwyo.

Wrth benderfynu ar y cais, mae maint yr adeilad wedi'i ostwng o un llawr. Mae hyn wedi arwain at ddiddymu dwy uned o'r cynllun.

Mae cyfanswm o 24 o fflatiau bellach yn cael eu cynnig dros chwe llawr (y chweched llawr yng ngofod y to) gyda'r disgrifiad o'r datblygiad wedi'i ddiweddarau'n unol â hynny (drwy gydsyniad y ddwy ochr) ac ar y sail hon y penderfynwyd ar y cais.

Mae'r gymysgedd tai yn cynnwys 4 fflat symudedd 2 ystafell wely ar y llawr gwaelod gyda gweddill y fflatiau'n unedau 2 ystafell wely. Mae gan bob uned gegin/lolfa/ystafell fwyta cynllun agored.

Byddai gan y fflatiau ar yr ochr dde-orllewinol falconi.

Yn allanol, byddai'r adeilad yn cael ei orffen gyda rendrad llyfn gydag ardaloedd cyferbyniol o gladin. Byddai'r manylion gwaith saer yn cael eu gorffen mewn llwyd tywyll (anthracite), a byddai balwstrad y balconïau yn cael ei orffen mewn gwyrdd. Byddai'r to ar oledf yn cael ei orffen mewn llechen naturiol.

Ni chynigir unrhyw welliannau i'r mynediad presennol i'r safle sydd oddi ar Ffordd Stanley.

Yn allanol, mae'r cynllun tirlunio a gyflwynwyd yn dangos sut bydd coed a gwrychoedd newydd brodorol yn cael eu plannu o flaen yr adeilad a'r tu ôl iddo. Bydd man amwynder ar gael hefyd yng nghefn yr adeilad i breswylwyr presennol a rhai'r dyfodol a bydd meinciau picnic yn cael eu darparu.

Mae ardaloedd dan orchudd ar gyfer storio sbwriel yn cael eu cynnig hefyd.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM07 Ardaloedd Cadwraeth
- DM08 Arwyddion Dwyieithog ac Enwau Llefydd
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirweddu
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- 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
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- LU02 Gofynion sy'n ymwneud â phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai
- LU24 Darparu Mannau Agored Newydd
- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- S05 Tai Fforddiadwy
- Canllawiau Cynllunio Atodol Cymuned a'r Gymraeg 2015
- Canllawiau Cynllunio Atodol Mannau Agored Ebrill 2014
- Taflen Gymorth Canllawiau Cynllunio Atodol Cymuned a'r Gymraeg 2015
- Canllawiau Cynllunio Atodol Safonau Parcio Cyngor Sir Ceredigion 2015
- Canllawiau Cynllunio Atodol Asesiad Trafnidiaeth 2015
- Canllawiau Cynllunio Atodol Ynni Adnewyddadwy 2015
- Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio 2015

- Canllawiau Cynllunio Atodol Cadwraeth Natur 2015
- Canllawiau Cynllunio Atodol Tai Fforddiadwy 2014
- Taflenni Cymorth Canllawiau Cynllunio Atodol Tai Fforddiadwy 2014
- Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN10 Gorchmynion Cadw Coed (1997)
- TAN12 Dylunio (2016)
- TAN16 Chwaraeon, Hamdden a Mannau Agored (2009)
- TAN18 Trafnidiaeth (2007)
- TAN2 Cynllunio a Thai Fforddiadwy(2006)
- TAN20 Cynllunio a'r Gymraeg (2017)
- TAN5 Cynllunio a Chadwraeth Natur(2009)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol gan roi sylw dyledus i effaith debygol arfer y swyddogaethau hynny ar droseddau ac anrhefn yn ei ardal a'r angen i wneud popeth y gall yn rhesymol i atal hynny. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai cynnydd sylweddol nac annerbyniol mewn trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

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

Rhoddwyd ystyriaeth ddyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir nad oes gan y datblygiad arfaethedig unrhyw oblygiadau sylweddol i bersonau sy'n rhannu nodwedd warchoddedig, nac ydyw'n cael effaith arnynt, yn fwy nag unrhyw berson arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i gyflawni saith nod llesiant y Ddeddf. Paratowyd yr adroddiad hwn wrth ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y'i nodir yn Neddf 2015. Wrth gyrraedd yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu diwallu heb beryglu gallu cenedlaethau'r dyfodol i ddiwallu eu hanghenion eu hunain.

YMATEBION I'R YMGYNGHORIAD

Cyngor Tref Aberystwyth – Gwrthwynebu'n Gryf

Priffyrdd – Dim Gwrthwynebiad yn Destun Amodau

Draenio Tir – Angen cymeradwyaeth System Ddraenio Gynaliadwy

Ecoleg – Dim Gwrthwynebiad yn Destun Amodau

Cyfoeth Naturiol Cymru – Dim Gwrthwynebiad yn Destun Amodau

Dŵr Cymru – Dim Gwrthwynebiad yn Destun Amodau

Tân ac Achub Canolbarth Cymru – Dim Gwrthwynebiad yn Destun Amodau

Mae Cyngor Tref Aberystwyth yn Gwrthwynebu ar sail y traffig a gynhyrchir, gorddatblygu'r safle, colli mannau gwyrdd a choed, diffyg lle i storio sbwriel, diffyg llefydd parcio, dim darpariaeth trafndiaeth gynaliadwy, dim tai fforddiadwy a diystyru ymgynghoriad cyn ymgeisio. Mae Cyngor Tref Aberystwyth yn gofyn hefyd, petai caniatâd yn cael ei roi, bod amod yn cael ei atodi yn sicrhau bod yr unedau'n cael eu defnyddio fel tai annedd, yn cael eu defnyddio fel unig neu brif breswylfeydd ac nid fel llety gwyliau.

Derbyniwyd cyfanswm o 23 o wrthwynebiadau gan 17 trydydd parti, gyda sylwadau'n adleisio'r pryderon a godwyd gan Gyngor Tref Aberystwyth ond yn cynnwys pryderon ynghylch effaith weledol, effaith ecolegol, sefydlogrwydd tir, cyd-gloi, sŵn, effaith ar ardal gadwraeth, ac ymddygiad gwrthgymdeithasol.

Mynegwyd pryderon hefyd ynghylch y posibilrwydd o ddatblygiadau pellach ar y safle yn ychwanegol at yr hyn sydd eisoes wedi'i gynnig yma.

Materion sy'n ymwneud ag effaith y datblygiad arfaethedig ar gadernid strwythurol adeiladau cyfagos yw materion yr ymdrinnir â hwy o dan y Rheoliadau Adeiladu ac fel materion preifat rhwng y partiön sy'n ymwneud yn uniongyrchol, ac nid ydynt yn effeithio ar rinweddau cynllunio'r cynigion sy'n cael eu hystyried.

CASGLIAD

Mae adran 38(6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn nodi os oes angen rhoi sylw i'r cynllun datblygu at ddiben unrhyw benderfyniad sydd i'w wneud o dan y Deddfau cynllunio, rhaid i'r penderfyniad gael ei wneud yn unol â'r cynllun oni bai bod ystyriaeth berthnasol yn nodi fel arall.

Egwyddor Datblygu

Mae'r polisi cynllunio cenedlaethol yn cydnabod rôl Aberystwyth fel ardal twf rhanbarthol ar gyfer rhanbarth y canolbarth.

Mae Polisi S01 y CDLI yn ymwneud â Thwf Cynaliadwy ac mae hyn yn nodi ei bod yn ofynnol i tua 6,544 o anheddau gael eu datblygu erbyn diwedd cyfnod y cynllun yn 2022. Strategaeth y CDLI yw y bydd 51% o ddatblygiadau tai newydd ar draws y Sir yn digwydd yn y Canolfannau Gwasanaethau Trefol, dros gyfnod y cynllun, bydd 24% yn y Canolfannau Gwasanaethau Gwledig a bydd 25% mewn aneddiadau a lleoliadau eraill (gan gynnwys aneddiadau cyswllt).

Mae safle'r cais o fewn ffin aneddiad diffiniedig Aberystwyth, sy'n cael ei dynodi'n Ganolfan Gwasanaethau Trefol yn y Cynllun Datblygu Lleol (CDLI).

Mae Polisi S02 y CDLI yn ymwneud â 'Datblygu mewn Canolfannau Gwasanaethau Trefol' ac mae hyn yn ei gwneud yn ofynnol bod pob datblygiad o fewn terfynau diffiniedig y Canolfannau Gwasanaethau Trefol. Yn Aberystwyth, mae'n ofynnol i ddatblygiad gyfrannu hefyd at gynnal ei statws fel anheddiad o bwys cenedlaethol ac fel canolfan strategol i'r Canolbarth ac mae'n cefnogi amcanion a chynlluniau gweithredu cyfredol sy'n ymwneud â'i statws o ran Adfywio Strategol.

Cyfanswm y gofyniad ar gyfer darparu tai yn Aberystwyth fel y nodir yn y CDLI yw 1877. Mae ffigurau diweddaraf (Ionawr 2023) CDLI ar gyfer monitro tai yn dangos mai dim ond 583 o anheddau sydd wedi'u cwblhau yn y Ganolfan Gwasanaethau Trefol gyda chaniatâd ar gyfer 294 yn rhagor o anheddau. Felly, gan gyfrif dymchweliadau ac addasiadau (-71) mae lle i 1071 yn rhagor o anheddau eraill yn Aberystwyth. O'r herwydd, ystyrir y byddai'r cynigion yn cydymffurfio â Pholisïau S01 a S02 y CDLI a derbynir yr egwyddor o ddatblygu.

Y Gymraeg

Ar gyfer polisi DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg, mae angen darparu Asesiad o'r Effaith ar Gymuned a'r Effaith Ieithyddol mewn perthynas â datblygiadau tai mewn canolfannau gwasanaethau lle byddai'r datblygu'n digwydd yn gyflymach na'r hyn y cyfeirir ato yn natganiad y Grŵp Aneddiadau.

Ni fyddai'r datblygiadau tai arfaethedig yn digwydd yn gyflymach na'r hyn y cyfeirir ato yn Natganiad y Grŵp Aneddiadau, ac o'r herwydd ystyrir y gellir cyflawni'r datblygiad heb effeithio'n negyddol ar broffil Cymunedol ac Ieithyddol Aberystwyth.

Tai Fforddiadwy

Mae Polisi S05 – 'Tai Fforddiadwy' yn ei gwneud yn ofynnol i bob datblygiad preswyl ddarparu tai fforddiadwy ar y safle neu gyfraniad tuag at ddarpariaeth tai fforddiadwy. Yn yr achos hwn, er mwyn bodloni polisi S05, mae'n ofynnol i nifer sy'n cyfateb i 4.8 annedd fforddiadwy gael ei ddarparu naill ai ar y safle neu drwy swm gohiriedig.

Cyflwynir gwybodaeth ariannol i gefnogi'r cais, sy'n dangos nad yw'r cynllun yn hyfyw wrth sicrhau datblygiad 4.8 uned.

Felly, mae'r cais sy'n cael ei ystyried yma yn ceisio darparu 4 uned tai fforddiadwy ar y safle, heb unrhyw

swm gohiriedig yn daladwy. Bydd pob un o'r pedair uned fforddiadwy ar y llawr gwaelod a byddant yn hygyrch i gadeiriau olwyn. Yn gyntaf, bydd yr unedau fforddiadwy yn cael eu dyrannu fel Rhenti Canolradd gyda'r opsiwn o fewn cytundeb A106 i newid i Ar Werth am Bris Gostyngol. Ymgynghorwyd â'r gofrestr anghenion tai fel rhan o ystyriaeth o'r cais ac ystyrir bod y cymysgedd hwn o dai fforddiadwy yn dderbyniol i'r Awdurdod Cynllunio Lleol.

Effaith ar Amwynder Preswyl

Mae Maen Prawf 7 Polisi DM06 yn ceisio diogelu amwynder deiliaid eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygon. Mae eiddo preswyl yn agos iawn at y safle.

Mae'r cynlluniau gweddlyn a gyflwynwyd fel rhan o'r cais yn dangos na fydd yr eiddo yn fwy na chrib y bloc o fflatiau presennol ac oherwydd topograffi'r tir bydd y safle islaw eiddo cyfagos ar Goed y Buarth.

Mae cynllun safle yn dangos sut y gellid gosod y bloc o fflatiau arfaethedig er mwyn sicrhau na fyddai'r datblygiad arfaethedig yn arwain at unrhyw niwed andwyol i amwynder preswyl preswylwyr presennol.

Ystyrir hefyd y gallai'r datblygiad arfaethedig gael ei gyflawni er mwyn sicrhau pellter gwahanu digonol rhwng ystafelloedd cyfanheddol yr anheddau unigol fel y nodir gyda Chanllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio Ceredigion.

Nid oes unrhyw reswm i gredu y byddai lleoliad, dyluniad neu adeiladu'r datblygiad arfaethedig yn debygol o arwain at effeithiau sŵn afresymol ar eiddo cyfagos. Pe bai gweithrediadau adeiladu yn mynd yn afresymol, byddai trigolion lleol yn gallu troi at ddeddfwriaeth iechyd yr amgylchedd.

Dylunio ac Effaith Weledol

DM06 yw polisi creu lle y CDLI ac mae'n nodi y dylai Datblygiad roi ystyriaeth lawn i gyd-destun ei leoliad a'i amgylchedd a chyfrannu'n gadarnhaol ato. Dylai datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y gyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dylunio arloesol gan roi sylw dyledus yr un pryd i nodweddion unigryw lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a deunydd. Dylai cynigion datblygu ategu'r safle a'i amgylchedd hefyd o ran cynllun, parchu golygfeydd o'r safle ac i'r safle, gan gynhyrchu ffurf gydlynus mewn perthynas â graddfa, uchder a chyfran y ffurf adeiledig bresennol.

Mae Canllawiau Cynllunio Atodol Dylunio ac Amgylchedd Adeiledig y mae'r cyngor wedi'i fabwysiadu yn rhoi DM06 ar waith ac mae'n rhoi arweiniad ar y materion y mae angen eu hystyried wrth ddatblygu adeiladau amrywiol. Mae Adran 2 y Canllawiau yn ystyried sut dylai cynigion ymateb i Gymeriad Ceredigion. Mae Ceredigion yn ffodus o gael hanes cyfoethog, sy'n aml yn cael ei adlewyrchu yn nifer o'i adeiladau a'i lefydd. Er mwyn gwella ansawdd amgylchedd adeiledig Ceredigion, mae'n hanfodol bod datblygiad newydd yn seiliedig ar asesiad trylwyr o gymeriad lleol.

Mae'r Canllawiau Cynllunio Atodol yn rhoi arweiniad ar yr elfennau perthnasol i'w hystyried wrth ddylunio cynnig sy'n ymateb i Gymeriad lleol Ceredigion, a phobl a chysylltedd yw dwy o'r pedair prif elfen bresennol i'w hystyried.

Ystyrir bod maint a dyluniad y datblygiad arfaethedig yn adlewyrchu maint a dyluniad adeilad presennol Brynderw. Ystyrir lleoliad y datblygiad arfaethedig i ategu'r safle a'r ardal gyfagos drwy ddarparu canolbwynt wrth i bobl groesi'r safle.

Ystyrir y byddai dyluniad ac ymddangosiad gweledol y datblygiad arfaethedig yn cael ei wella ymhellach gan gynllun tirweddu a fyddai'n cael ei sicrhau drwy amod.

Effeithiau Treftadaeth

Mae'r safle yn ardal gadwraeth Canol Tref Aberystwyth ac mae Adeilad Edward Davies, sy'n adeilad rhestredig Gradd II*, union wrth ymyl y safle. Mae'r Adeilad wedi'i restru am ei fod ymhlith y labordai cemegol cynharaf pwrpasol i gael eu hadeiladu unrhyw le yn y byd a'r cyntaf yng Nghymru. Caiff nifer fawr o adeiladau rhestredig ychwanegol eu nodi hefyd fel rhai sydd o fewn cyffiniau'r safle gan gynnwys Llyfrgell Genedlaethol Cymru, adeilad rhestredig Gradd II*.

Mae'r asedau treftadaeth hyn yn benodol mewn lleoliadau amlwg ar ochr y bryn ac maent i'w gweld yn hawdd o Goedlan y Parc, un o'r prif lwybrau i mewn i ganol tref Aberystwyth.

Ystyrir bod y datblygiad arfaethedig wedi'i ddylunio'n sensitif fel nad yw'n cystadlu â'r ased o ran amlygrwydd ar ochr y bryn, yn hytrach mae wedi'i ddylunio fel pe bai'n israddol i'r Adeilad Brynderw presennol. O'r herwydd, ni ystyrir bod y datblygiad arfaethedig yn achosi niwed andwyol i leoliad yr adeiladau rhestredig hyn na'r ardal gadwraeth ehangach.

Dwysedd

Mae'r ffin llinell goch a ddarperir yn mesur tua 0.360 hectar. Yn seiliedig ar ddatblygu 24 uned, mae hyn yn cyfateb i ddwysedd o tua 66 annedd yr hectar. Ystyrir bod hyn yn briodol yn unol â pholisi LU06 y CDLI, lle argymhellir dwysedd o 30-80 uned yr hectar yn y craidd trefol, fodd bynnag dylid nodi hefyd o dan Bolisi LU24:

Mannau Agored Cyhoeddus

mae darparu Mannau Agored Newydd yn ei gwneud yn ofynnol i ddatblygiad ar safleoedd heb eu dyrannu i ddarparu man agored os yw'r datblygiad yn arwain at ddarparu cyfanswm o fwy na 10 ystafell wely.

Dylid darparu man agored yn unol â meincnodau a nodwyd ym Mhecyn Cymorth Gofod Gwyrdd Cyngor Cefn Gwlad Cymru (CCGC) (Cyfoeth Naturiol Cymru erbyn hyn) a Safonau Meysydd Chwarae Cymru (FIT). Mae Canllawiau Cynllunio Atodol Mannau Agored Ceredigion yn rhoi eglurder pellach ar y ddarpariaeth ofynnol ar gyfer manau agored a nodir fel 2.8ha fesul 1000 o bobl. Mae'r fformiwla ar gyfer cyfrifo cyfanswm y man agored sydd ei angen fel a ganlyn:

2.8ha fesul 1000 o'r boblogaeth 2.8/1000 * nifer yr ystafelloedd gwely = gofod cyffredinol.

Mae'r datblygiad arfaethedig yn darparu ar gyfer 48 ystafell wely. O ddefnyddio'r fformiwla uchod mae angen 0.13 hectar o Fannau Agored Cyhoeddus fel rhan o'r cynnig datblygu.

Ystyrir y gellir darparu ar gyfer y lefel hon o fannau agored cyhoeddus o fewn y tir y tu ôl i adeilad presennol Brynderw.

Priffyrdd

Mae Polisi DM03 yn cynghori y bydd datblygiad yn cael ei leoli er mwyn lleihau'r angen i deithio. Mae Polisi DM03 hefyd yn nodi y dylid darparu manau parcio fel rhan o gynigion datblygu yn unol â'r Canllawiau Cynllunio Atodol Safonau Parcio Ceredigion.

Byddai mynediad i gerbydau i'r datblygiad arfaethedig ar hyd Ffordd Stanley a bydd cyfanswm o 54 o lefydd parcio ceir yn cael eu darparu i wasanaethu'r cyfanswm arfaethedig o 54 o fflatiau (y 30 presennol a'r 24 sydd mewn golwg yn y cais hwn).

Byddai'r datblygiad arfaethedig yn gwneud darpariaeth hefyd i gerbydau droi ar y safle gan allu mynd i mewn ac allan o'r safle heb orfod gyrru am yn ôl. Mae'r cynnig yn cael ei ystyried felly i gyd-fynd â'r safonau parcio a fabwysiadwyd fel y'u nodir yn y Canllawiau Cynllunio Atodol o ddarparu rhwng 0.5 ac 1 lle parcio ceir fesul fflat.

Mae Polisi DM04 yn tynnu sylw ymgeiswyr at yr angen i wneud y mwyaf o'r cyfleoedd ar gyfer cerdded, beicio a defnyddio trafnidiaeth gyhoeddus. Dylid cyflawni hyn drwy ddarparu cysylltiadau â llwybrau presennol o ddatblygiadau newydd, ail-sefydlu seilwaith sydd bellach yn segur lle bydd yn gwasanaethu datblygiad newydd mewn ffordd gynaliadwy a darparu gwell iechyd ac ansawdd bywyd drwy ymgorffori nodweddion mewn datblygiad sy'n manteisio ar gysylltiadau â dulliau teithio nad ydynt yn geir i gludo pobl a nwyddau.

Mae'r safle'n agos at ardal ganolog Aberystwyth ac mae'r Stryd Fawr yn cynnig arlwy cynhwysfawr yng nghanol y dref gan gynnwys siopau dillad, caffis i gael paned a brechdanau, siopau elusen a fferyllfa ochr yn ochr â sawl banc a chymdeithas adeiladu a swyddfa bost. Hefyd, mae Parc Manwerthu Ystwyth a pharc manwerthu Rheidol o fewn pellter cerdded hawdd i'r safle ac yn darparu nifer o amwynderau gan gynnwys archfarchnadoedd, siop anifeiliaid anwes a sawl siop ddillad a

nwyddau cartref.

Mae cyfleoedd da iawn i gerdded yn yr ardal leol gyda'r rhydwraith ehangach o briffyrdd yn darparu llwybrau troed gyda goleuadau stryd.

Mae Gorsafoedd Bysiau a Rheilffordd Aberystwyth o fewn 6 munud ar droed o'r datblygiad arfaethedig ac yn cynnig gwasanaethau rheolaidd i gyrchfannau yn lleol ac mewn mannau eraill yn y rhanbarth.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol ar y cais ac mae'n derbyn data a dadansoddiad yr arolwg traffig sydd wedi'i gynnwys yn yr Asesiad Trafnidiaeth a gyflwynwyd (gan Acstro Ltd, dyddiedig Hydref 2022), ac nid yw'n cynnig gwrthwynebiad i'r datblygiad arfaethedig yn destun amodau.

