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Cyngor Sir
CEREDIGION
County Council

Neuadd Cyngor Ceredigion, Penmorfa,
Aberaeron, Ceredigion SA46 0PA
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3 August 2023

Dear Sir / Madam

I write to inform you that a Meeting of the Development Management Committee will be held HYBRID - NEUADD CYNGOR CEREDIGION, PENMORFA, ABERAERON / REMOTELY VIA VIDEO CONFERENCE on Wednesday, 9 August 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 12 July 2023 (Pages 3 - 6)**
5. **To consider planning applications deferred at previous Meetings of the Committee (Pages 7 - 18)**
6. **Development, Advertisement, Local Authority and Statutory Applications (Pages 19 - 56)**
7. **Planning applications dealt with by way of delegated authority (Pages 57 - 62)**
8. **Appeals (Pages 63 - 64)**

Members are reminded to sign the Attendance Register

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

Yours faithfully

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

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, 12 July 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, Mark Strong and Carl Worrall

Also present:- Councillor Bryan Davies and Alun Williams

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 Team Leader - South, Ms Nia Jones, Corporate Manager – Democratic Services, Mrs Ffion Lloyd, Solicitor and Mrs Dana Jones, Democratic Services and Standards Officer

(10:00am-12:20pm)

1 Personal

The Chairman welcomed all to the meeting.

2 Apologies

Councillor Ceris Jones apologised for her 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 declared a personal and prejudicial interest in Application A220674 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 14 June 2023

It was RESOLVED to confirm as a true record the Minutes of the Meeting of 14 June 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:-

To APPROVE the application subject to 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. If the S 106 agreement was not completed, the Corporate Lead Officer -Economy and Regeneration being authorised to REFUSE 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:-

- Following a Site Inspection Panel visit to the location, Members agreed with the panel who concluded that following the inspection of the land closer to the main farmstead, locating the development adjacent to the main farmstead was not suitable due to that location being steep, close to an adjoining river and that the access to the farm itself was inadequate in their opinion due to the need to traverse through the main farmyard which was in agricultural operation and accordingly there was justification for the development to be sited in the proposed location.
- The application site was the only feasible location for the siting of the pods themselves.
- The Glamping pods would not have an adverse visual impact on the landscape as the proposed site was below the ridge line and complied with DM17.
- This was a subjective application that could be approved as it assisted the farm with diversification.
- The application could be approved subject to a Section 106 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.

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 **APPROVE** the application subject to conditions and the completion of a S106 agreement in respect of the affordable units.

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:-

Mrs Gwennan Jenkins (Agent) and Mr Dyfed Evans (Applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220638 Phase 4 - Erection of 8 dwellings to include 2 affordable dwellings, Cae John, Cross Inn, Llanon

To **DEFER** the application to allow further time or a 'cooling off' period to further consider the acceptability of the development in principle and its compliance with policies LU06 and LU24, as this application would exceed the proposed density further in the Linked Settlements and Other Locations category for this Settlement Group at this point in time.

Mr Geraint John addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

A220674 Proposed expansion of the caravan park at Bargoed Farm comprising of new tourer pitches with hot tubs, and glamping accommodation, Bargoed Farm, Llwynceilyn, Aberaeron

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

Mrs Gwennan Jenkins (Agent) and Mr Meirion Evans (Applicant) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee

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

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

A230270 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

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

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

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

8 Planning Appeals

It was AGREED to note the appeals received.

Confirmed at the meeting of the Committee held on the xxx

Chairman:- _____

Date: _____

1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	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

1.1. 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 amlwrpas 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 amlwrpas, 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.

POLISIŌAU 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; aillbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw dyledus i hyrwyddo cydraddoldeb yn cynnwys:

- dileu neu leihau 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 huchder, 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.

Panel Archwilio Safle

Penderfynodd Aelodau'r Pwyllgor Rheoli Datblygu, yn ei avarfod ar 12 Gorffennaf 2023, gyfeirio'r cais at y Panel Archwilio Safle i'w ystyried yn unol â Pharagraff 2 o feini prawf mabwysiedig y Cyngor.