Mae Gwasanaeth Tân ac Achub Canolbarth Cymru wedi ystyried y cais ac nid oes ganddynt unrhyw sylwadau i'w gwneud mewn perthynas â Mynediad i Gerbydau Argyfwng, na mynediad at gyflenwadau dŵr.

Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a symudiadau priffyrdd, ac mae digon o gapasiti o fewn y rhydwraith priffyrdd presennol i amsugno'r traffig sy'n cael ei greu o ganlyniad i'r datblygiad hwn, ac felly mae'n cydymffurfio ag egwyddorion creu lleoedd Polisi Cynllunio Cymru, Cymru'r Dyfodol, TAN18, a pholisïau DM03 a DM04 Cynllun Datblygu Lleol Ceredigion.

Ecoleg

Mae DM14 a DM15 y Cynllun Datblygu Lleol yn ceisio cynnal a gwella bioamrywiaeth a diogelu safleoedd pwysig gwarchoddedig. Caniateir safleoedd, cynefinoedd neu rywogaethau a warchodir naill ai'n uniongyrchol, yn anuniongyrchol neu ar y cyd, dim ond os gellir dangos bod y cynnig yn cyfrannu at amddiffyn, wella neu reoli'n gadarnhaol y safle, y cynefin neu'r rhywogaethau, neu mewn amgylchiadau penodol eraill a nodir yn y polisi. Mae Canllawiau Cynllunio Atodol y Cyngor ar fioamrywiaeth yn darparu canllawiau ar asesu effaith datblygiad ar safleoedd dynodedig neu rywogaethau a warchodir.

Cynhaliwyd Arfarniad Ecolegol Rhagarweiniol gan gynnwys arolwg cynefin estynedig ym mis Rhagfyr 2021. Y cynefinoedd a fydd yn cael eu heffeithio'n syth gan y datblygiadau arfaethedig yw coetir a phrysgwydd cymysg a blannwyd, glaswelltir sydd wedi'i wella a wal. Roedd y cynefin yn addas ar gyfer poblogaethau o adar bridio, moch daear a draenogod. Roedd y cynefin ehangach yn addas hefyd ar gyfer ymlusgiaid.

Mae'r cynefinoedd sydd wedi'u nodi o werth ecolegol isel. Fodd bynnag, mae'r cysylltedd â choetir cyfagos yn cyfrannu at ei werth ecolegol.

Y coed sydd i'w tynnu oddi yno er mwyn hwyluso'r datblygiad yw pinwydd Corsica ac nid ydynt yn gynhenid i'r Deyrnas Unedig. Ni ystyrir bod gan y coed sydd i'w tynnu oddi yno nodweddion o werth ecolegol.

Mae DM22 y CDLI yn caniatáu i goed gael eu colli pan fo manteision cynnig yn gorbwysu'r niwed, a phan fo cynigion yn gallu darparu cynllun digolledu drwy rywogaethau brodorol a fyddai'n helpu i sicrhau enillion priodol o ran bioamrywiaeth.

Ymgynghorwyd â'r Ecolegydd Cynllunio Sirol wrth ystyried y cais cynllunio ac nid yw'n codi unrhyw wrthwynebiad i'r datblygiad arfaethedig yn destun amodau.

Draenio Tir a pherygl Llifogydd

Ystyrir bod y safle ym mharth llifogydd A fel y dangosir ar Fap Cyngor Datblygu CNC, a Pharth Llifogydd 1 fel y dangosir ar y Map Llifogydd ar gyfer cynllunio sef yr wybodaeth ddiweddaraf a'r wybodaeth orau sydd ar gael mewn perthynas â llifogydd. O'r herwydd, ni ystyrir bod y datblygiad arfaethedig mewn perygl o lifogydd.

Mae adran gwasanaethau technegol y cyngor ei hun wedi cynghori bod angen cymeradwyaeth System Ddraenio Gynaliadwy ac yn rhoi manylion am sut i leihau'r risg o lifogydd dŵr wyneb. Felly, ystyrir y gellid rheoli'n briodol y broses o waredu dŵr wyneb drwy broses gymeradwyo Systemau Draenio Cynaliadwy, ac felly ni ystyrir bod y datblygiad arfaethedig yn cynyddu'r risg o lifogydd.

RHESWM DROS OHIRIO:

Yn ei gyfarfod ar 14eg Mehefin, 2023 penderfynodd y Pwyllgor gyfeirio'r cais i'r Panel Archwilio Safle i'w ystyried yn unol â Pharagraffau 3 a 7 o feini prawf mabwysiedig y Cyngor.

Cyfarfu'r Panel Archwilio Safle ar 29 Mehefin, 2023 ac roedd yn cynnwys y Cynghorydd Rhodri Davies (Cadeirydd); Cyng Gethin Davies, Ifan Davies, Meirion Davies a Maldwyn Lewis. Hefyd yn bresennol roedd y Cyng Alun Williams (Aelod Ward Lleol mewn swyddogaeth arsylwi), Mr Steve Hallows (Datblygu Priffyrdd - Rheolwr Gwasanaeth), Mrs Catrin Newbold (Rheolwr Datblygu - Rheolwr Gwasanaeth) a Mr Jonathan Eirug (Arweinydd Tîm Rheoli Datblygu (Gogledd)).

Disgrifiodd yr Arweinydd Tîm Rheoli Datblygu (Gogledd) y cais, safle'r cais, fframwaith polisi ac adroddodd ar yr ymatebion i'r ymgynghoriad. Hysbyswyd y Panel bod y datblygiad arfaethedig yn cynrychioli datblygiad cynaliadwy yn y ganolfan gwasanaeth trefol, bod digon o gapasiti ar gael ar gyfer datblygiad preswyl yn nhref Aberystwyth, nad oedd unrhyw effaith canfyddedig ar gymeriad yr ardal a mwynderau unrhyw eiddo cyfagos ac adroddwyd nad oedd gwrthwynebiadau statudol i'r cynnig gan gynnwys o safbwynt priffyrdd a pharcio. Argymhelliad yr ACLI oedd caniatáu'r cais yn dilyn cwblhau cytundeb A106 o dan ddarpariaethau Deddf Cynllunio Gwlad a Thref 1990 mewn perthynas â thai fforddiadwy.

Aeth y Panel yn ei flaen i archwilio'r safle a'r tir cysylltiedig. Nododd y Panel y ddarpariaeth parcio ar y safle ynghyd â'r llecyn y tu ôl i adeilad Brynderw a'r ffordd fynediad o Stanley Road. Nododd y Panel hefyd agoswydd y safle i adeilad rhestredig Edward Davies cyfagos a hefyd at yr anheddau cyfagos yng Nghoed y Buarth.

Mewn ymateb i ymholiadau ynglŷn â'r ddarpariaeth priffyrdd a pharcio, derbyniwyd cadarnhad gan y Rheolwr Gwasanaeth Datblygu Priffyrdd bod y bwriad ymhell o fewn canllawiau priffyrdd a bod darpariaeth parcio digonol yn cael ei darparu ar gyfer y datblygiad arfaethedig a'r datblygiad presennol ym Mrynderw. Roedd yr ymgeiswyr wedi cynnal Arolwg Traffig yn y lleoliad a gynhaliwyd ar amser a chyfnod priodol ac a oedd yn dangos bod y cynnydd mewn teithiau traffig o'r safle yn ddibwys ac na fyddai'n effeithio'n andwyol ar y rhwydwaith priffyrdd yn y cyffiniau agos. Roedd y cynnig yn cydymffurfio â diogelwch ffyrdd. Nododd y Panel hefyd fod nifer o lefydd parcio gwag ar y safle ac eu bod yn fodlon na fyddai unrhyw effaith ar dir priffyrdd.

Cyfeiriwyd at ymarferoldeb darparu tirlunio pellach a sgrinio naturiol ar y safle yn enwedig rhwng cefn yr adeilad arfaethedig a Choed y Buarth i'r gogledd ddwyrain o safle'r cais.

I gloi, roedd y Panel o'r farn bod y broses ddemocrataidd o ran gweithdrefnau'r Panel Archwilio Safle wedi'i dilyn a bod mewnbyn y Swyddog Priffyrdd wedi bod yn amhrisiadwy i alluogi'r Panel i ddod i argymhelliad gwybodus mewn perthynas â'r cais. Roedd y Panel yn unfrydol yn eu barn na fyddai unrhyw effaith o safbwynt priffyrdd a pharcio ar safle'r cais a'r ardal gyfagos ac na fyddai'r adeilad yn cael unrhyw effaith ar gymeriad yr ardal, yr adeilad rhestredig nac unrhyw eiddo cyfagos. Argymhellodd y Panel y dylid rhoi caniatâd cynllunio gydag amodau a chwblhau cytundeb A106 mewn perthynas â'r unedau fforddiadwy.

ARGYMHELLIAD:

Cymeradwyo gydag Amodau ac A106

(**Nodyn** - Mae'r cais hwn yn cael ei adrodd i'r Pwyllgor Rheoli Datblygu gan ei fod yn ddatblygiad mawr).

Rhif y Cais / Application Reference	A220250
Derbyniwyd / Received	27-03-2022
Y Bwriad / Proposal	Erection of a detached block of flats, six storeys in height (sixth storey within roof space), containing 24 units with associated car parking and communal amenity spaces.
Lleoliad Safle / Site Location	Area of land adjacent to the Brynderw Building, Stanley Road, Aberystwyth. SY23 1LB
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr D J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY
Asiant / Agent	Mr Mark Bedder (BCD-Architecture), Creative Units 2, Arts Centre Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3GL

THE SITE AND RELEVANT PLANNING HISTORY

Bryn Derw is a five storey fairly modern building located in the Buarth area of Aberystwyth. The site is surrounded by residential dwellings to its north, a wooded area to its east, a high block of offices to its south and Aberystwyth University buildings to its west. The building was formerly used by the University as accommodation and housed 146 bedrooms. The building had been vacant for a number of years but has since been converted to 30 flats. The site is located within the town's conservation area.

Planning History

A900351	Change of use to offices	Approved STC 30/04/1990
A951196	Change of use of offices to provide 121 bedsit accommodation & wardens flat	Withdrawn 14/02/1996
A960835	Change of use, conversion and extension into 30 flats.	Approved 27/11/1996
A210388	Variation of condition 2 of planning permission 960835 (amended plans).	Approved STC 07/07/2021

DETAILS OF DEVELOPMENT

The application under consideration here seeks full planning permission for the construction of a residential development within the parcel of land associated with Brynderw, Stanley Road, Aberystwyth. This is in addition to the 30 residential dwellings already approved.

During the course of determination of the application, the scale of the building has been reduced by a storey. This has resulted in the removal of two units from the scheme.

In total 24 flats are now proposed over six storeys (sixth storey within the roof space) with the description of development having been updated accordingly (by way of mutual consent) it is on this basis the application has been determined.

The housing mix includes 4no 2-bedroom mobility flats on the ground floor with the remainder of the flats being 2 bedroom units. Each unit benefits from an open plan kitchen/lounge/dining room.

Flats to the southwestern elevation would benefit from a balcony.

Externally the building would be finished in smooth render with contrasting areas of cladding. Joinery details would be finished in anthracite grey, with balcony balustrades finished in glass. The pitched roof would be finished in natural slate.

No amendments are proposed to the existing site access which is off Stanley Road.

Externally the submitted landscaping scheme shows how new native tree and hedge planting will be provided to the front and rear of the proposed building. An amenity space will also be made available to existing and future residence to the rear of the building with provision of picnic benches.

Covered refuse storage areas are also proposed.

RELEVANT PLANNING POLICIES AND GUIDANCE

- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM07 Conservation Areas
- DM08 Bilingual Signs and Place Names
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- 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
- DM22 General Environmental Protection and Enhancement
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU24 Provision of New Open Space
- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- S05 Affordable Housing
- Community and the Welsh Language SPG 2015
- Open Space SPG April 2014
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Renewable Energy SPG 2015
- Built Environment and Design SPG 2015

- Nature Conservation SPG 2015
- Affordable Housing SPG 2014
- Affordable Housing SPG Help Sheets 2014
- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 11, February 2021)
- TAN10 Tree Preservation Orders (1997)
- TAN12 Design (2016)
- TAN16 Sport, Recreation and Open Space (2009)
- TAN18 Transport (2007)
- TAN2 Planning and Affordable Housing (2006)
- TAN20 Planning and the Welsh Language (2017)
- TAN5 Nature Conservation and Planning (2009)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Tref Aberystwyth Town Council – Strongly Objects

Highways – No Objection STC

Land Drainage – SUDs approval required

Ecology – No Objection STC

Natural Resources Wales – No Objection STC

Dwr Cymru Welsh Water – No Objection STC

Mid Wales Fire and Rescue – No Objection STC

Aberystwyth Town Council object on the basis of traffic generation, over development of the site, loss of greenspace and trees, lack of refuse storage, lack of parking, no sustainable transport provision, no affordable housing and disregard to pre application consultation. Aberystwyth Town council also request that should permission be granted a condition be attached ensuring the units are used as a dwelling house, used as sole or main residences and not as holiday lets.

A total of 23 objections have been received from 17 third parties, representations echo the concerns raised by Aberystwyth Town Council but include concerns regarding visual impact, ecological impact, land stability, interlocking, noise, impact on conservation area, and anti-social behaviour.

Concerns were also raised regarding potential for further development at the site above what is already proposed here.

Matters relating to the impact of the proposed development on the structural integrity of neighbouring buildings are matters dealt with under the Building Regulations and as private matters between the parties directly involved, and do not affect the planning merits of the proposals being considered.

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

National planning policy recognises the role of Aberystwyth as a regional growth area for the mid wales region.

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 The Strategy of the LDP is that over the plan period 51% of new housing development across the County will occur in the Urban Service Centres, 24% in the Rural Service Centres and 25% in other settlements and locations (including linked settlements).

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 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 (January 2023) shows that only 583 dwellings have been completed in the Urban Service Centre with extant permission for a further 294 dwellings. Therefore, accounting for demolitions and conversions (-71) there is capacity for a further 1071 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.

Welsh Language

Policy DM01 managing the impacts of Development on Communities and the Welsh Language Requires a Community and Linguistic Impact Assessment (CLIA) to be provided in respect of housing developments within service centres where delivery would come forward at a rate faster than that referenced in the Settlement Group Statement.

The proposed housing delivery would not come forward at a rate faster than that referenced in the Settlement Group Statement, and as such it is considered that the development can be delivered without negatively impacting the Community and Linguistic profile of Aberystwyth.

Affordable Housing

Policy S05 – ‘Affordable Housing’ requires all residential development to provide onsite affordable housing or a contribution towards affordable housing provision. In this instance, in order to satisfy policy S05, there is a requirement for the equivalent value of 4.8 affordable dwellings to be provided either on site or by a commuted sum.

Submitted in support of the application is financial information which demonstrates that the scheme is not viable in securing the delivery of 4.8 units.

The application under consideration here therefore seeks the provision of 4 affordable housing units on site, with no commuted sum payable. The four affordable units will all be located on the ground floor and will be wheelchair accessible. The affordable units will firstly be allocated as Intermediate Rents with the option within the S106 agreement to flip to Discounted for Sale. The housing need register has been consulted as part of consideration of the application and this affordable housing mix is considered acceptable to the LPA.

Impact on Residential Amenity

Criterion 7 of Policy DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. There are residential properties to the immediate vicinity of the site.

The elevation plans submitted as part of the application show that the property will be no more than the ridge of the existing apartment block and owing to the topography of the land will sit below neighbouring properties on Coed Y Buarth.

A site plan demonstrates how the proposed apartment block could be positioned as to ensure that the proposed development would not give rise to any detrimental harm to residential amenity of current residents.

It is also considered that the proposed development could be delivered as to ensure adequate separation distances between habitable rooms of individual dwellings as specified with the Ceredigion Built Environment and Design SPG.

There is no reason to believe that the location, design or the construction of the proposed development would be likely to result in unreasonable noise impacts upon neighbouring properties. If construction operations did become unreasonable local residents would have recourse through environmental health legislation.

Design and Visual Impact

DM06 is the place making policy of the LDP and states that Development should have full regard, and positively contribute to the context of its location and surroundings. Development should reflect a clear understanding of design principles, the local physical, social, economic and environmental context and should promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material. Development proposals should also complement the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale, height and proportion of existing built form.

The councils adopted Design and Built Environment SPG gives effect to DM06 and provides guidance on the issues that need to be considered when developing various buildings. Section 2 of the SPG considers how proposals should respond to Ceredigion's Character. Ceredigion is fortunate to have a rich history, which is often reflected in many of its buildings and spaces. In order to improve the quality of Ceredigion's built environment it is essential that new development is based on a thorough assessment of local character.

The SPG provides guidance on the elements of relevance to consider when designing a proposal which responds to Ceredigion's local Character with people and connectivity with the existing two of the four main elements to consider.

The scale and design of the proposed development is considered to reflect that of the existing Brynderw building. The siting of the proposed development is considered to complement the site and its surrounding by providing a focal point as people transverse the site.

It is considered that the design and visual appearance of the proposed development would be further enhanced by a landscaping scheme which would be secured by way of condition.

Heritage Impacts

The site is situated within the Aberystwyth Town Centre conservation area and the grade II* listed Edward Davies Building is located immediately adjacent to the site. The Building is listed for being amongst the earliest purpose built chemical laboratories anywhere in the world and the first in Wales. A large number of additional listed buildings are also identified as being within the wider vicinity of the site including the grade II* listed National Library of Wales.

These heritage assets in particular occupy prominent locations on the hillside and are easily viewable from Park Avenue which forms one of the main approaches into Aberystwyth Town Centre.

The proposed development is considered to be sensitively designed as not to compete with the asset in terms of prominence on the hillside, rather it has been designed as to appear subservient to the existing Brynderw Building. As such the proposed development is not considered to give rise to detrimental harm to the setting of these listed buildings or the wider conservation area.

Density

The red line boundary provided measures approximately 0.360 ha. Based on the delivery of 24 units this equates to a density of circa 66 dwellings per hectare. This is considered appropriate in line with policy LU06 of the LDP where densities of 30-80 units per hectare are advocated within the urban core however it should also be noted that Policy LU24:

Public Open Space

Provision of New Open Space requires development on non-allocated sites to provide open space if the development results in the provision in total of more than 10 bedrooms.

Open space should be provided in line with benchmarks set out by Countryside Council for Wales (CCW) 'Greenspace Toolkit' (now Natural Resources Wales) and the Fields in Trust (FIT) Standards. Ceredigion Open Space SPG provides further clarity on the provision of open space required which is set out as 2.8ha per 1000 people. The formula for calculating the total amount of open space required is as follows:

$$\mathbf{2.8ha \text{ per } 1000 \text{ population } 2.8/1000 * \text{ number of bedrooms } = \text{ overall space.}}$$

The proposed development make makes provision for 48 bedrooms. Applying the above formula 0.13 ha of POS is required as part of the development proposal.

It is considered that this level of public open space can be accommodated within the land to the rear of the existing Brynderw Building.

Highways

Policy DM03 advises that development will be located so as to minimise the need to travel. Policy DM03 also sets out that parking provision should be provided as part of development proposals in accordance with the Ceredigion Parking Standards SPG.

Vehicular access to the proposed development would be via Stanley Road with a total of 54 car parking spaces will be provided to serve the proposed total of 54 flats (existing 30 and proposed 24 subject to this application).

The proposed development would also make provision for the turning of vehicles on site as to enter and exit the site in the forward gear. The proposal is therefor considered to accord with the adopted parking standards as set out in the SPG of providing between 0.5 and 1 car parking space per apartment.

Policy DM04 draws the attention of applicants to the need to make the most of opportunities for walking, cycling and the use of public transport. This should be achieved by providing connections to existing routes from new development, re-instating infrastructure that has fallen into disuse where that will serve new development in a sustainable way and providing improved health and quality of life by incorporating features in development that take advantage of links to non-car travel modes for human and freight movement.

The site is located within close proximity to the central area of Aberystwyth with Great Darkgate street providing a comprehensive town centre offering including fashion shops, coffee and sandwich cafes, charity shops and a pharmacy alongside several banks and building societies and a post office. Also, Ystwyth Retail Park and Rheidol retail park are both located within easy walking distance of the site and provides a number of amenities including a supermarkets, pet shop and several fashion and homeware shops.

There are very good opportunities for walking in the local area with the wider highway network providing footways with street lighting.

Aberystwyth Bus and Railway Stations are within a 6-minute walk from the proposed development and offer frequent services to destinations locally and elsewhere within the region.

The Local Highway Authority have been consulted on the application and accepts the traffic survey data and analysis contained within the submitted Transport Assessment (by Acstro Ltd, dated October 2022), and offer no objection to the proposed development subject to conditions.

Mid Wales Fire and Rescue has considered the application and have no comments to make in respect of Emergency Vehicle Access, or access to water supplies.

Overall, it is considered that the proposed development will not have an unacceptable adverse impact on highway safety and movement, and there is sufficient capacity within the existing highway network to absorb the traffic created as a result of this development and is therefore compliant with the place making principles of PPW, Future Wales, TAN18, and policies DM03 and DM04 of the Ceredigion Local Development Plan.

Ecology

Policies DM14 and DM15 of the Local Development Plan seeks to maintain and enhance biodiversity and safeguard protected important sites. Protected sites, habitats or species either directly, indirectly or in combination will only be permitted where it can be demonstrated that the proposal contributes to the protection, enhancement or positive management of the site, habitat or species or in certain other circumstances set out in the policy. The Council's SPG on biodiversity provides guidance on assessing the impact of development on designated sites or protected species.

A Preliminary Ecological Appraisal including extended habitat survey was carried out in December 2021. The habitats that will be immediately impacted by the proposed developments are mixed planted woodland and scrub, improved grassland and a wall. The habitat was suitable for populations of breeding birds, badger and hedgehog. The wider habitat was also suitable for reptiles.

The habitats which have been identified are of low ecological value. However, the connectivity to adjacent woodland does contribute to its ecological value.

The trees to be removed to facilitate the development are Corsican pines and are not native to the United Kingdom. The trees to be removed are not considered to hold features of ecological value.

DM22 of the LDP allows for the loss of trees where the benefits of a proposal outweigh the harm, and proposals are able to provide compensatory measures by way of native species which would help to ensure appropriate biodiversity gain.

The County Planning Ecologist has been consulted during the consideration of the planning application and raises no objection subject to a condition.

Land Drainage and Flood risk

The site is considered to be in floodzone A as shown on NRW's Development Advice Map, and Flood zone 1 as shown on the Flood map for planning which is the most up to date and best available information in respect of flooding. As such the proposed development is not considered to be at risk of flooding.

The council's own technical services department have advised SUDs approval is required and provide details of how to minimize the risk of surface water flooding. It is therefore considered that surface water disposal could be appropriately managed by way of the SUDs approval process, as such the proposed development is not considered to increase the risk of flooding.

REASON FOR DEFERRAL:

The Committee at its meeting on 14th June, 2023 resolved to refer the application to the Site Inspection Panel for consideration in accordance with Paragraphs 3 and 7 of the Council's adopted criteria.

The Site Inspection Panel met on the 29th June, 2023 and comprised Cllr Rhodri Davies (Chairman); Cllrs Gethin Davies, Ifan Davies, Meirion Davies and Maldwyn Lewis. Also in attendance were Cllr Alun Williams (Local Ward Member in an observational capacity), Mr Steve Hallows (Highways Development - Service Manager), (Mrs Catrin Newbold (Development Management - Service Manager) and Mr Jonathan Eirug (Development Management Team Leader (North)).

The Development Management Team Leader (North) described the application, the application site, policy framework and reported the consultation responses. The Panel were informed that the proposed development represented sustainable development in the urban service centre, that there were adequate capacity available for residential development in the settlement of Aberystwyth, that there were no perceived impact on the character of the area and the amenities of any neighbouring properties and it was reported that there were no statutory objections to the proposal including from a highway and parking perspective. The recommendation of the LPA was that the application be approved following the completion of a S106 agreement under the provision of the Town and Country Planning Act 1990 in relation to affordable housing.

The Panel proceeded to inspect the site and associated land. The Panel noted the parking provision at the site together with space to the rear of the Brynderw building and the access road from Stanley Road. The Panel also noted the proximity of the site to the neighbouring listed Edward Davies building and also to the neighbouring dwellings at Coed y Buarth.

In response to enquiries regarding the highway and parking provision, confirmation was received from the Highways Development Service Manager that the proposal was well within highway guidance and that adequate parking provision was provided to cater for the proposed development and the existing development at Brynderw. The applicants had undertaken a Traffic Survey at the location which had been undertaken at an appropriate time and period and which indicated that the increase in traffic trips from the site was negligible and that it would not detrimentally impact the highway network in the immediate vicinity. The proposal was compliant with highway safety. The Panel also noted that there was a number of empty parking spaces at the site and were content that there would be no impact on highway grounds.

Reference was made to the feasibility of providing further landscaping and natural screening at the site especially between the rear of the proposed building and Coed y Buarth to the north east of the application site.

In conclusion the Panel were of the opinion that the democratic process in respect of the Site Inspection Panel procedures had been followed and that the input from the Highways Officer had been invaluable to enable the Panel to come to an informed recommendation in respect of the application. The Panel were unanimous in their opinion that there would be no impact from a highway and parking perspective at the application site and immediate area and that the building would have no impact on the character of the area, the listed building and any neighbouring properties. The Panel recommended that planning permission be granted subject to conditions and the completion of a S106 agreement in respect of the affordable units.

ARGYMHELLIAD / RECOMMENDATION:

Approve STC and S106

(**Note** - This application is being reported to the Development Management Committee, as it comprises of a major development).

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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	A220638	17-08-2022	Mr D Evans (Cartrefi Dyfed Homes Ltd)	Phase 4 - Erection of 8 dwellings to include 2 affordable dwellings.	Cae John, Cross Inn, Llanon, SY23 5NT	Refuse
2	A220674	06-09-2022	Mr G Thomas	Proposed expansion of the caravan park at Bargoed Farm comprising of new tourer pitches with hot tubs, and glamping accommodation.	Bargoed Farm, Llwyncelyn, Aberaeron, SA46 0HL	Approve Subject to Conditions
3	A220763	10-10-2022	Mr M Evans	Proposed replacement dwelling (Demolition at completion), extension to the garden area and associated works.	Allt y Bryn, Beulah, Newcastle Emlyn, SA38 9QH	Refuse
4	A230270	13-04-2023	Mr Eirian Jones (Cyngor Sir Ceredigion)	Raising of the existing front extension roof and general re-roofing of the whole of the leisure centre building and associated works including replacement rainwater goods,	Canolfan Hamdden Teifi, Park Place Gwbert Road, Cardigan, Ceredigion, SA43 1AN	Approve Subject to Conditions

2.1. A220638



Rhif y Cais / Application Reference	A220638
Derbyniwyd / Received	17-08-2022
Y Bwriad / Proposal	Phase 4 - Erection of 8 dwellings to include 2 affordable dwellings.
Lleoliad Safle / Site Location	Cae John, Cross Inn, Llanon, SY23 5NT
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr D Evans (Cartrefi Dyfed Homes Ltd), Morawel, Nebo, Llanon, Ceredigion, SY23 5LE
Asiant / Agent	Mrs Gwennan Jenkins (JMS Planning and Development), Hafan Y Coed, Maeshyfryd, Lampeter, SA48 8AN

Y SAFLE A HANES PERTHNASOL

Mae'r cais yn ymwneud â thir sydd wedi'i leoli i'r dwyrain o ystad Cae John yn anheddiad Cross Inn (Llanon). Ceir mynediad i'r safle ar hyd ffordd bresennol yr ystad sy'n cysylltu â ffordd yr B4337 sy'n mynd drwy'r pentref. Ar hyn o bryd mae'r safle'n wag, yn wastad ac yn ffinio â ffurf adeiledig sydd i'r gorllewin yn union ohono. Mae gan y safle yr hanes cynllunio perthnasol canlynol:

- 790177 Caniatâd Cynllunio Amlinellol. Codi 4 byngalo. Cymeradwywyd yn unol ag amodau 26/04/1979.
- 801412 Caniatâd Cynllunio Amlinellol. Gwrthodwyd 22/01/1981.
- 870078 Caniatâd Cynllunio Amlinellol. Datblygiad Preswyl. Gwrthodwyd 5/08/1987.
- 880170 Caniatâd Cynllunio Amlinellol. 16 annedd i'w hadeiladu mewn dau gam. Gwrthodwyd 08/03/1989.
- A071038 Cynllunio Llawn. Datblygiad preswyl - 5 annedd (2 fforddiadwy). Cymeradwywyd yn unol ag amodau 18/06/2012.
- A160213 Addasu Ymrwymiadau Cynllunio. Amrywiad ar yr ymrwymiad cynllunio i leihau'r ddarpariaeth o dai fforddiadwy ar y safle o 2 i 1 a chaniatáu meddiant o 1 annedd marchnad agored cyn cymryd meddiant o'r annedd fforddiadwy. Addaswyd 29/03/2017.
- A160354 Diwygiad Ansylweddol. Cynlluniau diwygiedig ar gyfer lleiniau 3 a 4 o ganiatâd cynllunio A071038. Cymeradwywyd 22/06/2016.
- A201064 – Cynllunio Llawn Cam 3 – Codi 7 annedd. Cymeradwywyd 06/07/2022.

MANYLION Y DATBLYGIAD

Mae'r cais am ganiatâd cynllunio llawn i godi wyth annedd, gyda dwy o'r rheiny'n unedau fforddiadwy. Mae'r cynlluniau'n dangos bloc o ddwy uned un talcen ar ran ogleddol y safle a dwy res o dair annedd ar ran ogleddol a rhan ddeheuol y safle. Mae'r datblygiad wedi'i rannu i'r naill ochr a'r llall o'r ffordd ystâd arfaethedig. Mae pob uned yn darparu tair ystafell wely.

Y deunyddiau a fwriedir yw waliau wedi'u rendro, to llechi, a ffenestri a drysau uPVC. Darperir man parcio o flaen pob eiddo a bydd gan bob uned ardal amwynder breifat ddigonol yn y cefn.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiâu Cynllunio Cenedlaethol perthnasol:

- Cymru'r Dyfodol – Y Cynllun Cenedlaethol 2040 (2021)
- PPW11 Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)

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

- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirlunio

DM17 Y Dirwedd yn Gyffredinol

LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl

LU06 Dwysedd Tai

LU24 Darparu Mannau Agored Newydd

LU30 Diogelu

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; 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 o ran pobl sydd â nodwedd warchoddedig, nac yn un a fydd yn cael effaith sylweddol arnynt, o'i gymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Ecoleg Ceredigion – Dim gwrthwynebiad yn unol ag amodau

Cyngor Cymuned Dyffryn Arth - Dim gwrthwynebiad

Cyfoeth Naturiol Cymru – dim gwrthwynebiad

Priffyrdd Ceredigion – Dim gwrthwynebiad yn unol ag amodau

Draenio Tir Ceredigion - Sylwadau

CASGLIAD

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

Mae'r cais hwn am gael caniatâd cynllunio llawn ar gyfer pedwerydd cam y datblygiad ar ystad Cae John yn anheddiad Cross Inn. Ar hyn o bryd mae'r ystad yn cynnwys 18 annedd a byddai'r cais arfaethedig, os caiff ei gymeradwyo, yn golygu bod cyfanswm yr unedau ar y safle yn 26.

Mae safle'r cais wedi'i leoli o fewn ffiniau anheddiad Cross Inn sydd wedi'i nodi'n anheddiad cyswllt yn y Cynllun Datblygu Lleol (CDLI). Felly, rhaid i'r cynnig gydymffurfio â gofynion Polisi S04 y CDLI, sef Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill. Mae Cross Inn yn anheddiad cyswllt ar gyfer Grŵp Gwasanaethau Llanon. Mae wedi'i ddynodi at y diben hwnnw yn sgil y ffaith bod yr anheddiad wedi'i leoli i ffwrdd o drafnidiaeth gyhoeddus, bod yna wasanaethau cyfyngedig yno, a byddai gofyn defnyddio car i fyw yno a mynychu gwaith / ysgolion. Mae'n llai cynaliadwy o ran ei natur gynhenid felly na Llanon (neu Llanrhystud), sy'n elwa o drafnidiaeth gyhoeddus ac sydd o fewn pellter cerdded i wasanaethau cymunedol sylfaenol.

Mae Strategaeth y CDLI yn nodi nad yw twf y tu allan i Ganolfannau Gwasanaethau yn gynaliadwy oni bai ei fod yn caniatáu i'r gymuned bresennol fodloni rhai o'i hanghenion ei hun, a dylai gael ei ddatblygu'n raddol trwy gydol cyfnod y cynllun. Mae'r 'Aneddiadau Cyswllt a Lleoliadau Eraill' ar gyfer Grŵp Llanon â lwfans o hyd at 39 o unedau ar gyfer cyfnod y cynllun (2007-2022) ac ar ddiwedd Mawrth 2023, roedd yna 81 o ymrwymadau (52 wedi'u cwblhau a 29 caniatâd ar y gweill) sy'n golygu bod yna 41 o unedau dros ben y nifer arfaethedig.

Hefyd, mae angen i'r cydbwysedd rhwng y Ganolfan Wasanaethau ac 'Aneddiadau Cyswllt a Lleoliadau Eraill' erbyn 2022 ar gyfer y Grŵp Aneddiadau hwn fod yn 26.5%. Ar hyn o bryd, mae'r ymrwymadau o fewn yr Aneddiadau Cyswllt a Lleoliadau Eraill yn gorbwyso'r rhai o fewn y Ganolfan Wasanaethau, gyda 55% o'r datblygu'n cael ei ganiatáu yn y lleoliadau hynny. Mae hyn serch bod dau safle mawr wedi cael caniatâd yn Llanon yn ddiweddar, sef ystad Craig Ddu a thir gerllaw datblygiad Cylch Peris. Mae hyn yn dangos bod Canolfan Wasanaethau Llanon yn cyflawni, ond nad yw'r cydbwysedd yn iawn, serch hynny, oherwydd y nifer uchel o ymrwymadau o fewn yr Aneddiadau Cyswllt a Lleoliadau Eraill.

Does dim cyfiawnhad felly dros ganiatáu unedau pellach o fewn y categori Aneddiadau Cyswllt a Lleoliadau Eraill ar gyfer y Grŵp Aneddiadau hwn ar yr adeg hon, yn enwedig o ystyried y gall y 29 caniatâd sydd ar y gweill eisoes fodloni anghenion uniongyrchol, tymor byr a thymor canolig y Grŵp.

Yn bwysicach, mae Cross Inn wedi tyfu'n sylweddol ers dechrau cyfnod y cynllun yn 2007 – mae wedi gweld ymrwymadau o dros 91% o'i faint gwreiddiol. Mi fyddai'r cais hwn yn arwain at dwf o tua 114%, a hynny pan mae'r twf ledled y sir wedi'i gapio ar 12%. Pennwyd y ffigur o 12% i sicrhau na fydd yn rhaid i unrhyw anheddiad ymdopi â mwy o dwf nag y gall ei reoli'n gynaliadwy, heb gael effaith negyddol ar gapasiti a diwylliant y pentref. Os bydd yr holl ymrwymadau'n dod i'r fei, mi fydd Cross Inn wedi treblu ei nifer blaenorol o anheddau o leiaf, heb unrhyw gynnydd yn y gwasanaethau, sydd eisoes yn gyfyngedig. Ar hyn o bryd, nodir bod yna eisoes 31 o ymrwymadau (gan gynnwys 4 caniatâd sydd dal ar y gweill), gan olygu bod yna or-ddarpariaeth o 27 o unedau. O blith cyfanswm o 90 o aneddiadau cyswllt yng Ngheredigion, Cross Inn sydd â'r ail or-ddarpariaeth fwyaf yn y Sir, ar -27 o unedau.

Mae'r cynnig yn cynnwys dwy uned fforddiadwy yn unol â pholisi S05 y CDLI. Serch hynny, mae'r Awdurdod Cynllunio Lleol o'r farn bod anghenion yr anheddiad eisoes wedi'u bodloni gan y datblygiad presennol, a byddai'r datblygiad hwn yn debygol o ddenu gormod o bobl i anheddiad cyswllt lle mae'r datblygu i'w weld yn ysgafnach o lawer nag o fewn y Ganolfan Wasanaethau.

Mae'r cynnig yn cynrychioli ffurf datblygu anghynaliadwy ac mae'n mynd yn groes i strategaeth dai y CDLI.

Mae'r cynnig yn mynd yn groes i bolisiâu S01 ac S04 a felly nid yw'r egwyddor yn dderbyniol.

Yn ogystal, mae polisi LU06 yn gosod y canllawiau dwysedd ar gyfer datblygiad preswyl newydd. Mae'r safle arfaethedig wedi'i leoli ar ymyl anheddiad bach gwledig. Mae'r CDLI yn gosod canllawiau dwysedd o 15 i 25 o unedau yr hectar ar gyfer lleoliadau o'r fath. Byddai'r datblygiad arfaethedig felly yn mynd tu hwnt i'r canllawiau dwysedd a osodwyd dan Bolisi LU06. Mae'r polisi'n caniatáu mynd tu hwnt i'r canllawiau dwysedd os darperir manau amwynder digonol. Fodd bynnag, mae yna bryderon ynghylch hyn, a drafodir yng nghyd-destun Polisi LU24.

Mae Polisi LU24 yn gofyn am ddarparu manau agored pan fydd datblygiad yn cynnwys mwy na 10 ystafell wely. Mi fydd y cynnig yn arwain at 24 ystafell wely ac felly bydd gofyn cael manau agored. Nid yw'r cais yn cynnig unrhyw gyfraniad o ran manau agored i wasanaethu'r datblygiad. Yn unol â Pholisi LU24 a dogfen Canllaw Cynllunio Atodol Mannau Agored y Cyngor, dylid darparu 0.0672ha o ardal amwynder tir glas naturiol ar y safle ar gyfer y datblygiad arfaethedig (y cais hwn). Does dim o'r camau blaenorol wedi darparu manau agored ac felly byddai'r gofyniad ar gyfer y safle cyfan yn fwy. O ystyried y 54 o ystafelloedd gwely presennol, ochr yn ochr â'r 24 arfaethedig, dylid darparu 0.156ha o ardal tir glas naturiol cymunedol hygyrch, a 0.0624ha o ardal chwarae naturiol gyda chyfarpar i wasanaethu'r safle cyfan.

Fel y cyfryw, ystyrir bod y cynnig hefyd yn mynd yn groes i bolisiâu LU06 ac LU24 CDLI Ceredigion.

Er nad oes unrhyw wrthwynebiad o ran y seilwaith neu o bersbectif ecolegol, yr argymhelliad yw gwrthod, ar sail y ffaith bod

y cynnig yn cynrychioli ffurf datblygu anghynaliadwy, a'i fod yn mynd yn groes felly i'r strategaeth dai. Yn ogystal, mi fyddai'r cynnig yn mynd yn groes i'r dwysedd arfaethedig ar gyfer y safle, ac nid yw'n cwrdd â'r gofynion o ran manau agored.

AWDURDOD DIRPRWYEDIG

Mae'r Cynghorydd, K Henson, yr Aelod Lleol, wedi gofyn bod y cais yn cael ei adrodd gerbron y Pwyllgor Rheoli Datblygu am y rhesymau canlynol:

- Mwy o dai ar gyfer pobl leol, gan gynnwys dwy uned fforddiadwy
- Ystyriaeth o TAN2 a'r amod bod y datblygwr yn ymwybodol o'r farchnad dai leol a'r angen am dai ar gyfer trigolion lleol
- Mewnlenwi/ymestyn safle presennol sydd â gwasanaethau eisoes yn eu lle
- TAN2 – Tai Gwledig 10.12 – Mae'n bwysig bod yna ddarpariaeth ddigonol o dai mewn ardaloedd gwledig i fodloni anghenion pobl leol ac i sicrhau cymunedau cynaliadwy
- Mae gan Cross Inn, sy'n ffurfio rhan o ward Llanbadarn Trefeglwys o fewn Cyngor Cymuned Dyffryn Arth, nifer o wasanaethau sy'n darparu'n dda ar gyfer y pentref, gan gynnwys Tafarn, Siop, Safle Aros Bws, Ysgol Feithrin leol (a ddefnyddir gan nifer o drigolion lleol ac sy'n cyflogi nifer o bobl leol) a sawl garej.
- Mae'r pentref mewn lleoliad delfrydol, gyda nifer o aneddiadau allweddol gerllaw (Aberaeron, Llanon, Llanrhystud) – a nifer o aneddiadau llai gerllaw (Bethania, Pennant a Nebo).

ARGYMHELLIAD:

GWRTHOD y cais am ei fod yn mynd yn groes i bolisiau S01 ac S04 y CDLI am ei fod yn cynrychioli ffurf datblygu anghynaliadwy, ac yn mynd yn groes i'r strategaeth dai. Mae hefyd yn mynd yn groes i bolisiau LU06 ac LU24 am ei fod yn mynd uwchlaw'r dwysedd a osodwyd yn y CDLI ac nid yw'n cwrdd â'r gofynion o ran manau agored.

Rhif y Cais / Application Reference	A220638
Derbyniwyd / Received	17-08-2022
Y Bwriad / Proposal	Phase 4 - Erection of 8 dwellings to include 2 affordable dwellings.
Lleoliad Safle / Site Location	Cae John, Cross Inn, Llanon, SY23 5NT
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr D Evans (Cartrefi Dyfed Homes Ltd), Morawel, Nebo, Llanon, Ceredigion, SY23 5LE
Asiant / Agent	Mrs Gwennan Jenkins (JMS Planning and Development), Hafan Y Coed, Maeshyryd, Lampeter, SA48 8AN

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to land located to the east of the Cae John estate in the settlement of Cross Inn (Llanon). Access to the site is derived via the existing estate road which joins up with the B4337 road which runs through the village. At present the site is vacant, is level and bordered by built form directly to the west. The application site has the following relevant planning history:

- 790177 Outline Planning Permission. Erection of 4 bungalows. Approved Subject to Conditions 26/04/1979.
- 801412 Outline Planning Permission. 10 bungalows. Refused 22/01/1981.
- 870078 Outline Planning Permission. Residential Development. Refused 25/08/1987.
- 880170 Outline Planning Permission. 16 dwellings in two phases. Refused 08/03/1989.
- A071038 Full Planning. Residential development - 5 dwellings (2 affordable). Approved Subject to Conditions 18/06/2012.
- A160213 Modification of Planning Obligations. Variation of the planning obligation to reduce the provision of on site affordable houses from 2 to 1 and to allow the occupation of 1 open market dwelling before the affordable dwelling is occupied. Modified 29/03/2017.
- A160354 Non-Material Amendment. Amended plans for plots 3 & 4 on planning permission A071038. Approved 22/06/2016.
- A201064 - Full planning. Phase 3 - Erection of 7 dwellings. Approved 06/07/2022.

DETAILS OF DEVELOPMENT

Full planning permission is sought for the erection of eight dwellings, two of which are to be affordable units. The plans show a block of two semi detached units on the northern part of the site and two rows of three dwellings on both the northern and southern part of the site. The development is split either side of the proposed estate road. All units provide three bedrooms.

The materials proposed are rendered walls, slate tiled roof and uPVC windows and doors. Parking is to be provided to the front of the properties and each unit have adequate private amenity space to their rear.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy:

- Future Wales - The National Plan 2040 (2021)
- PPW11 Planning Policy Wales (edition 11, February 2021)

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

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking

DM10 Design and Landscaping

DM17 General Landscape

LU02 Requirements Regarding All Residential Developments

LU06 Housing Density

LU24 Provision of New Open Space

LU30 Safeguarding

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

S05 Affordable Housing

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Ceredigion Ecology - No objection STC

Cyngor Cymuned Dyffryn Arth Community Council - No objection

NRW - No objection

Ceredigion Highways - No objection STC

Ceredigion Land Drainage - Comments

CONCLUSION

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

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

This application seeks full planning permission for the fourth phase of development on the Cae John estate in the settlement of Cross Inn. At present the estate comprises 18 dwellings and the proposed application, if approved, would take the total number of units on this site to 26.