Cyfarfu'r Panel Archwilio Safle ddydd Llun 31 Gorffennaf 2023 ac roedd yn cynnwys y Cynghorydd Ifan Davies (Is-gadeirydd), y Cynghorydd Rhodri Evans, y Cynghorydd Gareth Lloyd, y Cynghorydd Gethin Davies, a'r Cynghorydd Marc Davies. Hefyd yn bresennol roedd y Cynghorydd Chris James a'r Cynghorydd Amanda Edwards fel aelodau lleol, a Mrs Sian Holder, Arweinydd Tîm Rheoli Datblygu'r De.

Cyflwynodd Mrs Holder y cais a'r prif resymau pam fod yr ACLI yn arqymell gwrthod y cais, sy'n seiliedig ar raddfa a dyluniad yr annedd newydd, ac felly nid yw'n cydymffurfio â Pholisïau LU08, DM06 a DM17 y Cynllun Datblygu Lleol.

Bu'r Panel yn archwilio'r tir y tu ôl i'r annedd bresennol, lle bwriedir lleoli'r annedd newydd. Cafwyd trafodaethau ar raddfa'r bynaalo presennol a chymharwyd ei ôl troed ag ôl troed yr annedd newydd. Nodwyd nad oedd yr adeilad presennol o unrhyw werth pensaernïol ac y byddai'r annedd newydd yn fwy vnni-effeithlon. Nodwyd cvd-destun y safle hefyd mewn perthynas â'r siediau presennol, y byddai'r annedd newydd mewn llinell â nhw fwy neu lai, a hefyd bod y safle yn sefyll ar ei ben ei hun heb unrhyw dai cyfagos. Nodwyd nad oedd arddull bensaernïol benodol yn yr ardal.

Bu'r Panel hefyd yn archwilio'r safle o'r tu blaen gan nodi y byddai'r annedd newydd yn cael ei gosod ymhellach yn ôl ac nad oedd modd ei gweld yn syth o'r ffordd wrth basio.

Daeth yr Is-gadeirydd â'r cyfarfod i ben.

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.

Site Inspection Panel

Members of the Development Management Committee, at its meeting on 12 July 2023, resolved to refer the application to the Site Inspection Panel (SIP) for consideration in accordance with Paragraph 2 of the Council's adopted criteria.

The SIP met on Monday 31 July 2023 and comprised Cllr Ifan Davies (Vice Chair), Cllr Rhodri Evans, Cllr Gareth Lloyd, Cllr Gethin Davies, and Cllr Marc Davies. Also in attendance were Cllr Chris James and Cllr Amanda Edwards as local members, and Mrs Sian Holder, Development Management Team Leader South.

Mrs Holder introduced the application and the main reasons why the LPA are recommending that the application is refused, which is based on the scale and design of the replacement dwelling and thus its non-compliance with Policies LU08, DM06 and DM17 of the Local Development Plan.

The Panel inspected the land to the rear of the existing dwelling, where the replacement dwelling is proposed to be sited. Discussions were had on the scale of the existing bungalow and its comparison with the replacement dwelling in terms of its footprint. It was noted that the existing building was of no architectural merit and that the replacement dwelling would be more energy efficient. The context of the site was also noted with regards to the existing sheds, where the replacement dwelling would roughly be in line with, and also that the site stood in isolation with no nearby dwellings. It was noted that there was no specific architectural style in the locality.

The Panel also inspected the site from the front noting that the replacement dwelling would be set further back and that it was not immediately visible from the road when passing.

The Vice Chair consequently closed the meeting.

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A220774	13-10-2022	Mr and Mrs E & E James	Proposed reinstatement of dwelling to be used as a holiday unit to include installation of package treatment plant and new vehicular access.	Ty'n Bwlch, Lledrod, SY23 4TD	Refuse
2	A230198	15-03-2023	Mr T Brunt	Cattle housing with nutrient store	Coybal, New Quay. SA45 9TU	Approve Subject to Conditions
3	A230369	19-05-2023	Mr Dylan Evans (Ceredigion County Council)	Porch extension and new boundary walls including new generator store along with a change of use from office use to C2 residential care home.	Min y Mor Bungalow, Wellington Gardens, Aberaeron, SA46 0BQ	Approve Subject to Conditions
4	A230399	05-06-2023	Mr Richard Jones	1st floor extension	23 Bro Henllys, Felinfach, Lampeter, Ceredigion, SA48 8AD	Refuse