The application site lies within the settlement boundary of Cross Inn which is identified as a linked settlement within the Local Development Plan (LDP). Therefore, the proposal must comply with the requirements of Policy S04 Development in Linked Settlements and Other Locations, of the LDP. Cross Inn is a linked settlement for the Llanon Service Group. It has been designated for that purpose in view of the fact that the settlement is located away from public transport, has limited services and would require a car user to live there and attend work / schools. It is therefore inherently less sustainable than Llanon (or Llanrhystud) which have the benefit of public transport and the ability to walk to access basic community services.

The LDP Strategy states that growth outside the Service Centres is only sustainable where it serves to allow the existing community to meet some of its own needs and should come forward gradually throughout the plan period. The 'Linked Settlements and Other Locations' for the Llanon Group have an allowance of up to 39 units for the plan period (2007-2022) and at the end of March 2023, there were 81 commitments (52 completions and 29 outstanding consents) meaning that the number of proposed units had been exceed by 41 units.

Furthermore, the balance between the Service Centre and 'Linked Settlements and Other Locations' by 2022 for this Settlement Group needs to be 26.5%. Currently, the commitments in the Linked Settlements and Other Locations outweigh those in the Service Centre with 55% of development being permitted in those locations. This is despite two large sites being granted permission in Llanon recently, namely the Stad Craig Ddu and land adj Cylch Peris development. This shows that the Service Centre of Llanon is delivering however, the balance remains out due to a high number of commitments in the Linked Settlements and Other Locations.

No justification therefore exists for permitting further units in the Linked Settlements and Other Locations category for this Settlement Group at this point in time, particularly given that 29 outstanding consents can already meet the immediate, short and medium term needs of the Group.

More importantly, Cross Inn has seen significant growth since the start of the plan period in 2007 – it has had commitments of more than 91% of its original scale. This application would take it to approximately 114% growth when the county wide growth cap is 12%. The figure of 12% was taken to ensure that no settlement would have to take more growth than it could sustainably manage and not negatively affect the capacity and culture of the village. If all the commitments come forward Cross Inn will have more than trebled its previous number of dwellings with no increase in the already limited services. At present it is noted that there already are 31 commitments (including 4 outstanding consent) leaving an overprovision of 27 units. From a total of 90 linked settlements within Ceredigion, Cross Inn has the second largest overprovision in the County at -27 units.

The proposal includes 2 affordable units in accordance with policy S05 of the LDP. Notwithstanding, it is the opinion of the Local Planning Authority that the needs of the settlement has already been met by the existing development and that this development would likely encourage too large an influx of people to a linked settlement where development was seen to occur much lighter than in the Service Centre.

This proposal represents an unsustainable form of development and is contrary to the housing strategy of the LDP.

The proposal is contrary to policies S01 and S04 and therefore, the principle is not acceptable.

Furthermore, policy LU06 sets out density guidelines for new residential development. The location character of the proposed site is that of a small rural settlement edge. The LDP sets a guide density of 15 to 25 units per hectare for such locations. The proposed development would therefore exceed the guide density set out under Policy LU06. The policy does allow for the guide density to be exceeded providing adequate amenity space is provided. However, there are concerns with regards to this which are discussed in the context of Policy LU24.

Policy LU24 requires the provision of open space where a development results in more than 10 bedrooms. The proposal will result in 24 bedrooms and therefore, open space will be required. The application does not propose any open space contribution to serve the development. In accordance with Policy LU24 and the Council's Open Space Supplementary Planning Guidance document, 0.0672ha of natural amenity green space should be provided on site for the proposed development (this application). None of the previous phases have provided open space and thus the requirement for the entire site would be greater. When considering the existing 54 bedrooms alongside the proposed 24, 0.156ha of communal accessible natural green space and 0.0624ha of equipped natural play space should be provided to serve the entire site.

As such it is considered that the proposal is also contrary to policies LU06 and LU24 of the Ceredigion LDP.

Whilst there are no objections from an infrastructure or ecological perspective, the recommendation is one of rejection on grounds that the proposal represents an unsustainable form of development and is contrary of the housing strategy. Additionally the proposal would be in conflict with the proposed density for the site and also is lacking open space requirements.

DELEGATED AUTHORITY

Cllr K Henson, the Local Member has requested that the application be reported to the Development Management Committee for the following reasons:

- Increased availability of housing for local people, including two affordable units
- Consideration of TAN2 and proviso that developer is aware of local housing market and the need for housing for local residents
- Infill/extend on existing site with services already in place
- TAN2 – Rural Housing 10.12 - It is important that there is adequate housing provision in rural areas to meet the needs of local people and to contribute to the delivery of sustainable communities
- Cross Inn, forming part of the Llanbadarn Trefeglwys ward within Dyffryn Arth Community Council has a number of services which serves the village well, which includes a Public House, Shop, Bus Service, Local Nursery School (which is used by a number of local residents and employs a number of local people) and various garages.
- The Village is ideally situated with a number of key settlements nearby (Aberaeron, Llanon, Llanrhystud – with a number of smaller settlement nearby – Bethania, Pennant and Nebo).

RECOMMENDATION:

To REFUSE the application as being contrary to policies S01 and S04 of the LDP as it represents an unsustainable form of development and is contrary of the housing strategy. It is also contrary to policies LU06 and LU24 in that it exceed the proposed density as set out in the LDP and does not provide any open space requirements.

2.2. A220674



Rhif y Cais / Application Reference	A220674
Derbyniwyd / Received	06-09-2022
Y Bwriad / Proposal	Proposed expansion of the caravan park at Bargoed Farm comprising of new tourer pitches with hot tubs, and glamping accommodation.
Lleoliad Safle / Site Location	Bargoed Farm, Llwynceilyn, Aberaeron, SA46 0HL
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr G Thomas, Bargoed, Llwynceilyn, Aberaeron, Ceredigion, SA46 0HL
Asiant / Agent	Mr James Scarborough, Office 16 (house 1, 2nd Floor) The Maltings East Tyndall Street, Cardiff, CF24 5EA

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn gae amaethyddol sy'n mesur tua 1.61ha. Mae'r safle wedi'i leoli'n union gerllaw adeiladau presennol maes carafanio a gweryslla Fferm Bargoed.

Mae'r datblygiad presennol yn 1.2ha o faint ac mae'n cynnwys 30 o leiniau carafannau teithiol ac 20 o leiniau gweryslla, bythynnod gwyliau, bloc cawodydd a mynedfa a thirlunio cysylltiedig. Yn ogystal, mae'r safle'n cynnwys siop fferm weithredol, ardal chwarae i blant a chaffi. Mae'r safle wedi'i leoli gerllaw priffordd yr A487 sy'n mynd o Lanarth i Aberaeron. Mae anheddiad Llwynceilyn wedi'i leoli tua 500m o'r safle, lle mae cyfleusterau megis gorsaf betrol, siop, masnachwr amaethyddol, neuadd bentref, capel a safle aros bws wedi'u lleoli.

Mae mynediad i gerddwyr i'r safle o'r ardal gyfagos wedi'i gyfyngu i hawl tramwy cyhoeddus 51/29 sy'n mynd trwy'r safle.

Mae safle'r cais yn gymharol wastad o ran natur ac mae wedi'i leoli ar lefel is na'r cyfleusterau presennol ar y safle. Mae'r safle wedi'i sgrinio'n dda o'r ardal gyfagos am fod yna goed mawr gerllaw'r safle i'r Gogledd a'r Dwyrain.

Hanes cynllunio:

A211059 – Estyniad arfaethedig i'r siop fferm gan gynnwys estyniad i gyfleusterau'r gegin a'r ardal eistedd i gymryd lle'r pebyll mawr dros dro presennol. Cymeradwyo yn unol ag amodau. 25-02-2022.

A200771 –. Cyfleuster hamdden arfaethedig gyda pharcio a thirlunio cysylltiedig. Cymeradwyo'n unol ag amodau 22-12-2020.

A180308 –. Arddangos arwyddion. Cymeradwyo'n unol ag amodau 11-05-2018.

A170975 – Mân welliant (cynlluniau cymeradwy) i ganiatâd cynllunio A100699 (Siop fferm, caffi, ardal chwarae i blant ac estyniad arfaethedig i'r llyn yn Fferm Bargoed). Cymeradwywyd. 13-11-2017.

A170210 – Mân welliant (golwg allanol) i ganiatâd cynllunio A100699 (Siop fferm, caffi, ardal chwarae i blant ac estyniad arfaethedig i'r llyn yn Fferm Bargoed. Gwrthodwyd. 02-05-2017.

A170385 – Mân welliant (golwg allanol) i ganiatâd cynllunio A100699 (Siop fferm, caffi, ardal chwarae i blant ac estyniad arfaethedig i'r llyn yn Fferm Bargoed. Gwrthodwyd. 03-07-2017.

A170194 – Cadw cynllun diwygiedig y safle ar gyfer 30 o leiniau carafannau teithiol ac 20 o safleoedd gweryslla, lleoliad gwahanol ar gyfer y bloc cawodydd, gwaith ar y fynedfa a thirlunio (Cynllun diwygiedig i ganiatâd cynllunio A110299). Cymeradwyo'n unol ag amodau. 15-02-2018.

A161080 – Codi siop fferm a chaffi. Wedi'i dynnu'n ôl 23-02-2017.

A100700 – Troi tŷ allan yn 3 bwthyn llety gwyliau (rhan ddwyreiniol). Cymeradwyo'n unol ag amodau. 21-03-2011.

A100699 - Siop fferm, caffi, ardal chwarae i blant ac estyniad arfaethedig i'r llyn yn Fferm Bargoed. Cymeradwyo'n unol ag amodau. 31-03-2011.

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i ehangu'r maes carafannau yn Fferm Bargoed i gynnwys lleiniau newydd ar

gyfer carafannau teithiol gyda thybiau poeth, a llety glampio.

Byddai'r cynnig yn ymestyn i'r cae amaethyddol presennol i'r dwyrain a'r de ddwyrain o'r maes gweryslla presennol. Bydd 13 o leiniau carafannau teithiol gyda thybiau poeth ac ardaloedd parcio unigol wedi'u lleoli i'r de o'r ardal tir glas presennol, a 36 o leiniau carafannau teithiol gyda thybiau poeth ac ardaloedd parcio unigol i'r gogledd o'r ardal tir glas presennol, yn ogystal â 5 o unedau glampio.

Byddai pob llain carafannau teithiol yn mesur 7.2m o led x 10m o ddyfnder ac yn cynnwys ardal gaeedig 3m o led x 3m o ddyfnder x 2.4m o uchder ar gyfer twb poeth.

Bydd diamedr yr unedau glampio arfaethedig yn mesur 6.06m gydag uchder o 4.78m. Byddai tu mewn yr uned glampio'n darparu ardal fyw yn cynnwys gwely, ardal fwyta, cegin fach ac ystafell ymolchi.

Bwriedir bod y bloc cawodydd/toiledau presennol yn gwasanaethu'r datblygiad arfaethedig. Gwaredir dŵr wyneb drwy SuDs ac arwynebau anathraidd.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnansol

DM05 Datblygu Cynaliadwy a Lles Cynllunio

DM06 Dylunio a Chreu Lle o Safon Uchel

DM09 Dylunio a Symud

DM10 Dylunio a Thirlunio

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

LU12 Cynigion Cyflogaeth ar Safleoedd Sydd Heb eu Neilltuo

LU17 Cyfleusterau/Atyniadau Twristiaeth (ar wahân i lety)

LU22 Darpariaeth Gymunedol

S01 Twf Cynaliadwy

S04 Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill

PPW Polisi Cynllunio Cymru (rhifyn 10, Rhagfyr 2018)

TAN11 Sŵn (1997)

TAN12 Dylunio (2016)

TAN13 Twristiaeth (1997)

TAN18 Trafnidiaeth (2007)

TAN23 Datblygu Economaidd (2014)

TAN24 Yr Amgylchedd Hanesyddol (2017)

TAN4 Datblygiadau Manwerthu a Masnachol (2016)

TAN5 Cadwraeth Natur a Chynllunio (2009)

TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; 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 wynebwr gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i gwrdd ag anghenion pobl o grwpiau gwarchoddedig pan fydd y rhain yn wahanol i anghenion pobl eraill, ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus, neu mewn gweithgareddau eraill lle mae eu cyfranogiad yn anghymesur o isel.

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor Cymuned / Tref - Yn cefnogi'r cais oherwydd ei fudd economaidd i'r ardal, ond â phryderon fodd bynnag am y cynnydd mewn traffig ar y gyffordd brysur presennol i'r safle, yr angen am safle aros bws ar gyfer preswylwyr/ymwelwyr, a bod sgrinio'n cael ei osod i leihau'r sŵn a'r llygredd golau rhwng y safle newydd arfaethedig â Gelli am ei fod mor agos.

Priffyrdd – Dim gwrthwynebiad yn unol ag amodau.

Draenio Tir – Dim gwrthwynebiad yn unol ag amodau ac mae angen cymeradwyaeth SuDs.

Swyddog Diogelu'r Amgylchedd – Dim ymateb.

Ecoleg – Dim gwrthwynebiad yn unol ag amodau.

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad, ond yn rhoi cyngor i'r ymgeisydd.

Derbyniwyd un ymateb gan drydydd parti'n gwrthwynebu'r cynnig yn sgil pryderon ynghylch gor-ddatblygu a'r effaith ar amwynder preswylwyr.

CASGLIAD

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

Egwyddor Datblygu

Mae safle'r cais wedi'i leoli gerllaw i, ac mae'n ffurfio rhan o safle presennol Fferm Bargoed sy'n cynnwys dwy brif elfen, sef y safle carafania a gwersylla a'r cyfleusterau cysylltiedig, ac adeilad y siop fferm a'r caffi.

At ddibenion y CDLI, nodir bod y safle o fewn 'Lleoliad Arall' ac felly mae Polisi S04 yn berthnasol. Mae'r safle wedi'i leoli 500m o anheddiad Llwynhelyd ac 1.9m o anheddiad Llanarth. Mae Polisi S04 yn nodi na chaniateir datblygu o fewn 'Anheddiadau Cyswllt neu Leoliadau Eraill' oni bai ei fod yn ddatblygiad economaidd, ar safle dynodedig (Maen Prawf 3a) neu safle sydd heb ei ddynodi, lle mae'r datblygiad un 'graddfa fach' sy'n bodloni angen lleol. Mae'r datblygiad arfaethedig ar gyfer 49 o leiniau teithiol newydd a 5 o unedau glampio ac ni ystyrir felly ei fod yn un graddfa fach.

Ystyrir bod safle'r cais wedi'i leoli ychydig y tu allan i'r Ardal Arfordirol, sydd wedi'i diffinio fel y tir ar ochr y môr o'r Briffordd (A487). Mae Polisi LU14 yn nodi y caniateir estyniadau i safleoedd carafannau statig, cabannau a chalets presennol y tu allan i'r Ardal Arfordirol, cyn belled â bod Asesiad Effaith o Anghenion a Datblygiadau Twristiaeth yn cael ei gyflwyno, ac nad yw unrhyw rai o'r cyfleusterau newydd sydd eu hangen yn sgil yr estyniad yn effeithio ar weithgarwch y cyfleusterau sydd ar gael eisoes yn yr anheddiad agosaf. Mae'r Asesiad o Anghenion a Datblygiadau Twristiaeth a gyflwynwyd yn nodi bod Fferm Bargoed eisoes yn cynnig amryw o weithgareddau twristiaeth, gan gynnwys ysgubor chwarae, siop fferm, bistro a lleiniau carafannau. Byddai'r cynnig yn arallgyfeirio'r cynnig presennol ac o fudd i'r economi leol a'r gymuned o fewn ardaloedd lleol Llwynhelyd a Llanarth.

Mae'r safle, er yn agos at anheddiadau cyfagos, mewn lleoliad anghysbell. Mae'r safle'n cynnig profiad twristiaeth unigryw o fewn yr ardal cefn gwlad agor o'i amgylch. Mae'r safle presennol yn darparu cynnyrch lleol, cyfleusterau hamdden a lle i fwyta.

Er nad yw ar raddfa fach, byddai'r datblygiad arfaethedig yn bodloni angen lleol penodol drwy ddarparu llety twristiaeth ychwanegol, sydd o fudd economaidd uniongyrchol i'r safle a'r ardal gyfagos. Hefyd, ni fyddai ymestyn y maes carafannau presennol yn effeithio ar fywiogrwydd yr anheddiad agosaf.

Ystyrir bod y cynnig yn cydymffurfio â pholisi S04 ac LU14 y CDLI a'i fod yn dderbyniol mewn egwyddor.

Dyluniad

Mae mwyafrif y datblygu ar y safle ar ffurf lleiniau carafannau teithiol, gyda phob un â'i thramwyfa, ardal parcio oddi ar y ffordd ac ardal twb poeth ei hun. Mae cynllun pob llain yn 3.6m x 10m o ran maint. Bwriedir adeiladu'r ardal gaeedig ar gyfer y twb poeth gyda ffelt Bitumen gyda waliau cladin estyll pren wedi'u gorosod; bydd gan yr ardal do ar oleddf yn mesur rhwng 2.2m a 2.4m a bydd yn 3m o hyd. Mae'r datblygiad hefyd yn cynnwys 5 pod glampio math porthol gyda tho ar oleddf, gydag ardaloedd twb poeth unigol ar wahân. Mae'r podiau o ddyluniad syml, gyda'r deunydd arfaethedig yn cynnwys dalennau cladin ar y to, drysau gwydr dwbl a waliau cladin metel. Mae'r dyluniad yn efelychu adeiladau amaethyddol sydd ar gael ar y safle ehangach ac sy'n nodweddiadol o'r ardal.

O ran maint y datblygiad arfaethedig, mae 5 pod glampio wedi'u lleoli tuag at rhan ogleddol y safle, sydd wedi'i sgrinio'n dda, ac sydd ar lefel is na'r safle presennol cyfagos, ynghyd â 49 o leiniau carafannau teithiol gydag ardal gaeedig ar gyfer twb poeth. Am fod y safle'n 1.61ha o ran maint, ystyrir bod cynllun a dwysedd y cynnig yn briodol ar gyfer y safle.

Mae safle'r datblygiad arfaethedig ar lefel is na'r cyfleusterau cyffiniol sydd eisoes ar gael yn Bargoed, ac fel y cyfryw mae'r safle wedi'i leoli i ffwrdd o unrhyw orwelion amlwg ac mae wedi'i sgrinio'n dda o'r ardal gyfagos gan ardal goediog bresennol i'r Gogledd a'r Dwyrain.

Byddai'r cynnig yn rhoi ystyriaeth i natur unigryw yr ardal a byddai'n cyd-fynd â'r safle ehangach yn nhermau ei gynllun, ac mi fyddai o faint, uchder a chyfrannedd briodol mewn perthynas â'r adeiladau presennol. Byddai'r cynnig hefyd yn helpu i gadw, a chreu nodweddion naturiol newydd a fyddai'n ychwanegiad positif yn nhermau tirlunio meddal, ac yn helpu i wella cyfleoedd bioamrywiaeth ar y safle.

O ran lefel y safle, bydd y datblygiad arfaethedig yn cael ei leoli ar yr ardal wastad bresennol fel y'i dangosir ar y cynlluniau arfaethedig a phresennol, heb unrhyw newid arfaethedig i'r lefelau. Am fod y safle wedi'i leoli dros 119 metr i ffwrdd o'r eiddo agosaf ac am nad yw mewn man amlwg o fewn y dirwedd, ystyrir ei fod yn ychwanegiad derbyniol.

Felly, bernir bod dyluniad y datblygiad arfaethedig yn dderbyniol, yn unol â DM06 y CDLI, PPW a TAN12.

Priffyrdd a Mynediad

Mae'r safle wedi'i leoli gerllaw priffordd yr A487 ac fel rhan o ganiatâd blaenorol ar y safle hwn mae'r fynedfa a'r lleiniau gweledd wedi'u gwella hyd at y safonau sy'n ofynnol gan yr asiantaeth cefnffyrdd. Nodir hefyd bod hawl tramwy cyhoeddus 51/29 yn mynd trwy'r safle ac yna'n dilyn trywydd dwyreiniol cyn cyrraedd y briffordd gyhoeddus ar ymyl anheddiad Llwynhelyd. Mae hawl tramwy cyhoeddus arall yn mynd o'r safle i gyfeiriad y de cyn cysylltu yn y pen draw â chefnffordd arall sy'n cael ei chynnal a'i chadw gan y cyngor, sy'n arwain at anheddiad Llanarth.

Mae'r adran briffyrdd a chefnffyrdd wedi ystyried y cynigion yn fanwl ac wedi dweud nad oes unrhyw wrthwynebiad i'r cynnig yn unol ag amodau sydd wedi'u geirio'n briodol, ac felly na fyddai'r datblygiad arfaethedig yn cael unrhyw effaith andwyol ar ddiogelwch cerddwyr na'r priffyrdd.

Amwynder preswyl

Mae'r ddau eiddo preswyl agosaf at y safle wedi'u lleoli tua 119m i ffwrdd i gyfeiriad y gogledd-ddwyrain. Mae un eiddo, sydd wedi'i leoli i'r Gogledd, wedi'i wahanu o'r safle gan y gefnffordd, ac mae'r ddau wedi'u gwahanu o'r safle gan ardaloedd coediog trwchus.

Ni fydd y cynnig yn arwain at unrhyw edrych drosodd, sŵn, nac effaith ar breifatrwydd am fod y safle wedi'i ffinio ag ardaloedd coediog trwchus, a'i fod wedi'i osod ar lefel is na'r cyfleusterau presennol yn Fferm Bargoed.

Felly, ar sail yr uchod, ni fydd y datblygiad arfaethedig yn cael effaith andwyol ar amwynder unrhyw eiddo agos neu gyfagos yn unol â pholisi DM06, LU14 y CDLI.