2.1. A220774



Rhif y Cais / Application Reference	A220774
Derbyniwyd / Received	13-10-2022
Y Bwriad / Proposal	Adfer annedd i'w defnyddio fel uned wyliau, gan gynnwys gosod cyfleuster parod i drin carthion a mynedfa newydd i gerbydau.
Lleoliad Safle / Site Location	Ty'n Bwlch, Lledrod, SY23 4TD
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr a Mrs E ac E James, Henbant, Lledrod, Aberystwyth, Ceredigion, SY23 4HZ
Asiant / Agent	Mrs Gwennan Jenkins (JMS Planning & Development), Hafan Y Coed, Maeshyfryd, Llanbedr P.S. SA48 8AN

Y SAFLE A HANES CYNLLUNIO PERTHNASOL

Mae safle'r cais yn cynnwys annedd segur a thai allan cysylltiedig sydd wedi'u lleoli mewn ardal cefn gwlad agored, tua 0.8 milltir i'r gogledd-orllewin o bentref Lledrod. Y cwbl sydd ar ôl o'r annedd a'r tai allan yw darnau bach o wal garreg, simnai, a dwy ffenestr ac agoriad drws.

Cafodd cais blaenorol ar gyfer yr un datblygiad ei dynnu'n ôl ar 25-04-2022 (cyf: A211057).

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i adfer yr annedd i ddarparu uned wyliau hunangynhwysol. Mae'r cynnig yn cynnwys ail-adeiladu'r annedd i greu un deulawr gydag estyniad bach yn y cefn, gyda darn unllawr ynghlwm i'r ochr, lle'r oedd y tai allan gynt, gydag estyniad yn y cefn. Mae'r rhan deulawr yn mesur tua 9.2 metr ar hyd y gweddllun blaen, 8.2 metr ar hyd y gweddllun ochr, a 7 metr i fyny at y grib. Mae'r rhan unllawr ar yr ochr yn mesur tua 17 metr ar hyd y gweddllun blaen, 5.6 metr ar hyd y gweddllun ochr, a 4.6 metr i fyny at y grib. Mae'r estyniad yn y cefn oddeutu hanner ffordd ar ei hyd, ac mae'n ymwthio allan 2.6 metr a 5.2 metr ar draws.

Mi fydd gan yr adeilad waliau carreg naturiol, to llechi naturiol, a ffenestri a drysau upvc lliw glo carreg.

Yn nhermau llety, mi fydd yn darparu 2 ystafell wely en-suite, ystafell ymolchi, ystafell amlbwrpas, ystafell blanhigion, cegin fawr cynllun agored, ardal fwyta ac ardal fyw ar y llawr gwaelod. Bydd y llawr cyntaf yn darparu 2 ystafell wely en-suite, gyda wardrobau a chypyrddau dillad gwely.

Bydd mynedfa newydd yn cael ei chreu i'r gogledd o'r safle a fydd yn 16.5 metr o led, gyda lleiniau gweledd yn mesur 59 metr bob ochr. Bydd y gwrych yn cael ei drawsleoli y tu ôl i'r lleiniau gweledd. Bydd trac mynediad newydd 3 metr o led yn cael ei adeiladu gyda deunyddiau athraidd, ar hyd ymyl y gwrych ffiniol, gydag un man pasio, tua hanner ffordd, er mwyn cael mynediad at yr adeilad. Darperir ardal barcio a throi ar gyfer tri char y tu blaen i'r adeilad.

Bydd y gât fynedfa bresennol i'r llwybr ceffyl yn cael ei thynnu a'i hail-osod fe rhan o'r fynedfa newydd.

Bydd gwrych newydd o rywogaethau cymysg yn cael ei blannu ar hyd y ffin de-orllewinol, bydd coed newydd yn cael eu plannu ar y llethr gogledd-orllewinol, a bydd cymysgedd o hadau blodau gwyllt yn cael eu plannu ar y llethr yn y cefn. Bydd ffens weiar a physt gwrth-stoc, ynghyd â'r gwrych, yn ffurfio ffin y safle.

Bydd y dŵr budr yn mynd i becyn trin carthion parod newydd 'klargester' neu gyfleuster tebyg addas ar gyfer o leiaf 8 person, gan ollwng i suddfan sydd o leiaf 6m oddi wrth yr adeiladau.

Gwaredir dŵr wyneb drwy suddfannau dŵr a bydd gan y fynedfa a'r ardal barcio ar gyfer cerbydau un ai arwyneb craidd caled neu arwyneb athraidd.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

- Dyfodol Cymru: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN5 Cadwraeth Natur a Chynllunio (2009)

- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)
- TAN12 Dylunio (2016)
- TAN13 Twristiaeth (1997)
- TAN23 Datblygu Economaidd (2014)

Polisi Cynllunio Lleol perthnasol

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
- LU09 Ail-ddefnyddio Anheddau Blaenorol/Segur
- LU16 Llety Twristiaeth – Mathau o Lety nad yw Polisi LU14 yn eu cwmpasu
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirlunio
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd

Canllawiau Cynllunio Atodol perthnasol :

- CCA Ardaloedd Tirwedd Arbennig Ebrill 2014
- CCA Safonau Parcio CSC 2015
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015

YSTYRIAETHAU PERTHNASOL ERAILL

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

DEDDF CYDRADDOLDEB 2010

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

- dileu neu leihau'r anfanteision a 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 Lledrod** – Heb dderbyn ymateb
- **Priffyrdd – Yn argymhell amodau**
- **Draenio Tir** – Sylwadau safonol. Angen cymeradwyaeth SuDS
- **Ecoleg** – Yn argymhell amodau
- **Hawliau Tramwy Cyhoeddus** -Mae Hawl Tramwy Cyhoeddus 52/2 yn mynd ar hyd y trac mynediad i Ty'n Bwlch ac yn pasio'n agos at y cynlluniau arfaethedig. Bydd angen sicrhau bod hwnnw ar agor ac ar gael bob amser.
- **Ymddiriedolaeth Archaeolegol Dyfed** -Yn argymhell amod
- **Dŵr Cymru** – Dim sylwadau ar ei bod yn system breifat
- **Cyfoeth Naturiol Cymru** – Dim sylwadau

Derbyniwyd un ymateb gan drydydd parti cyfagos, yn nodi'r canlynol, yn gryno:

- Bydd sythu'r ffordd er mwyn cael y lleiniau gwelededd yn caniatáu i yrwyr fynd yn gyflymach ar hyd y rhan honno o'r ffordd
- Eisiau gwarant ysgrifenedig gan yr ymgeiswyr na fydd eu cyflenwad dŵr yn cael ei effeithio. Hefyd am gael sicrwydd ysgrifenedig na fydd unrhyw garthion ffo yn gallu halogi eu cyflenwad dŵr
- Ddim yn hapus o gwbl bod hwn yn lety gwyliau oherwydd yn teimlo'n gryf bod mwy na digon o eiddo gwyliau yn yr ardal eisoes a dylai unrhyw dai a adeiladir fod ar gyfer pobl leol.

CASGLIAD

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

Egwyddor Datblygu

Mae'r llythyr eglurhaol yn esbonio bod Ty'n Bwlch ar un adeg yn ffermdy unigol gyda thai allan cysylltiedig. Prynwyd yr annedd gan dadcu'r ymgeisydd ar ddechrau'r 1960au. Roedd yn wag a doedd mo'i angen ar y fferm, a defnyddiwyd y tai allan i gadw gwartheg a defaid. Mae'r ymgeiswyr yn byw yn y fferm a elwir yn Henbant, sydd wedi'i lleoli i'r dwyrain o Lledrod. Mae'r fferm yn cynnwys 400 acer ac mae'n cadw 800 o famogiaid Cymreig a 100 o fuchod magu. Mae'r ymgeiswyr am arallgyfeirio ar y fferm er mwyn cael ail incwm i gefnogi'r teulu, gan gefnogi'r economi ar yr un pryd.