Draenio

Ymgynghorwyd â Cyfoeth Naturiol Cymru yn y lle cyntaf ar 19/05/2023 ac roedd ganddynt bryderon am y dull o ddraenio dŵr budr. Cadarnhawyd bod y safle mewn ardal garthffosiaeth. Diwygiodd yr asiant y ffurflen gais a darparodd wybodaeth bellach, a derbyniwyd sylw wedi'i ddiwygio gan Cyfoeth Naturiol Cymru ar 15/06/2023 yn nodi y dylid cael gwared ag unrhyw ddŵr budr arfaethedig drwy'r brif garthffos, a bod unrhyw ddŵr budr ychwanegol yn cael ei waredu drwy'r seilwaith dŵr budr presennol, a fydd yn cael ei ehangu i ymdopi â'r datblygiad ychwanegol. Mae'r bloc toiledau presennol eisoes wedi'i gysylltu â'r brif garthffos drwy gyfrwng gorsaf bwmpio dŵr budr i'r gogledd o'r safle, a osodwyd 18 mis yn ôl drwy gytundeb Adran 104 â Dŵr Cymru. Mae'r seilwaith a'r orsaf bwmpio bresennol yn rhedeg ar 50% o'i gapasiti ac mae capasiti ar gael felly ar gyfer yr estyniad arfaethedig i'r safle presennol. Nid oes gan Cyfoeth Naturiol Cymru unrhyw wrthwynebiad i'r cynnig ar sail yr wybodaeth a dderbyniwyd ynghylch draenio dŵr budr.

Ecoleg

Cynhaliwyd Arfarniad Ecolegol Rhagarweiniol gan Wyndrush Wild Ecology ar 19eg Gorffennaf 2020. Mae'r safle'n laswelltir wedi'i wella'n bennaf, gyda pheth ohono wedi'i droi a'i hadu â rhygwellt, sydd o fawr o werth ecolegol. Mae'r Afon Drywi'n llifo ar hyd ffin ogledd-ddwyrain y safle ac mae hi tua 50m i ffwrdd o'r datblygiad arfaethedig. Rhoddwyd ystyriaeth fanwl i fuddiannau ecolegol y safle ar y cyd â'r ecolegydd cynllunio, a mabwysiadwyd dull cam wrth gam yn unol â pholisïau DM14 a DM15 y CDLI. Daethpwyd i'r casgliad, yn unol ag amodau, bod y datblygiad arfaethedig yn dderbyniol yn unol â pholisïau DM14 a DM15 y CDLI a'r polisïau cenedlaethol a geir yn TAN5.

Treftadaeth

Yr adeilad rhestredig agosaf at y safle yw Capel Annibynnol a Festri Llwyncelyn sydd wedi'i restru'n Gradd II, ac sydd wedi'i leoli tua 500 metr i'r Gogledd o'r safle, o fewn anheddiad Llwyncelyn. Yn unol â'r canllawiau a osodir yn TAN 24 'Yr Amgylchedd Hanesyddol' ystyrir na fyddai'r datblygiad arfaethedig yn cael unrhyw effaith ar leoliad yr ased treftadol, am ei fod wedi'i osod yn ddigon pell yn ôl i beidio â bod yn weladwy iawn o fannau gwyllo allweddol o'r capel a'r festri, a hefyd mae'r safle presennol wedi'i sgrinio o'r adeilad rhestredig.

Casgliadau

O ran egwyddor datblygu, o'i ystyried fel estyniad i safle twristiaeth a chyfleuster hamdden presennol, wedi'i leoli mewn man cymharol hygyrch gerllaw priffordd yr A487, yn agos at ganolfannau twristiaeth poblogaidd fel Aberaeron a Chei Newydd, bernir bod y cynnig yn cydymffurfio â pholisïau strategol a defnydd tir y CDLI, sef S01, S04, ac LU14 y CDLI. Byddai'r cynnig yn ychwanegiad positif at atyniad Ceredigion fel cyrchfan twristiaid, gan ddaparu mwy o gyfleoedd, yn enwedig yn ystod tywydd garw, yn unol â TAN13 a TAN23.

O ran yr effaith ar amwynder yn sgil sŵn a golau, mae'r Awdurdod Cynllunio Lleol yn ystyried ei fod yn dderbyniol yn unol â pholisi DM06, LU14 y CDLI. Hefyd, bernir bod dyluniad y datblygiad arfaethedig yn dderbyniol yn unol ag amodau o ran gorffeniad yr adeileddau.

ARGYMHELLIAD:

Cymeradwyo'n unol ag amodau.

(**Nodyn** - Mae'r cais hwn yn cael ei adrodd i'r Pwyllgor Rheoli Datblygu gan ei fod yn ddatblygiad mawr).

Rhif y Cais / Application Reference	A220674
Derbyniwyd / Received	06-09-2022
Y Bwriad / Proposal	Proposed expansion of the caravan park at Bargoed Farm comprising of new tourer pitches with hot tubs, and glamping accommodation.
Lleoliad Safle / Site Location	Bargoed Farm, Llwynceilyn, Aberaeron, SA46 0HL
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr G Thomas, Bargoed, Llwynceilyn, Aberaeron, Ceredigion, SA46 0HL
Asiant / Agent	Mr James Scarborough, Office 16 (house 1, 2nd Floor) The Maltings East Tyndall Street, Cardiff, CF24 5EA

THE SITE AND RELEVANT PLANNING HISTORY

The application site comprises an agricultural field which measures approximately 1.61ha. The site is located directly adjacent to the existing built form of Bargoed Farm's caravan and camping park.

The existing development is 1.2ha in extent and it contains 30 touring caravan plots and 20 tent pitches, holiday cottages, shower block and associated access and landscaping. In addition, the site contains an operating farm shop, children's play area and cafe. The site is located adjacent to the A487 trunk Road which leads from Llanarth to Aberaeron. The settlement of Llwynceilyn is located approximately 500m from the site where facilities such as a petrol station, shop, agricultural merchant, village hall, chapel and bus stop are located.

Pedestrian access to the site from the surrounding area is limited to a formal public right of way 51/29 which runs through the site.

The application site is reasonably flat in nature and located at a lower level than the existing on-site facilities. The site is well screened from the surrounding area due to large trees being positioned adjacent to the site to the North and East.

Planning history:

A211059 – Proposed extension to existing farm shop to include extension to kitchen facilities and seating area to replace existing temporary marquees. Approve Subject to conditions. 25-02-2022.

A200771 – Proposed leisure facility with associated parking and landscaping. Approve Subject to conditions. 22-12-2020.

A180308 – Display of signage. Approve Subject to conditions 11-05-2018.

A170975 – Minor amendment (approved plans) to planning permission A100699 (Proposed farm shop, café, childrens play area and extension to lake at Bargoed Farm. Approved. 13-11-2017.

A170210 – Minor amendment (external appearance) to planning permission A100699 (Proposed farm shop, café, childrens play area and extension to lake at Bargoed Farm). Refused. 02-05-2017.

A170385 – Minor amendment (external appearance) to planning permission A100699 (Proposed farm shop, café, childrens play area and extension to lake at Bargoed Farm). Refused. 03-07-2017.

A170194 - Retention of revised site layout for 30 touring caravan plots and 20 tent pitches, revised location for shower block, access work and landscaping (Revised layout to planning permission A110299). Approved subject to conditions. 15-02-2018.

A161080 - Erection of farm shop and café. Withdrawn. 23-02-2017.

A100700 - Conversion of outbuilding into 3 cottages for holiday accommodation (east range). Approved subject to conditions. 21-03-2011.

A100699 - Proposed farm shop, café, childrens play area and extension to lake at Bargoed Farm. Approved subject to conditions. 31-03-2011.

DETAILS OF DEVELOPMENT

Full planning permission is sought for expansion of the caravan park at Bargoed Farm comprising of new tourer pitches with hot tubs, and glamping accommodation.

The proposal would extend into the existing agricultural field to the east and south east of the existing camping site. 13 no. touring caravan pitches with individual hot-tub and parking space would be sited to the south of the existing greenfield and 36 no. touring caravan pitches with individual hot-tub and parking spaces to the north of the existing greenfield alongside 5 glamping units.

Each touring pitch would measure 7.2m wide x 10m deep and include a 3m wide x 3m deep x 2.4m high hot tub enclosure.

The diameter of the proposed glamping units would measure 6.06m with a height of 4.78m. Internally, the glamping unit would provide a living space including a bed, dining area, kitchenette and bathroom.

The existing shower/toilet block is intended to serve the proposed development. Surface water will be disposed of via SUDs and impermeable surfaces.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking

DM09 Design and Movement

DM10 Design and Landscaping

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

DM19 Historic and Cultural Landscape

DM20 Protection of Trees| Hedgerows and Woodlands

LU12 Employment Proposals on Non-allocated Sites

LU17 Tourism Facilities/Attractions (non-accommodation)

LU22 Community Provision

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

PPW Planning Policy Wales (edition 10, December 2018)

TAN11 Noise (1997)

TAN12 Design (2016)

TAN13 Tourism (1997)

TAN18 Transport (2007)

TAN23 Economic Development (2014)

TAN24 The Historic Environment (2017)

TAN4 Retail and Commercial Development (2016)

TAN5 Nature Conservation and Planning (2009)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned / Tref Community / Town Council - Support the application due to its economic benefit to the area, however, have concerns regarding the increased traffic on an existing busy junction to the site, the need for a bus stop for residents/visitors, and that screening was placed to reduce noise and light pollution between the proposed new site and Gelli due to its close proximity.

Highways – No objection subject to conditions.

Land Drainage – No objection subject to conditions and SUDS approval is required.

Environmental Protection Officer – No response.

Ecology – No objection subject to conditions.

Natural Resources Wales – No objection however advice is given to the applicant.

One third party response has been received objection to the proposal with concerns relating to over development and impact on residential amenity.

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 indicates otherwise".

Principle of Development

The application site is located adjacent to and forms part of the existing Bargoed Farm complex which is made up of two main elements, the caravan and camping site and associated facilities and the farm shop and cafe building.

For the purposes of the LDP, the site is identified as being within an 'Other Location' and Policy S04 is of relevance. The site is located 500m from Llwynceilyn and 1.9m from Llanarth settlement. Policy S04 states that development in 'Linked

Settlements or Other Locations' will only be permitted in the case of economic development, on an allocated site (Criterion 3a) or a site that has not been allocated where either the development is of a 'small scale' meeting a specific local need. The development proposes 49 no. new touring pitches and 5 no. glamping units and is not considered to be of a small scale.

The application site is considered to fall immediately outside of the Coastal Area, which is defined as being land on the seaward side of the Trunk Road (A487). Policy LU14 states that outside of the Coastal Area, extensions to existing static caravan, cabin and chalet sites will be permitted provided that a Tourism Needs and Development Impact Assessment is submitted and any new facilities required due to the extension do not affect the vitality of facilities already offered within the nearest settlement. The submitted Tourism Needs and Development Assessment states that Bargoed Farm is an established use for a variety of tourism related activities which include a play barn, farm shop, bistro and caravan pitches. The proposal would diversify the existing offering and benefit the local economy and community within the local areas of Llwynceilyn and Llanarth.

The site although close to neighbouring settlements, is remotely located. The site offers a unique tourism experience to the open countryside in which it exists. The existing site provides local produce, leisure and dining facilities. The site is not considered to affect the vitality of facilities already offered within the nearest settlement.

Whilst not of a small scale, the proposed development would meet a specific local need through the provision of additional tourism accommodation which has a direct economic benefit to the site and surrounds. Extension to the existing caravan park would also not affect the vitality of the nearest settlement.

The proposal is considered to comply with policy S04 and LU14 of the LDP and is acceptable in principle.

Design

The majority of development on site is comprised of tourer pitches each with its own driveway, off-road parking space and hot tub enclosure. The touring pitch layout is 3.6m x 10m in extent. The hot tub enclosure is proposed to be constructed with Bitumen felt and the walls are proposed to be made up of shiplap timber cladding, the enclosure has a slanted roof which measures 2.2m towards 2.4m and a length of 3m. The development also includes 5 pitched roof portal style glamping pods with a separate detached hot tub enclosure. The pods are of a simple design in nature, the proposed material includes cladding sheets on the roof, double glazed doors and metal cladding walls, the design appears to replicate agricultural style buildings which can be found in the wider site and are typical in the area.

Regarding the scale of the proposed development, there are 5 glamping pods which are located towards the northern part of the site which is well screened and located at a lower level to the existing adjoining site along with 49 tourer pitches and hot tub enclosure. The use of materials is considered characteristic to the buildings on the existing wider site. Due to the extent of site being 1.61ha the layout and density of the proposal is considered appropriate for the site.

The proposed development site is located at a lower level than the adjoining facilities currently at Bargoed and as such the site is located away from any prominent skylines and is well screened from the surrounding area by existing wooded area to the North and East.

The proposal would have regard to local distinctiveness and would complement the wider site in terms of layout and would be of a suitable scale, height and proportion to the existing built form. The proposal would also help retain and create new natural features which would be a positive addition in terms of soft landscaping and help enhance biodiversity opportunities on site.

With regard to site level, the proposed development is to be located on the existing plateau area as shown on the proposed and existing plans with no significant change proposed in levels. As the site is located more than 119 meters away from the nearest property and not in a prominent location in the landscape, it is considered an acceptable addition.

Therefore, the design of the proposed development is deemed to be acceptable in line with DM06 of the LDP, PPW and TAN12.

Highways and Access

The site is located adjacent to the A487 trunk road and as part of the previous consents on this site the access and visibility splays have been improved to the standards required by the trunk roads agency. It is also noted that a public right of way 51/29 runs through the site and then leads eastwards before reaching the public highway on the edge of the settlement of Llwynceilyn. Another PRow also leads from the site southwards eventually linking on to another minor council-maintained highway which leads to the settlement of Llanarth.

The highways department and trunk roads have considered the proposals in detail has responded with no objections to the proposal subject to appropriately worded conditions and therefore the proposed development would not have a detrimental impact on pedestrian and highway safety.

Residential amenity

The nearest residential properties to the site are located approximately 119m away in a north easterly direction. One of these properties located to the North are separated from site by the trunk road, whilst both sites are separated from site by dense wooded areas.

The proposal will result in no overlooking, noise or privacy impacts given that the site is bounded by dense wooded areas and is set at a lower level to that of the existing operations on Bargoed Farm.

Therefore, based on the above the proposed development will not have a detrimental impact on the amenity of any adjoining or nearby properties in line with policy DM06, LU14 of the LDP.

Drainage

Natural Resource Wales (NRW) was initially consulted on the 19/05/2023 and had concerns regarding the method of foul drainage. The site was confirmed to be in a sewered area. The agent amended the application form and provided further information and a revised comment from NRW was received on the 15/06/2023 stating the proposed foul drainage is to be via mains sewer, and additional foul water will be disposed of via existing foul water infrastructure which will be expanded to accommodate the additional development. The existing toilet block is served by an existing connection to the mains via a foul pumping station to the north of the site which was installed 18 months ago via Section 104 agreement with Welsh Water. The existing infrastructure and pumping station is at 50% capacity and therefore has capacity to accommodate the proposed expansion of the existing site. NRW has no objections to the proposal based on the information received regarding foul drainage.

Ecology

A Preliminary Ecological Appraisal was carried out by Wyndrush Wild Ecology on 19th July 2020. The site is predominately improved grassland, some of it recently turned and seeded with rye grass, which is of little ecological value. The Afon Drywi flows along the N-E boundary of the site and is approximately 50m from the proposed development. Detailed consideration of the ecological interest of the proposal has been undertaken in conjunction with the planning ecologist and a stepwise approach followed in line with policies DM14 and DM15 of the LDP. It is concluded that that subject to conditions that the proposed development is acceptable in line with LDP policies DM14 and DM 15 and national planning policies contained in TAN5.

Heritage

The closest listed building to the site is the Grade II listed Llwynceilyn Independent Chapel and vestry which are located approximately 500 meters to the North of the site within the settlement of Llwynceilyn. In accordance with the guidance set out within TAN 24 'The historic environment' it is considered that the proposed development would not have an impact on the setting of the heritage asset, as it is sufficiently set back to be significantly visible from key vantage points when viewed from the chapel and vestry, additionally the existing site also provides a screening of the listed building.

Conclusions

With regards to the principle of development, when considered as an extension to an existing on site tourism and leisure facility, located in a reasonably accessible location adjacent to the A487 trunk road in close proximity to tourism hotspots such as Aberaeron and New Quay, it is deemed the proposal is compliant with strategic and land use policies of the LDP, namely S01, S04, and LU14 of the LDP. The proposal would be a positive addition to the attraction of Ceredigion as a tourism destination, providing more opportunities particularly during inclement weather in line with TAN 13 and TAN 23.

In regard to impact on amenity from noise and lights the LPA considers it acceptable as discussed in line with policy DM06, LU14 of the LDP. Furthermore, the design of the proposed development is also deemed acceptable subject to conditions relating to the finishes.

RECOMMENDATION:

Approved subject to conditions.

(**Note** - This application is being reported to the Development Management Committee, as it comprises of a major development).

2.3. A220763



Rhif y Cais / Application Reference	A220763
Derbyniwyd / Received	10-10-2022
Y Bwriad / Proposal	Annedd newydd arfaethedig (gan ddymchwel yr annedd presennol wrth ei gwblhau), estyniad i ardal yr ardd a gwaith cysylltiedig.
Lleoliad Safle / Site Location	Allt y Bryn, Beulah, Castellnewydd Emlyn, SA38 9QH
Math o Gais / Application Type	Cynllunio llawn
Ymgeisydd / Applicant	Mr M Evans, Allt y Bryn, Beulah, Castell Newydd Emlyn, Ceredigion, SA38 9QH
Asiant / Agent	Mr Robert Thomas (Thomas Login Architecture), Plas y Berllan, Ffostrasol, Llandysul, Ceredigion, SA44 4TE

Y SAFLE A HANES PERTHNASOL

Saif Allt y Bryn, byngalo sengl, ar ochr ogleddol ffordd wledig wedi'i leoli 4.1 cilometr o Beulah, Castellnewydd Emlyn i'r de a 4.5 cilometr o Dan-y-groes i'r gorllewin. Mae'r byngalo sengl presennol yn wynebu'r de-orllewin ac mae ganddo bedair ystafell wely ac mae wedi'i adeiladu o waliau bloc sydd wedi'u rendro a'u paentio a chanddo do teils ar oleddf. Mae gan y byngalo ddrwsau a ffenestri â fframiau uPVC.

Mae'r safle ehangach yn gweithredu menter gweithgynhyrchu ceir o'r enw Wales Motorsport. Mae siediau, rhandir ac ardal goetir sy'n rhan o'r safle.

Hanes cynllunio :

800128 - Estyniad i greu fflat hunangynhwysol i'r henoed - Cymeradwywyd gydag amodau 18/3/1980

A040011 - Amrywio amodau parthed: deiliadaeth (D2472 amod 10 a D2799 amod 2) - Cymeradwywyd gydag amodau 16/5/2004

A040012 - Codi gweithdy diwydiannol at ddefnydd busnes - Cymeradwywyd gydag amodau 4/7/2004

A150261 - Codi estyniad i'r gweithdy presennol - Cymeradwywyd gydag amodau 19/11/2015

A150338 - Dileu amod 2 o ganiatâd cynllunio A040011 – Cymeradwywyd 13/9/2015

A210137 – Sied storio arfaethedig – Cymeradwywyd gydag amodau 6/4/2021

MANYLION Y DATBLYGIAD

Ceisir caniatâd cynllunio llawn i ddymchwel yr annedd bresennol ac adeiladu annedd newydd gyda'r holl waith cysylltiedig arall.

Mae gan yr annedd bresennol ôl troed o 170 metr sgwâr ac mae cyfanswm ei lled tua 19m, cyfanswm ei dyfnder tua 15m a chyfanswm ei uchder tua 5.7m.

Yn fewnol, mae'r annedd bresennol yn cynnwys 4 ystafell wely, heulfan, ystafell esgidiau, en-suite, lolfa, ystafell fwyta a chegin gydag ystafell amlbwrpas a storfa.

Byddai'r annedd arfaethedig yn cynnwys ôl troed o 253 metr sgwâr ac yn mesur 22m o led x dyfnder uchaf o 15.6m gydag uchder crib uchaf o 8.7m gyda dau uchder crib o 7.8m i ochr ddwyreiniol y brif wedd flaen a 6.2m i'r ochr orllewinol. Nid yw'r annedd arfaethedig wedi'i lleoli ar ôl troed yr annedd bresennol; mae'r cynnig yn gofyn i'r annedd bresennol gael ei chadw fel preswylfa nes bod yr annedd newydd wedi'i chwblhau.

Yn fewnol, byddai'r annedd arfaethedig yn cynnwys ystafell gyda'r nos, lolfa, pantri 2 doiled, cyntedd, ystafell gotiau, ystafell gawod, ystafell amlbwrpas, cegin ac ardal fwyta, ystafell gypyrddau a swyddfa ar gyfer Wales Motorsports ar lefel y llawr gwaelod, tra ar lefel y llawr cyntaf byddai'r annedd arfaethedig yn cynnwys 4 ystafell wely, 2 en-suite, ardal wisgo, balconi a 2 fod ar gyfer en-suites / ystafelloedd gwisgo dewisol.

Byddai'r annedd newydd yn cynnwys rendr wedi'i baentio, gan gynnwys gwaith cerrig a nodwedd â chladin pren ar waliau allanol, teils to llechi naturiol a ffenestri a drysau UPVC ac alwminiwm cyfansawdd.

Bydd carthion budr yn cael eu gwaredu trwy gyfleuster parod i drin carthion newydd a bydd dŵr wyneb yn cael ei waredu trwy suddfannau dŵr.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

DM06 Dylunio a Chreu Lle o Safon Uchel

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM17 Y Dirwedd yn Gyffredinol

LU02 Gofynion sy'n ymwneud â phob Datblygiad Preswyl

LU08 Anheddau Newydd yn Lle'r Rhai Presennol

Polisi S01 Twf Cynaliadwy

Polisi S04: Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill

Mae'r dogfennau Canllaw Cynllunio Atodol canlynol yn berthnasol:

Amgylchedd Adeiledig a Dylunio

Canllawiau Cynllunio Atodol Cadwraeth Natur

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol gan roi sylw dyledus i effaith debygol arfer y swyddogaethau hynny ar droseddau ac anhrefn yn ei ardal, a'r angen i wneud popeth y gall yn rhesymol i atal hynny. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai cynnydd sylweddol nac annerbyniol mewn trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

- dileu neu leihau anfanteision a ddioddefir gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig pan fo'r rhain yn wahanol i anghenion pobl eraill; ac
- annog pobl sydd mewn grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle mae niferoedd anghymesur o isel o'u plith yn cymryd rhan.

Rhodddwyd ystyriaeth ddyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir nad oes gan y datblygiad arfaethedig unrhyw oblygiadau sylweddol ar gyfer personau sy'n rhannu nodwedd warchoddedig, nac ydyw'n cael effaith arnynt, yn fwy nag unrhyw berson arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor Cymuned Beulah - yn cefnogi'r cais hwn, ar y sail bod y byngalo presennol yn fach iawn a bod safon y tŷ yn wael. Mae angen mwy o le ar y teulu, a bydd hefyd yn codi safon y tŷ presennol. Mae'r safle'n ddelfrydol gan fod y gweithle teuluol ar yr un safle.

Priffyrdd - Bydd unrhyw ganiatâd y gall yr Awdurdod Cynllunio ei roi yn cynnwys Amod sy'n ymwneud â dŵr wyneb..

Draenio Tir – Argymell gosod arwyneb newydd, gan gynyddu suddfannau dŵr wyneb ffo ac mae angen cymeradwyaeth Systemau Draenio Cynaliadwy.

Cyfoeth Naturiol Cymru – does dim gwrthwynebiad i'r datblygiad arfaethedig ac maent yn cynnig cyngor mewn perthynas â safleoedd gwarchoddedig a rhywogaethau a warchodir yn Ewrop.

Ecoleg – Dim gwrthwynebiadau

CASGLIAD

Mae adran 38(6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn nodi os oes angen rhoi sylw i'r cynllun datblygu at ddiben unrhyw benderfyniad sydd i'w wneud o dan y Deddfau cynllunio rhaid i'r penderfyniad fod yn unol â'r cynllun oni bai bod ystyriaeth berthnasol yn nodi fel arall.

Egwyddor datblygu

Mae'r cynnig wedi'i gyflwyno'n llawn gyda'r dymuniad i ddymchwel yr adeilad un llawr a chodi annedd ddeulawr newydd wedi'i lleoli ger yr annedd bresennol o dan bolisi LU08 y CDLI. Mae Polisi LU08 yn cefnogi cynigion ar gyfer anheddau newydd ar yr amod bod yr annedd newydd wedi'i lleoli o fewn neu gerllaw ôl troed yr annedd wreiddiol ac yn adlewyrchu ffurf, swmp, maint a graddfa'r annedd wreiddiol ac yn parchu neu'n gwella dyluniad yr annedd wreiddiol, eiddo cyfagos a'r gymdogaeth.

Mae'r annedd arfaethedig wedi'i lleoli wrth ymyl y tŷ annedd gwreiddiol gydag ôl troed mwy. Ni fydd y tŷ presennol yn cael ei ddymchwel tan i'r annedd newydd gael ei chwblhau; yn unol â'r meini prawf asesu mae hyn yn dderbyniol gan y bydd y gwaith dymchwel yn cael ei wneud o fewn cyfnod amser derbyniol. Wrth edrych ar olygfa'r stryd, nodir bod yr ardal gyfagos yn darlunio cefn gwlad gyda chaeau agored, adeiladau amaethyddol ac anheddau ysbeidiol. Mae'r annedd agosaf wedi'i lleoli 128m i'r gorllewin o'r safle ac mae'n adlewyrchu annedd ddeulawr gyda tho talcen. Deuir i'r casgliad, o ystyried cyd-destun yr olygfa stryd bresennol, fod dyluniad, maint a graddfa'r annedd arfaethedig yn cael ei ystyried yn amhriodol ar gyfer y cyd-destun gwledig iawn.

Mae'r annedd newydd arfaethedig yn cynyddu gofod byw safle'r cais ac mae'r mäs a'r swmp yn cynyddu i dŷ annedd deulawr. Byddai'r adeilad arfaethedig ag uchder o 8.4m sydd 3.5m yn uwch na'r annedd bresennol a lled o 22.8m sydd 4.3m yn lletach na'r annedd bresennol, dau do ar oleddf ar y wedd flaen gyda mwy o ffenestri o'i gymharu â'r tŷ presennol.

Mae'r safle wedi'i lleoli mewn "Lleoliad Arall" at ddibenion y Cynllun Datblygu Lleol ac o'r herwydd, rhaid rheoli'r datblygiad yn llym. Mae Polisi LU08: Anheddau Newydd yn Lle'r Rhai Presennol yn berthnasol a rhaid i'r annedd newydd fodloni nifer o feini prawf, a drafodir isod:

Yn ôl y datganiad cynllunio, mae yna bobl yn byw yn yr annedd bresennol ar hyn o bryd ac mae'n adnabyddadwy fel annedd Dosbarth C3 barhaol. Felly, mae Maen Prawf 1 wedi'i fodloni.

O ran Maen Prawf 2i: dylai'r annedd newydd gael ei lleoli o fewn neu wrth ymyl ôl troed yr annedd wreiddiol ac adlewyrchu ffurf, swmp, maint a graddfa'r annedd wreiddiol onid oes manteision cynllunio amlwg o newid cyfeiriadedd, safle neu faint yr un wreiddiol.

Byddai'r annedd newydd wedi'i lleoli wrth ymyl ôl troed yr annedd wreiddiol; fodd bynnag, bydd y ffurf, swmp, maint a graddfa yn fwy ac felly ni fyddai'n adlewyrchu'r annedd wreiddiol. Felly nid yw Maen Prawf 2i wedi'i fodloni'n llawn.

Mae Maen Prawf 2ii yn nodi y dylai'r annedd newydd barchu neu wella dyluniad yr annedd wreiddiol, eiddo cyfagos a'r gymdogaeth.

Mae ymddangosiad yr annedd newydd yn sylweddol wahanol ac yn cyflwyno ffenestri mawr ar y wedd flaen, llawr ychwanegol, a tho sy'n disodli tŷ annedd un llawr syml. Er bod yr eiddo yn gymharol ynysig ac wedi'i rwystro'n rhannol o olwg y cyhoedd, serch hynny nid yw'n parchu arddull bensaernïol yr annedd bresennol ac felly nid yw Maen Prawf 2ii wedi'i fodloni.

Mae Maen Prawf 3 yn nodi y bydd y datblygiad arfaethedig yn amodol ar ddymchwel yr annedd wreiddiol ar yr adeg briodol. Bydd yr annedd bresennol yn cael ei ddymchwel cyn i'r annedd newydd gael ei meddiannu gyntaf. Yn hyn o beth, mae'n

cwrdd â Maen Prawf 3.

I grynhoi, er bod yr annedd newydd yn cyd-fynd â Meini Prawf 1 a 3 Polisi LU08, nid yw'r cynnig yn bodloni Maen Prawf 2i a 2ii. Felly, ni dderbynnir yr egwyddor o annedd newydd yn lle'r un presennol yn y lleoliad hwn neu gyda'r dyluniad hwn.

Amwynder

Mae Maen Prawf 7 Polisi DM06 yn ceisio diogelu amwynderau deiliaid eiddo cyfagos rhag niwed sylweddol o safbwynt preifatrwydd, sŵn a golygon. Mae'r tŷ presennol i'w weld o'r brif ffordd a byddai'r annedd newydd hefyd gan nad oes tirwedd wedi'i gynnig ar hyd blaen yr eiddo. Bydd lleoliad yr annedd newydd wedi'i leoli 128m o unrhyw gymydog cyfagos i'r gorllewin o'r safle, a thrwy hynny mae ei ymyrraeth swyddogaethol a gweledol yn gyfyngedig. Er mwyn cuddio rhagor ar yr annedd arfaethedig o'r brif ffordd, mae amod yn ymwneud â thirwedd yn angenrheidiol; bydd cynllun tirwedd yn cael ei wneud yn unol â'r manylion cymeradwy (Drwg Rhif 2214-PS a dderbyniwyd 26/10/2022) a bydd yr holl blannu'n cael ei gyflawni o fewn 12 mis calendr o ddechrau'r datblygiad, er mwyn diogelu cymeriad ac amwynderau'r ardal a sicrhau bod y plannu y cytunwyd arno'n cael ei wneud o fewn cyfnod rhesymol. Yn hyn o beth, mae'r cynnig yn bodloni Polisi DM06.

Dylunio

Mae Polisi DM06 yn ei gwneud yn ofynnol i ddatblygiad roi sylw llawn a chyfrannu'n gadarnhaol at gyd-destun ei leoliad a'i amgylchedd. Mae'n hyrwyddo dylunio arloesol ac yn rhoi sylw i hynodrwydd lleol o ran ffurf, dyluniad a defnyddiau ac mae angen ystyried cydnawsedd y ffurf adeiledig o ran graddfa, uchder a chyfran mewn perthynas â phatrymau'r cynllun presennol. Yn ogystal, mae Polisi DM17 yn nodi na ddylai datblygiad gael effaith andwyol sylweddol ar ansawdd a chymeriad tirwedd, boed trwy ymyrraeth weledol, lleoliad anystyriol, defnyddiau anghydawns, methiant i gysoni neu wella tiffurf, neu golli nodweddion a phatrymau traddodiadol pwysig.

Mae'r arddull bensaernïol yn amlwg yn wahanol iawn i un yr annedd bresennol, ac felly nid yw'n bodloni Maen Prawf 2ii Polisi LU08. Mae'r uchder a'r swmp yn ormodol ac felly'n anystyriol i leoliad fferm wledig y safle. Byddai'r annedd newydd i'w weld yn amlwg ar y brif ffordd heb unrhyw dirwedd arfaethedig i liniaru ei heffaith. Ar ben hynny, mae'r steil anghyson o ran dyluniad a phatrwm y ffenestri yn yr annedd drwyddi draw yn ei gwneud yn anghyson â Pholisïau DM06 a DM17.

Mae trafodaethau wedi cael eu cynnal gyda'r Awdurdod Cynllunio Lleol ond mae'r ymgeisydd wedi penderfynu yn erbyn cyflwyno unrhyw gynlluniau diwygiedig ac wedi gofyn i'r cais gael ei benderfynu fel ag y mae.

Ecoleg

Cyflwynwyd Arolwg Ystlumod i'w ystyried sy'n cadarnhau bod yr annedd mewn cynefin sy'n ffafriol i ystlumod. Fodd bynnag, canfu'r arolwg nad oedd unrhyw arwyddion o ystlumod yn defnyddio'r annedd ac ystyrir nad oes gan yr eiddo lawer o botensial i gynnal ystlumod. Cadarnhaodd yr arolwg gweithgarwch ganlyniad dim ystlumod yr arolwg cwmpasu, gan ganfod nad oedd unrhyw ystlumod yn defnyddio'r adeilad.

Nid oedd unrhyw adar yn nythu na gweithgarwch tylluanod. Mae'r adran ecoleg wedi gwneud sawl argymhelliad. Mae'r rhain yn cynnwys, cyn i'r gwaith ddechrau, gosod 2 x bocs ystlumod Harlech Woodstone (neu debyg) ar goed aeddfed o fewn cwrtill yr eiddo. 1 x bocs ystlumod Beaumaris Woodstone (neu debyg) i'w osod i wedd dde-ddwyrain yr annedd newydd. 1 x cwpan nyth Gwennol y Bondo i'w osod i wedd ogledd-orllewin yr annedd newydd ac yn olaf gellid sicrhau budd ecolegol ehangach trwy sicrhau (lle bo modd) bod pob ffin yn cael ei phlannu â rhywogaethau brodorol i gadw cysylltedd â'r cynefin cyfagos yn ogystal â chadw (lle bo hynny'n bosibl a pherthnasol) unrhyw goed aeddfed ar y safle. Ni ddylai fod unrhyw golled net o wrychoedd.

Nid oes unrhyw oleuadau allanol wedi'u manylu ar y cynlluniau, ond pe bai goleuadau allanol yn cael eu gosod, yna bydd angen ystyried yn ofalus unrhyw oleuadau allanol ar y datblygiad arfaethedig, bydd angen nodi mesurau i leihau'r effeithiau ar gymudo a chwilota gan fywyd gwylt y nos yn yr ardal leol, yn enwedig nodweddion sy'n debygol o fod o arwyddocâd i weithgareddau chwilota a chymudo yn y nos h.y. gwrychoedd a glannau afonydd.

Mae'r cynnig wedi cael ei sgrinio fel un nad yw'n debygol o gael effaith sylweddol ar Afon Teifi drwy gynydd mewn ffosffadau yn unol â "Chyngor" Cyfoeth Naturiol Cymru (Fersiwn 3 Gorffennaf 2022).

ARGYMHELLIAD:

GWRTHOD

Mae'r rhesymau fel a ganlyn:

1. Yn rhinwedd ei ffurf, swmp, maint a graddfa, ni fyddai'r annedd newydd yn adlewyrchu nodweddion yr annedd wreiddiol. Nid oes unrhyw fanteision cynllunio amlwg wedi'u dangos ac felly nid yw'r cynnig yn cydymffurfio â Maen Prawf 2i o bolisi LU08.

2. Oherwydd ei uchder, ei swmp a'i dyluniad cyffredinol, ystyrir bod yr annedd newydd arfaethedig yn ormod ac yn methu â pharchu lleoliad fferm wledig y safle. Mae'r ffenestri arfaethedig yn anghyson o ran dyluniad a phatrwm ac yn gyffredinol nid yw'r cynnig yn cyd-fynd â Pholisïau DM06 a DM17.

RHESYMAU DROS GYFEIRIO'R MATER AT SYLW'R PWYLLGOR RHEOLI DATBLYGU:

Nid yw'r Aelod Lleol yn cytuno gyda'r farn nad yw'r dyluniad yn cydweddu gyda'r stoc tai lleol. Mae'n dymuno i'r pwyllgor cynllunio cael y cyfle i'w weld yn fanwl a gwneud penderfyniad gwybodus.

Rhif y Cais / Application Reference	A220763
Derbyniwyd / Received	10-10-2022
Y Bwriad / Proposal	Proposed replacement dwelling (Demolition at completion), extension to the garden area and associated works.
Lleoliad Safle / Site Location	Allt y Bryn, Beulah, Newcastle Emlyn, SA38 9QH
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr M Evans, Allt Y Bryn, Beulah, Newcastle Emlyn, Ceredigion, SA38 9QH
Asiant / Agent	Mr Robert Thomas (Thomas Login Architecture), Plas Y Berllan, Ffostrasol, Llandysul, Ceredigion, SA44 4TE

THE SITE AND RELEVANT PLANNING HISTORY

Allt y Bryn comprises a detached bungalow situated to the northern side of a country road located 4.1km from Beulah, Newcastle Emlyn to the south and 4.5km from Tan-y-groes to the west. The existing detached bungalow is south west facing and has four bedrooms and is constructed of block walls that have been rendered and painted with a pitched tiled roof. The bungalow has uPVC framed windows and doors.

The wider site operates car manufacturing enterprise known as Wales Motorsport, there are sheds, an allotment and a woodland area that form part of the site.

Planning history:

800128 - Extension to form self-contained flat for the elderly - Approved STC 18/3/1980

A040011 - Variation of conditions re: occupancy (D2472 condition 10 & D2799 condition 2) - Approved STC 16/5/2004

A040012 - Erection of an industrial workshop for business use - Approved STC 4/7/2004

A150261 - Erection of extension to existing workshop - Approved STC 19/11/2015

A150338 - Removal of condition 2 of planning permission A040011 – Approved 13/9/2015

A210137 – Proposed storage shed – Approved STC 6/4/2021

DETAILS OF DEVELOPMENT

Full planning permission is sought to demolish the existing dwelling and construct a replacement dwelling with all other associated works.

The existing dwelling has a footprint of 170sqm and includes a total width of approximately 19m, total depth of approximately 15m and total height of approximately 5.7m.

Internally, the existing dwelling includes 4no bedrooms, conservatory, boot room, en-suite, lounge, dining and kitchen room with utility room and storage.

The proposed dwelling would feature a footprint of 253sqm and measure 22m wide x maximum depth of 15.6m with maximum ridge height of 8.7m with two set down ridge heights of 7.8m high to the eastern side of the principal front elevation and 6.2m to the western side. The proposed dwelling is not sited on the footprint of the existing dwelling, the proposal requests that the existing dwelling be kept for occupation until the new dwelling is built.

Internally, the proposed dwelling would include an evening room, lounge, larder, 2no W/C, porch, cloakroom, shower room, utility, kitchen and dining area, cupboard room and office for Wales Motorsports at ground floor level, while at first floor level the proposed dwelling would include 4no bedrooms, 2no en-suite, dressing area, balcony and 2no spaces for optional en-suites/ dressing rooms.

The replacement dwelling would feature painted render, including stonework and timber-clad feature to external walls, natural slate roof tiles and UPVC & aluminium composite windows and doors.

Foul sewage will be disposed of via a new package treatment plant and surface water will be disposed of via soakaways.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

LU02 Requirements Regarding All Residential Developments

LU08 Replacement of Existing Dwellings

Policy S01 Sustainable Growth

Policy S04: Development within Linked Settlements and Other Locations

The following Supplementary Planning Guidance documents are applicable:

Built Environment and Design

Nature Conservation SPG

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

Beulah Community Council - supports this application, on the basis that the current bungalow is very small and that the standard of the house is poor. The family needs more space, and it will also rise the standard of the current house. The site

is ideal as the family workplace is on the same site.

Highways - Any permission which the Planning Authority may give shall include a Condition relating to surface water..

Land Drainage – Make recommendations new surfacing, increasing surface water run off, soakaways and SUDS approval is required.

Natural Resources Wales – have no objection to the proposed development and offer the advice in relation to protected sites and European protected species.

Ecology – No objections

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 indicates otherwise”.

Principle of development

The proposal has been submitted in full and seeks to demolish the single storey building and erect a new two storey dwelling located adjacent to the existing dwelling under policy LU08 of the LDP. Policy LU08 supports proposals for replacement dwellings provided that the new dwelling be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling and respect or enhance the design of the original dwelling, that of surrounding properties and the locality.

The proposed dwelling is located adjacent to the original dwellinghouse with a larger footprint. The existing house will not be demolished until the completion of the new dwelling, as per the assessment criteria this is acceptable as the demolition will be done within an acceptable time period. Looking to the street scene, it is noted that the surrounding area depicts the countryside with open fields, agricultural buildings and sporadic dwellings. The nearest dwelling is located 128m to the west of the site and reflects a two-storey dwelling with a gabled roof form. It would be concluded that given the context of the existing street scene that the design, size and scale of the proposed dwelling is considered inappropriate for the very rural context.

The proposed replacement dwelling increases the living space of the application site and the mass and bulk increases to a two storey dwellinghouse. The proposed dwelling would feature an increased height of 8.4m which is 3.5m higher than the existing dwelling and width of 22.8m which is 4.3m wider than the existing dwelling, mirrored pitched roof on the front elevation with an increased fenestration when compared to the existing house.

The site is located within an “Other Location” for the purposes of the Local Development Plan and as such, development must be strictly controlled. Policy LU08: Replacement of Existing Dwellings is relevant and the replacement dwelling must meet various criteria, which are discussed below:

According to the planning statement, the existing dwelling is currently occupied and is recognisable as a permanent Class C3 dwelling. Criterion 1 is therefore satisfied.

In respect of Criterion 2i: the replacement dwelling should be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling unless there are demonstrable planning advantages to be gained from deviating from the original orientation, position or size.

The replacement dwelling would be located adjacent to the footprint of the original dwelling, however the form, bulk, size and scale will be larger and therefore would not reflect the original dwelling. Criterion 2i has therefore not been fully met.

Criterion 2ii states that the replacement dwelling should respect or enhance the design of the original dwelling, that of surrounding property and the locality.

The appearance of the replacement dwelling is significantly different and introduces large fenestration on the front elevation, an increased storey, and a roof which replaces a simple single storey dwellinghouse. Although the property is relatively isolated and somewhat obstructed from public view, it nevertheless does not respect the architectural style of the existing dwelling and therefore Criterion 2ii has not been met.

Criterion 3 states that the proposed development will be subject to the demolition of the original dwelling at the appropriate time. The existing dwelling will be demolished prior to the first occupation of the new dwelling. In this regard, it meets Criterion 3.

In summary, while the replacement dwelling accords with Criterion 1 and 3 of Policy LU08, the proposal does not meet

Criterion 2i and 2ii. The principle of a replacement dwelling in this location or design is therefore not accepted.

Amenity

Criterion 7 of Policy DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. The existing house is visible from the main road and the replacement dwelling would be as well as there is no landscaping proposed along the front of the property. The location of the replacement dwelling will be located 128m from any adjacent neighbour to the west of the site, thereby limiting its functional and visual intrusion. To further shield the proposed dwelling from the main road, a condition relating to landscaping is necessary, a landscaping scheme shall be carried out in accordance with the approved details (Drwg No. 2214-PS received 26/10/2022) and all plantings shall be carried out within 12 calendar months of the commencement of the development, the reason is in order to safeguard the character and amenities of the area and to ensure that the agreed planting is carried out within a reasonable period. In this regard, the proposal satisfies Policy DM06.

Design

Policy DM06 requires development to have full regard and positively contribute to the context of its location and surroundings. It promotes innovative design whilst having regard for local distinctiveness in terms of form, design and material and requires consideration of the cohesiveness of the built form in terms of scale, height and proportion in reference to existing layout patterns. Additionally, Policy DM17 states that development should not have a significant adverse effect on the quality and character of a landscape, whether through visual intrusion, an insensitive siting, incompatible uses, failure to harmonise or enhance landform, or the loss of important traditional features and patterns.

The architectural style very clearly departs from that of the existing dwelling, and therefore does not satisfy Criterion 2ii of Policy LU08. The height and bulk is excessive and therefore insensitive to the site's rural farmstead setting. The new dwelling would appear visually prominent on the main road with no landscaping proposed to mitigate its impact.

Furthermore, the inconsistent stylization in terms of window design and pattern throughout the dwelling renders it inconsistent with Policies DM06 and DM17.

Discussions have taken place with the Local Planning Authority but the applicant has decided against submitting any revised plans and has asked for the application to be determined as it stands.

Ecology

A Bat Survey was submitted for consideration which confirms that the dwelling is in a favourable bat habitat. However, the survey found that there were no signs of bat use by the dwelling and the property is considered to have negligible potential to support bats. The activity survey confirmed the nil result of the scoping survey, with no bats found to be using the building.

There were no nesting birds or owl activity. The ecology department has made several recommendations. These include, prior to works commencing 2 x Harlech Woodstone (or similar) bat boxes to be affixed to mature trees within the curtilage of the property. 1 x Beaumaris Woodstone (or similar) bat box to be affixed to the south east elevation of the new dwelling. 1 x House martin nest cup to be affixed to the north west elevation of the new dwelling and lastly wider ecological benefit could be achieved by ensuring (where possible) all boundaries are planted with native species to retain connectivity to the surrounding habitat as well as retaining (where possible and relevant) any mature trees on site. There should be no net loss of hedgerow.

No external lighting has been detailed on the plans, but should external lighting be installed, then careful consideration will need to be given to any external lighting of the proposed development, measures will need to be identified to minimise impacts to nocturnal wildlife commuting and foraging in the local area, particularly features likely to be of importance to nocturnal foraging and commuting activities i.e. hedgerow and riverbanks.

The proposal has been screened out as not likely to have a significant effect on the Afon Teifi from increased phosphates in accordance with Natural Resources Wales "Advice (Version 3 July 2022).

RECOMMENDATION:

REFUSAL

Reasons are as follows:

1. By virtue of its form, bulk, size and scale the replacement dwelling would fail to reflect the characteristics of the original dwelling. No demonstrable planning advantages have been demonstrated and therefore the proposal fails to accord with Criterion 2i of policy LU08.

2. By reason of its height, bulk and overall design, the proposed replacement dwelling is considered excessive and fails to

respect the site's rural farmstead setting. The proposed fenestration is inconsistent in regard to design and pattern and overall the proposal fails to accord with Policies DM06 and DM17.

REASONS FOR REFERRAL TO THE DEVELOPMENT MANAGEMENT COMMITTEE:

The Local Member does not agree with the opinion that the design is not in keeping with local housing stock. He wishes that the planning committee has the opportunity to view it in detail and make an informed decision.

2.4. A230270



Rhif y Cais / Application Reference	A230270
Derbyniwyd / Received	13-04-2023
Y Bwriad / Proposal	Codi to presennol yr estyniad blaen a gosod to newydd ar adeilad cyfan y ganolfan hamdden a gwaith cysylltiedig, gan gynnwys ail-osod cafnau dŵr ac ati.
Lleoliad Safle / Site Location	Canolfan Hamdden Teifi, Maes y Parc, Heol Gwbert, Aberteifi, Ceredigion, SA43 1AN
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr Eirian Jones (Cyngor Sir Ceredigion), Canolfan Rheidol, Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Asiant / Agent	Mr B Simkin (Barry Simkin Planning & Building Consultant), Barry Simkin, 63 Stryd y Bont, Aberystwyth, Ceredigion, SY23 1QD

Y SAFLE A HANES PERTHNASOL

Mae'r cais ar gyfer safle Canolfan Hamdden Teifi, sydd oddi ar Heol y Gogledd, gerllaw Coleg Ceredigion ac Ysgol Uwchradd Aberteifi, i'r gogledd ddwyrain o ganol y dref.

Mae safle'r cais wedi'i leoli y tu allan i Ardal Gadwraeth Aberteifi.

Hanes cynllunio perthnasol -

- A040802 – Codi estyniad. Cymeradwywyd yn unol ag amodau 28-08-2004

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i godi to presennol yr estyniad blaen a gosod to newydd ar yr adeilad cyfan, gan gynnwys ail-osod cafnau dŵr ac ati.

Bydd to'r estyniad blaen presennol, sydd wedi'i leoli gerllaw'r brif fynedfa, yn cael ei godi tua 0.5 medr er mwyn ei alinio â'r prif do presennol. Mae'r to presennol yn un dalennau metel rhychiog o fath diwydiannol wedi'u rhag-gorchuddio, a bydd y to newydd arfaethedig yn un paneli Quadcore trapesoidaidd wedi'u powdro, y lliw allanol i'w gadarnhau. Does dim newid i ddeunyddiau'r walïau, ffenestri a drysau. Bydd y cafnau dŵr ac ati yn rhai kingspan XL Forte highline.

Does dim newid i'r ffordd y mae dŵr wyneb yn cael ei drin ar hyn o bryd, sef drwy suddfannau dŵr.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

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

Canllawiau Cynllunio Atodol perthnasol:

- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i ymarfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol ymarfer y swyddogaethau hynny ar drosedd ac anhrefn yn ei ardal, a'r angen i

wneud popeth sy'n rhesymol bosib i'w atal. Mae'r ddyletswydd honno wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn lefel y trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; 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 o ran pobl sydd â nodwedd warchoddedig, nac yn un a fydd yn cael effaith sylweddol arnynt, o'i gymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

- **Cyngor Tref Aberteifi** - Yn cefnogi
- **Priffyrdd – Nid yw'r datblygiad arfaethedig yn debygol o gael unrhyw effaith andwyol ar fuddiannau awdurdod priffyrdd y sir**
- **Draenio Tir** – Dim gwrthwynebiad. Ni ddisgwylir y bydd y cynnig yn achosi unrhyw lifogydd o fewn y dalgylch. Does dim angen cymeradwyaeth SuDS.
- **Ecoleg** – Dim gwrthwynebiad, yn argymhell amodau
- **Cyfoeth Naturiol Cymru** – Ymgynghori â'r ecolegydd mewnol i bennu a oes yna debygolrwydd rhesymol bod yna ystlumod yn bresennol.

Ni dderbyniwyd unrhyw sylwadau gan drydydd parti.

CASGLIAD

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

Mae'r bwriad i godi to'r estyniad unllawr presennol ym mlaen yr adeilad o tua 0.5 metr er mwyn ei alinio â'r prif do presennol yn cynrychioli newid cymharol fach na fydd yn cael unrhyw effaith andwyol. Ystyrir bod ail-osod y to presennol a'r cafnau dŵr ac ati hefyd yn dderbyniol am na fydd yn cael unrhyw effaith weledol andwyol, ac mi fydd hefyd yn cyfrannu mewn ffordd bositif at uwchraddio'r adeilad. Ni ddarparwyd unrhyw fanylion ynghylch lliw allanol y to, ond gellir sicrhau hyn drwy amod cynllunio.

Mae arolwg ystlumod wedi'i gyflwyno, sy'n ystyried nad oes fawr ddim posibilrwydd bod yna ystlumod yn bresennol yn y to ac felly mae'n annhebygol y byddai unrhyw ystlumod yn cael eu heffeithio gan y gwaith. Mae'r arolwg yn argymhell gosod blychau gwenoliaid duon ar yr adeilad ar ôl cwblhau'r gwaith ar y to, i sicrhau'r enillion net sy'n ofynnol gyda datblygiad newydd. Gellir sicrhau hyn drwy amod cynllunio. Mae Ecolegydd Cynllunio'r Cyngor yn argymhell gosod amod mewn perthynas â goleuadau allanol, i osgoi effeithiau andwyol ar Ystlumod yn unol â TAN 5.

Mae'r cais yn nodi na fydd unrhyw newid o ran dŵr wyneb, ac nid yw Swyddog Draenio Tir y Cyngor wedi mynegi unrhyw wrthwynebiad, gan ddweud nad yw'r cynnig yn debygol o arwain at unrhyw lifogydd o fewn y dalgylch.

Mae'r datblygiad arfaethedig yn cydymffurfio â pholisïau perthnasol y CDLI, sef DM06, DM13, DM14, DM15 a DM17 a gellir ei gefnogi.

Dirprwyo Pwerau:

Mae'r cais yn cael ei adrodd gerbron y Pwyllgor Rheoli Datblygu dan Rhan 2, 52 Cynllun Dirprwyo'r Cyngor, Mawrth 2022, am fod y cais yn cael ei gyflwyno ar ran y Cyngor, fel perchennog safle'r cais.

ARGYMHELLIAD:

Cymeradwyo'n unol ag amodau.

Rhif y Cais /	A230270
Application Reference	
Derbyniwyd / Received	13-04-2023
Y Bwriad / Proposal	Raising of the existing front extension roof and general re-roofing of the whole of the leisure centre building and associated works including replacement rainwater goods,
Lleoliad Safle / Site Location	Canolfan Hamdden Teifi, Park Place Gwbert Road, Cardigan, Ceredigion, SA43 1AN
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Eirian Jones (Cyngor Sir Ceredigion), Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Asiant / Agent	Mr B Simkin (Barry Simkin Planning & Building Consultant), Barry Simkin, 63 Bridge Street, Aberystwyth, Ceredigion, SY23 1QD

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to Cardigan Leisure Centre which is accessed off North Road, adjacent to Cardigan College and Secondary School, to the north-east of the town centre.

The application site lies outside of Cardigan Conservation Area.

Relevant planning history -

- A040802 - Erection of an extension. Approved subject to conditions 28-08-2004

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the raising of the existing front extension roof and general re-roofing of the whole of the building, including replacement of the rainwater goods.

The roof of the existing front extension, which is located next to the main entrance, will be raised by approximately 0.5 meters to align with the existing main roof.

The existing roof is pre coated industrial type corrugated metal sheeting and the proposed new roof will be powder coated quadcore trapezoidal roof panels, external colour to be confirmed. There is no change to the materials of the wall, windows and doors. Rainwater goods will be kingspan XL forte highline.

There is no change to the way that surface water is currently dealt with which is via soakaways.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

Relevant Supplementary Planning Guidances:

- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to

prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

- **Cyngor Tref Aberteifi / Cardigan Community Council** - Support
- **Highways** - The proposed development is unlikely to be detrimental to any county highway authority interests
- **Land Drainage** - No objection. Proposal not expected to cause any flooding within the catchment. SuDS approval not required.
- **Ecology** - No objection, recommended conditions
- **Natural Resources Wales** - Consult with in-house ecologist to determine if there is a reasonable likelihood of bats present.

No representation received from third party.

CONCLUSION

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

The proposal to raise the roof of the single storey extension to the front of the building by approximately 0.5metres to bring it in line with the existing main roof represents a modest change that will have no adverse visual impact. The replacement of the existing roof and rainwater goods is also considered to be acceptable as it will have no adverse visual impact and will also contribute positively towards the upgrade of the building. No details of external colour of the roof has been provided, however this can be secured via a planning condition.

A bat survey has been submitted which considers that there is negligible potential for bats to be present within the roof and as such it is unlikely that bats would be affected by the works. The survey recommends that swift boxes be erected on the building following the completion of roofing works, to deliver the net gain required by new development. This can be secured via planning condition. The Council's Planning Ecologist recommends imposing a condition relating to external lighting so to avoid adverse effects on Bats in line with TAN 5.

The application states that surface water will remain the same, and the Council's Land Drainage Officer has raised no objection advising that the proposal is unlikely to result in any flooding to the catchment.

The proposed development complies with relevant LDP policies, namely DM06, DM13, DM14, DM15 and DM17 and can be supported.

Power of Delegation:

The application is reported to the Development Management Committee under Part 2, 52 of the Council's Scheme of Delegation, March 2022, as the application is submitted on behalf of the Council, as the owner of the application site.

RECOMMENDATION:

Approve subject to conditions.

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3. Diprwydedig/Delegated

08-06-2023 - 05-07-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A210549	Mr R Davies	Replacement dwelling	Ar Lan Y Mor, Aberporth, Cardigan, Ceredigion, SA43 2EY	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	08-06-2023
2	A211101	Mr Tom Murphy	CHANGE OF USE FROM AGRICULTURAL LAND TO GLAMPING ENTERPRISE (3 x YURTS, 2 x SAFARI TENTS) AND PART CONVERSION OF EXISTING AGRICULTURAL BUILDING TO COMMUNAL FACILITIES WITH PARKING AREA AND ECOLOGICAL ENHANCEMENTS (PHASE 1)	Gelliaharen, Prengwyn Road, Prengwyn, Llandysul. SA44 4LT	Gwrthodwyd / Refused	19-06-2023
3	A211143	Mr Andrew Thomas Clemas	Certificate of Lawful Development for the use of Goetre sheds and yard for B8 storage and distribution yard (10 years plus use)	Goetre Sheds Bwlch Y Groes, Llandysul Road, Llandysul, SA44 4TA	Gwrthodwyd / Refused	15-06-2023
4	A211155	Mr Tony Bates (Morris and Bates Solicitors)	Variation of Condition 3 of planning permission A140679 - extend the time to submit the Reserved matters	Brynteg, Primrose Hill, Llanbadarn Fawr, Aberystwyth. SY23 3AT	Tynnwyd yn ôl / Withdrawn	19-06-2023
5	A220152	(Quay West Holiday Park)	Full planning application for the erection of a Cooks Fish & Chips unit	Quay West Holiday Park, New Quay. SA45 9SE	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-06-2023
6	A220195	Mrs S Thomas	The erection of a single storey extension with landscaping to rear garden.	13 Victoria Street, Aberaeron. SA46 0DA	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-06-2023
7	A220196	Mrs S Thomas	The erection of a single storey extension with landscaping to rear garden,	13 Victoria Street, Aberaeron. SA46 0DA	Caniatâd wedi ei roi / Consent Granted	29-06-2023
8	A220268	Miss D Burnell	Use of The Granary as a two bedroomed dwelling	The Granary, Tancastell, Cross Inn, Llanon, SY23 5NF	Gwrthodwyd / Refused	21-06-2023
9	A220649	Mr Vince Morgan	C3 dwelling house.	Maliks, Llanfarian, Aberystwyth, SY23 4ES	Caniatawyd y Tystysgrif / Certificate Granted	21-06-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
10	A220665	Mr K Thomas (Moelfre Developments Ltd)	Amendments to on site affordable housing provision. Reduction in number of affordable units on site from 3 units to 2 units	Land adj. to Maes y Pentre, Pontgarreg, Llandysul, SA44 6AT	Tynnwyd yn ôl / Withdrawn	28-06-2023
11	A220668	Ms Ann Broben	Erection of 3 timber frame self catering cabins and associated access, services and storage building as part of a farm diversification strategy on a smallholding near Rhydlewis.	Ffynnon Oer, Rhydlewis, Llandysul. SA44 5PS	Gwrthodwyd / Refused	15-06-2023
12	A220724	(Creuddyn Bridge Residential Park Limited)	Non-compliance with condition 1 of planning permission D1/273/89	Bertheos Caravan Park, Creuddyn Bridge, Lampeter. SA48 8PY	Caniatawyd y Tystysgrif / Certificate Granted	04-07-2023
13	A220791	Mr Andrew Thomas (Aberystwyth University)	The construction of an agricultural above ground covered slurry store, spill tank and associated works	Ty Gwyn, Wenallt, Aberystwyth	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-06-2023
14	A220802	Mr H Statham	Removal of condition 2 of planning permission D1/501/84 - agricultural occupancy condition.	Parcau Uchaf, Llanarth, SA47 0QW	Gwrthodwyd / Refused	19-06-2023
15	A220862	Eilir Evans (J O Evams & sons)	Proposed slurry lagoon	Pantsod, Synod Inn, Llandysul. SA44 6JT	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-06-2023
16	A220897	(Stonegate Pub Group)	PROPOSED INTERNAL ALTERATIONS AND REFURBISHMENT OF EXISTING PUBLIC HOUSE, TOGETHER WITH REPLACEMENT SIGNAGE AND EXTERNAL REDECORATION AND ASSOCIATED REPAIRS.	The White Horse, Upper Portland Street, Aberystwyth. SY23 2DT	Caniatâd wedi ei roi / Consent Granted	30-06-2023
17	A220899	(Stonegate Pub Group)	Display of signage	The White Horse, Upper Portland Street, Aberystwyth. SY23 2DT	Tynnwyd yn ôl / Withdrawn	30-06-2023
18	A220914	Mr and Mrs M & C Dolbear	Proposed internal alterations to Pencwm and to refurbish existing windows and replace UPVC doors.	Pencwm, Sarnau, Llandysul. SA44 6QN	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-06-2023
19	A220915	Mr and Mrs M & C Dolbear	Internal alterations and refurbish existing windows and replace UPVC doors	Pencwm, Sarnau, Llandysul, Ceredigion, SA44 6QN	Caniatâd wedi ei roi / Consent Granted	29-06-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
20	A220930	Thomas Jones	Retention of outbuilding and laying of patio	Islwyn, Panteg Rd, Aberaeron, SA46 0EP	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-06-2023
21	A220941	Ann Roberts	Proposed rear extension, summer house, demolition of existing garage, and associated works.	Bryntirion, Aberporth, SA43 2EN	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-06-2023
22	A220957	Mr and Mrs J Leybourne	Proposed double garage	Talywern, Gilfachreda, New Quay. SA45 9SN	Gwrthodwyd / Refused	20-06-2023
23	A220963	Mr James Read	Change of use from a redundant school building and grounds into a single dwelling house	The Old School, Llanwenog, SA40 9UU	Tynnwyd yn ôl / Withdrawn	12-06-2023
24	A230005	Mr Paul Skyme	Retrospective application for the installation of 3 temporary Portakabin buildings to be used as office and changing space for a period of 104 weeks.	Volac International Ltd, Felinfach, Lampeter, SA48 8AG	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-06-2023
25	A230040	Mr Brian Wilkins	The property has been used as a self contained basement flat with 7no. bedsits to the ground, first and second floors since 12 January 2010.	Lynton, 47 North Parade, Aberystwyth. SY23 2JN	Caniatawyd y Tystysgrif / Certificate Granted	28-06-2023
26	A230045	Mr and Mrs J & L Grubb	Proposed flat roof extension to side to provide garage and introduce some smooth painted render to front elevation.	Caer Gwin, Caerwedros, Llandysul, SA44 6BW	Caniatawyd gydag Amodau / Approved Subject to Conditions	27-06-2023
27	A230062	Mr John Griffiths	Erection of 2 masts to support radio antennae to be used in the hobby of amature radio	Llygad Yr Haul, Y Ferwig, Cardigan, Ceredigion, SA43 1PX	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-06-2023
28	A230067	Mrs Catrin Jones	Demolition of existing detached w/c and store to accommodate proposed single storey rear extension.	Brynsiriol, Hill Street, New Quay, SA45 9QD	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-06-2023
29	A230105	Mr M Whitehouse (Cenarth Falls Resort Limited)	Proposed relocation of 8 approved static holiday caravans onto approved touring caravan section of the existing holiday park	Cenarth Falls Holiday Park, Cenarth, SA38 9JS	Tynnwyd yn ôl / Withdrawn	14-06-2023
30	A230112	Mr and Mrs Clive & Jayne Davies	Infill ground floor extension to rear of property	3, Newtown, Cardigan, SA43 1LZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-06-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
31	A230123	Mr L & L Wyatt	Proposed demolition of existing farmhouse and adjacent outbuilding and the erection of a new / replacement dwelling, and all associated works to driveway and forecourt as detailed.	Pantmoch Fach, Maesymeillion, Llandysul, SA44 4NH	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-06-2023
32	A230124	Mr Rob Berner (Ceredigion Sustainable Development)	Reserved matters 15 dwellings	Land at Gwastad Lane, Borth.	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-06-2023
33	A230127	(Jones Brothers (Henllan) Ltd)	Variation of condition 4 and 6 of planning permission A210697 and A211113 (amendments to the placement of proposed translocated roadside hedgerows and consequential landscaping, parking and internal boundary features)	Land off Ffordd Newydd, Aberporth, SA43 2EW	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	09-06-2023
34	A230130	Mr Simon Pickard	Alterations to cafe and attached cottage	Red Kite Cafe, Craig fryn, Ponterwyd, Aberystwyth. SY23 3AB	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-06-2023
35	A230157	Mr Patrick Loxdale	Erection of a Cattle Building	Castle Hill, Llanilar, SY23 4SB	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-06-2023
36	A230158	Mr Patrick Loxdale	Erection of a Dairy Building	Castle Hill, Llanilar, SY23 4SB	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-06-2023
37	A230159	Mr Patrick Loxdale	Erection of a Lambing Shed	Castle Hill, Llanilar, SY23 4SB	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-06-2023
38	A230166	Mr John Jones	Proposed change of use of outbuilding into holiday unit and installation of package treatment plant.	Troedyrhiw, Llanon, SY23 5LR	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-06-2023
39	A230176	Mr D Hughes	Proposed change of use of land to accommodate 2No shepherds huts, access path, upgrading of parking area and installation of a new foul water treatment tank.	Tyn y Coed, Cellan, Lampeter. SA48 8JB	Tynnwyd yn ôl / Withdrawn	15-06-2023
40	A230182	Mr Michael Fellows	Variation of Condition 2 of Planning Permission A220332 - revised drawings.	Lima House, 1 Victoria Street, Aberaeron, Ceredigion, SA46 0DA	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-06-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
41	A230190	Mr John M Davies	Proposed replacement dwelling and construction of agricultural shed with associated works including the construction of new pond, installation of package treatment plant and hardcore access track.	Abermarlais, Llwynceilyn, Aberaeron.	Gwrthodwyd / Refused	27-06-2023
42	A230191	Mr and Mrs N & L Gray	Conversion and change of use of redundant agricultural outbuilding to holiday accommodation and all associated works	Cribor Fawr, Pontshaen, Llandysul, Ceredigion, SA44 4UT	Caniatawyd gydag Amodau / Approved Subject to Conditions	04-07-2023
43	A230194	Mr and Mrs J & N Shaw	Extension and renovation works to the existing property, including demolition of the existing garage and ancillary work	Fourwinds, Gwbert, Cardigan. SA43 1PR	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-06-2023
44	A230197	Mr Michael Fellows	Variation of condition 2 of planning permission - A220333 - revised drawings	Lima House, 1 Victoria Street, Aberaeron, Ceredigion, SA46 0DA	Caniatâd wedi ei roi / Consent Granted	29-06-2023
45	A230199	Mr A Hughes (E. LL. Hughes & Sons)	Outline planning permission for the demolition of no. 35 Maesceinion and the erection of 5 dwellings with all matters reserved, except access.	35 Maesceinion, Waunfawr, Aberystwyth, SY23 3QQ	Tynnwyd yn ôl / Withdrawn	19-06-2023
46	A230209	Mr JG Sansom (Sansom Timber Frame (Design) LTD)	Non material minor amendment to planning permission A180620 - Variation of condition 2 - revised drawings and removal of condition 4 - drainage.	Plot 36 Chapel St Development Llanarth, Llanarth, SA47 0RG	Caniatawyd / Approved	30-06-2023
47	A230213	(Aquila ATMS on behalf of the MOD)	Removal of condition 6 - (surface water) and variation to condition 8 (drainage) of planning permission - A220773.	Land off Erwlas Road, adjacent to existing military radar site, MOD Aberporth	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-06-2023
48	A230214	Mr Lee Price	Erection of LED signage to front and side elevation of the Pier.	Pier Pavilion, Marine Terrace, Aberystwyth, SY23 2AZ	Gwrthodwyd / Refused	13-06-2023
49	A230218	(Jones Brothers (Henllan) Ltd)	Non-Material Amendment to planning application A210697 - Amended plans	Land Off Ffordd Newydd Aberporth, Cardigan, Cardigan, SA43 2EW	Tynnwyd yn ôl / Withdrawn	09-06-2023
50	A230221	(Jones Brothers (Henllan) Ltd)	Discharge of condition 7 of planning permission A220191 - Materials	Land Off Ffordd Newydd Aberporth, Cardigan, Cardigan, SA43 2EW	Tynnwyd yn ôl / Withdrawn	09-06-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
51	A230222	Mr Elliott James	Form parking space to front of property	Penraig Cottage, Llechryd, Cardigan, Ceredigion, SA43 2NR	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-06-2023
52	A230226	Mr Stephen Waldron	Installation of new internal boiler including standard flue.	8 Windmill Court, Eastgate, Aberystwyth. SY23 2AS	Caniatâd wedi ei roi / Consent Granted	30-06-2023
53	A230227	Mr John Heneghan	Change of use of existing holiday let approved under application A040800 to an extension of existing dwelling as to operate as 1 no. dwelling house.	Ffynnon Fendigaid, Rhydlewis, Llandysul. SA44 5SR	Gwrthodwyd / Refused	28-06-2023
54	A230228	Mr John Pearson (National Trust)	Installation of car park pay and display machine	Cafe, Llanerchaeron, Ciliau Aeron, Lampeter. SA48 8DG	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-06-2023
55	A230232	Mr Griffiths	Discharge of condition 9 of planning permission A200664 - Access, visibility splays & carriageway.	Plot at Morfa Uchaf, Llangrannog, Llandysul, SA44 6RU	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	29-06-2023
56	A230233	Mr Griffiths	Discharge of condition 12 of planning permission A200664 - Bird Breeding Survey.	Plot at Morfa Uchaf, Llangrannog, Llandysul, SA44 6RU	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	29-06-2023
57	A230235	Mr Griffiths	Discharge of condition 14 of planning permission A200664 - Reptile Mitigation Method Statement.	Plot at Morfa Uchaf, Llangrannog, Llandysul, SA44 6RU	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	29-06-2023
58	A230241	Mr Roger Yorke	Construction of approximately 100 solar panels on metal frames in a field to generate 50kwh electricity for the sole purpose of providing power to Cwm Helyg house.	Cwm Helyg, Rhydyfelin, Aberystwyth. SY23 4QE	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-06-2023
59	A230242	Mr Michael Till	Proposed domestic and classic car garage to include change of use of agricultural land to be included within domestic curtilage	Glascoed, New Cross, SY23 4JT	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-06-2023
60	A230258	David and John Evans (Davies and Evans)	Erection of Steel Portal Framed Building over existing cattle yard, and manure storage area, together with all other associated works	Ynys, Bronant, Aberystwyth. SY23 4TJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-06-2023
61	A230259	Mr Joel Stringfellow	Erection of a shed for the storage of agricultural machinery and implements.	Dolwen, Llanwenog, Llanybydder, SA40 9UR	Caniatâd ei angen / Permission required	19-06-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
62	A230260	Mr A Davies	Discharge of condition 3 of planning permission A220721 - Details etc of all new internal and external glazing units.	10 Water Street, Aberaeron, SA46 0DG	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	13-06-2023
63	A230261	Mr A Davies	Discharge of condition 4 of planning permission A220721 - Details of part in-fill to existing first floor rear window.	10 Water Street, Aberaeron, SA46 0DG	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	13-06-2023
64	A230262	Mr A Davies	Discharge of condition 5 of planning permission A220721 - details of roof slate.	10 Water Street, Aberaeron, SA46 0DG	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	13-06-2023
65	A230263	Mr A Davies	Discharge of condition 7 of planning permission A220721 - details of position, type, number and finish of new pipework, extracts, meter boxes, flues, vents or ductwork.	10 Water Street, Aberaeron, SA46 0DG	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	13-06-2023
66	A230264	Mr and Mrs G & A Bevan	The dwelling known as Gerynant, Nebo, Llannon is being used as a residential dwelling in breach of condition 2 of planning consent D1 533 85, being the agricultural occupancy condition and has been doing so for over 10 years.	Gerynant, Llanon, SY23 5LW	Caniatawyd y Tystysgrif / Certificate Granted	08-06-2023
67	A230268	Mr M Davies	Agricultural shed	Hafod Farm, Y Ferwig, Cardigan, SA43 1PU	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-06-2023
68	A230272	Mr Jeff James	Agricultural Shed	Alma Lodge, Llangoedmor, Cardigan, Ceredigion, SA43 2LJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-06-2023
69	A230273	Mr and Mrs Jones	Change of use of first floor flat to D1 chiropodist and retain 1 bed flat at second floor. New windows to front elevation at first floor and second floor.	8 Portland Road, Aberystwyth, SY23 2NL	Caniatawyd gydag Amodau / Approved Subject to Conditions	27-06-2023
70	A230274	(Hutchison 3G UK Limited)	Proposed telecommunications installation: Proposed 30.0m High Steel Lattice Tower c/w Delta Headframe on new RC concrete base and associated ancillary works. Please refer to drawings	Tywi South Forest Ystrad Fflur, Tregaron, Ceredigion, SY25 6NW	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-06-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
71	A230280	(Anthony Motors Ltd)	Display of signage	Anthony Motors Ltd, Car Showroom Llanbadarn Road, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3QP	Caniatâd wedi ei roi / Consent Granted	12-06-2023
72	A230281	Mr Mark Burgess	Proposed demolition of existing single storey garage and erection of a two storey extension.	Frontafan, Llanafan, SY23 4BD	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-06-2023
73	A230285	Mr B Morris (RIBS Properties)	Erection of an extension to former Blaenporth School building.	Former Blaenporth Primary School, Blaenporth, Cardigan, SA43 2BA	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-06-2023
74	A230286	Mr Keith Haworth	Single Storey accommodation ancillary to main dwelling house.	Brynamllwg, Sarnau, SA44 6RA	Caniatawyd y Tystysgrif / Certificate Granted	21-06-2023
75	A230288	Mr Eli Viscido (Naturally Scrumptious)	Replacement of existing side door with a new door, to include removal of internal boarding and new door frame	Naturally Scrumptious, 18 Market Street, Aberaeron, SA46 0AS	Caniatâd ddim ei angen / Permission not required	12-06-2023
76	A230289	Mr Eli Viscido (Naturally Scrumptious)	Replacement of existing side door with a new door, to include removal of internal boarding and new door frame	Naturally Scrumptious, 18 Market Street, Aberaeron, SA46 0AS	Caniatâd wedi ei roi / Consent Granted	28-06-2023
77	A230301	(EE Ltd)	Monopole style telecommunications mast and associated development	Highways Land, Llanarth, SA47 0NS	Caniatâd ei angen / Permission required	20-06-2023
78	A230305	Mr J Lewis (Gwasg Gomer Press Ltd)	ADDITIONAL STORAGE BUILDING	Gomer Press, Unit 1 Llandysul Enterprise Park, Llandysul, SA44 4JL	Caniatawyd / Approved	30-06-2023
79	A230307	Mr Daniel Worth (Welch & Co Solicitors)	Proposed Certificate of Lawful Development for a change of use of 9 Mill Street, Aberystwyth from A1 - shops to A2 - Financial and professional Services.	9 Mill Street, Aberystwyth. SY23 1HZ	Tynnwyd yn ôl / Withdrawn	19-06-2023
80	A230311	(Lloyds Banking Group)	Branch Closure- Removal of external signage, including branch nameplates, window replacement over entrance door and removal of projecting swing sign	LLOYDS TSB BANK PLC, High St, Lampeter. SA48 7BQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-06-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
81	A230312	(Lloyds Banking Group)	Branch Closure- Removal of external signage, including branch nameplates, window replacement over entrance door and removal of projecting swing sign	Lloyds Tsb Bank Plc, 9 High Street, Lampeter, Ceredigion, SA48 7BQ	Caniatâd wedi ei roi / Consent Granted	29-06-2023
82	A230315	Lesley Walters	Proposed 4 domestic dwellings situated in the form of two pairs of semi detached properties and associated works	Plot at Oaklands, Lampeter, SA48 7HS	Gwrthodwyd / Refused	19-06-2023
83	A230316	(HSBC Bank/Holder)	Discharge of condition 3 of planning permission - A220680 - CCTV Fixing Details	Hsbc, 11 High Street, Cardigan, Ceredigion, SA43 1JN	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	13-06-2023
84	A230332	Mr Dylan Davies	Alterations and extension to dwelling	Cwmporthman, Blaenporth, SA43 2AY	Gwrthodwyd / Refused	29-06-2023
85	A230346	Mrs Dawn Hodgetts	Proposed caravan to the South of the existing dwelling	Annedd Aur, Beulah Road, Bryngwyn, Newcastle Emlyn. SA38 9QA	Caniatawyd y Tystysgrif / Certificate Granted	03-07-2023
86	A230353	Mr Endaf Jenkins	Erection of a steel portal structure at Pwllpridd to transport eggs between poultry units, crossing the county highway together with all other associated works	Pwllpridd, Lledrod, Aberystwyth. SY23 4HZ	Tynnwyd yn ôl / Withdrawn	30-06-2023
87	A230354	Mr L W Davies	Erection of an agricultural building for storage of machinery.	Glaspant, Beulah, Newcastle Emlyn, SA38 9QN	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	30-06-2023
88	A230356	Mr and Mrs O Davies	Proposed extensions (front porch), improvements, alterations and associated works	110 Ger-y-Llan, Penrhyncoch, Aberystwyth. SY23 3TR	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-06-2023
89	A230358	Mr J O'Rourke (Prifysgol Aberystwyth University)	Discharge of condition 30 to planning permission - A210459 - Demolition Conservation Plan	Old College, King St, Aberystwyth & 1 & 2 New Promenade, Aberystwyth, Ceredigion, SY23 2BH	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	23-06-2023
90	A230359	Mr J O'Rourke (Prifysgol Aberystwyth University)	Discharge of condition 9 to planning permission - A210459 - Roof repair conservation plan	Old College, King St, Aberystwyth & 1 & 2 New Promenade, Aberystwyth, Ceredigion, SY23 2BH	Amod(au) wedi'u rhyddhau yn rhannol / Condition(s) Partially Discharged	28-06-2023
91	A230364	Meirion Ellis Jones (Ellis Developments Wales Ltd.)	Discharge of condition 4 to planning permission - A200129 - materials	Crown Building Plascrug Avenue, Llanbadarn Fawr, Aberystwyth, SY23 1NH	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	08-06-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
92	A230365	Mr I Mole	Lawful Development Certificate to demonstrate that planning permission A050835 is extant and capable of full implementation.	The Old School Garden, Yr Hen Ysgol, Aberbanc, Llandysul, SA44 5NP	Gwrthodwyd / Refused	30-06-2023
93	A230367	(Cornerstone)	Telecommunications apparatus - mast, cabinets and associated equipment.	Land near Meinigwynion Mawr, Gorsgoch, Llanybydder, Ceredigion, SA40 9TH	Rhoi caniatâd ymlaen llaw / Prior Approval Granted	27-06-2023
94	A230373	Mr J James	Internal alterations and re-modelling of existing lower ground floor, open market maisonette flat to form one 2 bedroom flat and one 1 bedroom open market maisonette. Including demolishing of existing porch and construction of new enlarged porch	Sussex House, Lloyd Terrace, Adpar, SA38 9NS	Gwrthodwyd / Refused	28-06-2023
95	A230378	Ms Rosemary Evans	Discharge of condition 8 of planning permission - A220937 - hedgerow mitigation scheme	Gwarcaeau Cottage, C1077 From Cross Inn Tojunction Of The U1423, Cross Inn, SY23 5NA	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	30-06-2023
96	A230388	Rhian Evans	Installation of an air source heat pump to the rear of the property	Caerheli, Stryd Fawr, Llanon, SY23 5HE	Dychwelwyd yn annilys / Returned Invalid	26-06-2023
97	A230404	Mr and Mrs I & J Bristow	Erection of an agricultural implement and storage building	Land at Talwrn Glas, Bronant, SY23 4JA	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	30-06-2023
98	A230405	Ms Catherine Penman (Executor of the estate of Mr E Rees)	Discharge of condition 3 (materials) from planning permission A220316	Garden View, Water Street, Aberarth, SA46 0LN	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	15-06-2023
99	A230412	Adam Noble (National Resources Wales)	Discharge of condition 3 of planning permission - A220391 - Biosecurity risk assessment	Greenacres Nursery, B4353 From Ynyslas Beach Road To Holiday Park, Ynyslas, Borth, Ceredigion, SY24 5LB	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	30-06-2023
100	A230414	Mr Andrew Gardner (Wynne Construction)	Discharge of condition 3 of planning permission - A230102 - Construction Site & Traffic Management Plan, Site Compound Access Arrangements, Pre-start Highways Condition Report, Site Entrance Plan	Aeron Valley Primary School Lampeter Road, Felinfach, Lampeter, SA48 8AD	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	28-06-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
101	A230415	Professor Richard Lanyon-Hogg	Erection of an agricultural shed	Hafan Heddychlon, North of Hafod-y-Gors, South of Hafodhir and East of Gwarffynnon	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	30-06-2023
102	A230424	Ceryth Griffiths	Non material amendment of condition 6, 7, 8, 9, 13, 14 to planning permission - A200664 - Change of wording	Land Adjacent To Craig Y Don, Llangrannog, Llandysul, SA44 6SW	Caniatawyd / Approved	27-06-2023
103	A230440	Mr Anthony O'Regan	Discharge of condition 3 of planning permission - A220770 - Material samples	Cwmceirw, Public Right Of Way Leading From The C1067 Toward Morfa Bychan Llanfarian, Aberystwyth, Ceredigion, SY23 4QG	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	30-06-2023
104	A230445	Mr Alex Dawson (Barcud)	Discharge of condition 7 from planning permission A220822 (Pollution Prevention Plan)	Land between Quay Street and Market Lane, Quay Street, Cardigan, SA43 1HU	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	26-06-2023

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4. Penderfyniadau Apeliadau/Appeal Decisions

08-06-2023 - 05-07-2023

#	Cyfeirnod yr Apel / Appeal Reference	Cais / Gorfodaeth / Linked Application / Enforcement	Apeliwr / Appellant	Rhesymau dros apelio / Grounds for Appeal	Lleoliad / Location	Penderfyniad Allanol / External Decision	Dyddiad Penderfyniad Allanol / External Decision Date
1	CAS-02271-X6F9F4	A201119	Mr Meirion & Emyr Williams (Lampeter Tree Services Ltd)	Against refusal	Cae Celyn, Llanfair Road, Lampeter, SA48 8JX	Allowed with Conditions	13-06-2023

5. Apeliadau a Dderbyniwyd/Appeals Received

08-06-2023 - 05-07-2023

#	Cyfeirnod yr Apel / Appeal Reference	Cais / Gorfodaeth / Linked Application / Enforcement	Apeliwr / Appellant	Rhesymau dros apelio / Grounds for Appeal	Lleoliad / Location	Penderfyniad Allanol / External Decision	Dyddiad Penderfyniad Allanol / External Decision Date
1	CAS-02502-Z9G7N6	A211098	Mr and Mrs P Cowton	Against refusal of planning permission.	Dol Aur, Beulah, Newcastle Emlyn, SA38 9QB		



Appeal Decision

by Mr A Thickett BA (Hons) BTP Dip RSA MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 13.06.2023

Appeal reference: CAS-02271-X6F9F4

Site address: Cae Celyn, Llanfair Road, Lampeter, Ceredigion, SA48 8JX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Lampeter Tree Services Ltd against the decision of Ceredigion County Council.
 - The application Ref A201119, dated 5 February 2021, was refused by notice dated 11 August 2022.
 - The development proposed is the retention of biomass log dryer kiln, and two chimneys and continued use of boiler no.1 only (within centre of building) following trial run relating to temporary planning permission A190302.
 - A site visit was made on 11 May 2023.
-

Decision

1. The appeal is allowed and planning permission granted for the retention of biomass log dryer kiln, and two chimneys and continued use of boiler no.1 only (within centre of building) following trial run relating to temporary planning permission A190302 at Cae Celyn, Llanfair Road, Lampeter, Ceredigion, SA48 8JX subject to the terms of the application reference A201119, dated 5 February 2021 and subject to the following condition.
 1. Before boiler no.1 is brought back into use details of a mitigation strategy shall be submitted to and approved in writing by the local planning authority. The approved mitigation strategy must be adhered to every time and for as long as Boiler No. 1 is in use.

Reason: In order to safeguard the living conditions of nearby residents in accordance with LDP Policy DM22.

Main Issue

2. The main issue is the impact of the continued use of Boiler No.1 on the living conditions of nearby residents with regard to smoke and odour.

Reasons

3. Lampeter Tree Services operates from a site to the south east of the town. The premises comprises a large building and yards used for parking vehicles and storing timber.

Although close to Lampeter, it lies in the countryside, the nearest house is around 100m to the west of the building. Immediately adjoining on the eastern boundary is a static caravan.

4. A condition removing permitted development rights with regard to the installation of plant and machinery was imposed on the planning permission for the building. An application to retain a biomass log dryer kiln, two biomass boilers, and two chimneys was granted temporary planning permission from 17 November to 17 December 2020. Following the trial period the appellant submitted the application subject to this appeal to operate one of the boilers (no. 1).
5. During the trial run the Council visited the site 13 times, including 4 inspections by the Environmental Health Team. On 7 of those occasions boiler no. 1 was in operation. The Council's committee report records the following: *'On these days, emissions were generally clear or minimal, with the Officer noting only a slight smell of smoke at the site next to the building or down in the adjoining yard to the south. During these days, there was either no or little wind and the wind direction appeared to be northerly/north-easterly. The slight exception to this was on the 15th December, when wind direction appeared to be south-westerly (i.e. heading towards the caravan), albeit light. During this visit, the Officer did note a slight smell of smoke next to the caravan, however this was not overwhelming.'*
6. The Environmental Health Officer commented that the premises were visited on 9, 15, 16 and 17 December 2020. The boiler was not in use on the 15th. The kiln was only operational on the 16th but observed not to be causing noise above the prevailing background noise level on site. With regard to odour, the officers stated they detected an odorous substance beyond the site boundary on each visit apart from the 15th. The smell was described as *'woody, not particularly offensive or intense but clearly apparent.'*
7. In addition the Environmental Health Officer reported that the odour could only be detected 'now and again' and was not at a level that would constitute a statutory nuisance *'as it would not substantially interfere with the enjoyment or comfort of anyone in the vicinity.'* The Officer's did acknowledge that if the odour were perceptible for long periods on most days of the week it would have a detrimental impact. Finally the Environmental Health Officer recommended the roller shutter door on the eastern elevation be closed whenever the boilers were in use on the basis doing so would provide *'significant mitigation and a physical barrier to the dispersion of odour.'*
8. Members undertook a site visit before they made a decision on the appeal application. The Committee report notes that Members experienced the smell of smoke but did not consider odours were overwhelming or *'harmful to such an extent to justify the refusal of planning permission on amenity grounds.'*
9. I have no reason to doubt the reports of odour and smoke from local residents but it is not possible to determine which boiler the problems emanated from. The appellant acknowledges that boiler no. 2 caused nuisance, hence its continued use not being included in the appeal application.
10. The Council considers the scope for mitigation has been exhausted and are concerned that it may not be able to agree a mitigation strategy should one be required by condition. The evidence before me, derived from the Council's own observations during the trial period and at the Member's visit, is that boiler no. 1 operated with no unacceptable impact on nearby residents, including the occupiers of the caravan.
11. I assume the mitigation measures previously agreed were in operation when the Council's planning and environmental health officers visited and reported no unacceptable impacts. A mitigation strategy is necessary to safeguard the living

conditions of nearby residents and, in light of the above, I see no reason one could not be agreed. Planning permission should not be withheld just because monitoring a condition would be burdensome on the local planning authority.

Conclusion

12. For the reasons given above and having regard to all matters raised, I find that the proposed development would not have an unacceptable impact on the living conditions of local residents. I conclude that the proposal complies with Policies DM22 and LU25 of the Ceredigion Local Development Plan (2007 – 2022), adopted 2013.
13. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives.

A Thickett

Inspector

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