Mae safle'r cais wedi'i leoli mewn ardal cefn gwlad agored. Mae Polisi LU16 y CDLI yn cyfeirio at Lety Twristiaeth, gyda maen prawf 3 yn cefnogi troi adeiladau presennol o fewn lleoliadau y tu allan i aneddiadau dynodedig (h.y. lleoliadau eraill/cefn gwlad) yn fathau eraill o lety twristiaeth, cyn belled â bod yr adeiladau'n strwythurol gadarn ac nad oes angen newidiadau mawr allanol. Dim ond rhannau bach iawn o'r adeilad sydd ar ôl, gan gynnwys rhan fach o wal garreg – gyda dau agoriad ar gyfer ffenestri a drws, a simnai. Nid yw'r cynnig felly yn cydymffurfio â'r polisi hwn am nad yw'r adeilad yn strwythurol gadarn ac mae'n golygu codi adeilad newydd, yn hytrach na thrawsnewid adeilad presennol.

Mae'r 'llythyr eglurhaol' a gyflwynwyd fel rhan o'r cais yn nodi y byddai ystyriaeth hefyd yn cael ei roi i ddefnydd ohono fel annedd dan bolisi LU09 – ail-ddefnyddio anheddau blaenorol/segur. Ni fyddai'r cynnig yn cydymffurfio â'r polisi hwn am fod yr annedd wreiddiol wedi mynd â'i phen iddi i'r fath raddau fel na ellir ei hadfer. Mae hyn yn golygu codi adeilad cyfan newydd, ac mae'r polisi datgan y dylid felly ei ystyried fel tŷ newydd mewn ardal cefn gwlad agored.

Ystyrir bod y bwriad i greu llety gwyliau newydd hunangynhwysol, sydd wedi'i adeiladu'n bwrpasol mewn lleoliad cefn gwlad agored, yn mynd yn groes i bolisiâu S01 ac S04 y CDLI, yn ogystal â pholisi cynllunio cenedlaethol, am na fyddai'n cynrychioli datblygiad cynaliadwy, ac am nad yw chwaith yn bodloni gofynion TAN 6. Mae'r safle wedi'i leoli i ffwrdd o wasanaethau a chyfleusterau allweddol ac felly mi fyddai ymwelwyr y llwyr ddibynnol ar eu car i fodloni eu hanghenion. Er bod y cais yn nodi y byddai'r cynnig yn golygu arallgyfeirio ar fferm yr ymgeisydd, gan ddarparu incwm, nid yw'r cynnig ar gyfer annedd menter wledig, ac nid yw'r polisiâu'n cefnogi llety gwyliau a adeiladir yn bwrpasol fel ffurf ar arallgyfeirio.

Mae'r penderfyniad hwn yn gyson â phenderfyniad apêl a dderbyniwyd ym Mehefin 2019 mewn perthynas â'r bwriad i droi tŷ allan yn ddwy uned wyliau yn Ynys Greigiog, Eglwysfach, lle canfu'r Arolygydd bod yr adeilad wedi mynd yn adfail, ac mi fyddai felly'n gyfystyr ag adeilad newydd, sy'n groes i bolisi cynllunio lleol, yn ogystal â pholisi cynllunio cenedlaethol (cyf. apêl: APP/D6820/A/19/3225002; cyf. ACLI : A180564). Roedd y tŷ allan oedd yn destun yr apêl honno wedi cadw mwy o'i walliau a'i do na'r adeilad sy'n dan sylw yn y cais hwn.

Maint a Dyluniad

Mae'r adeilad arfaethedig o faint sylweddol, ac mae'r cais yn nodi ei fod yn dilyn ôl troed yr annedd a'r tŷ allan blaenorol, ond gyda mân estyniadau i'r cefn. Does dim gwrthwynebiad i faint y rhan deulawr o'r adeilad, ac er bod y rhan unllawr yn dilyn ôl troed y tŷ allan blaenorol, mynegwyd gwrthwynebiad am faint y rhan yma yn nhermau ei hyd – sy'n mesur 17 metr. Mae hyn, o'i fesur gyda'r rhan deulawr, yn rhoi adeilad gyda chyfanswm hyd o ychydig dros 26 metr, sy'n sylweddol ac yn un na

ellir ei gefnogi.

Nid oes unrhyw wrthwynebiad i ddyluniad y rhan deulawr o'r adeilad, sydd ar ffurf traddodiadol, gyda waliau cerrig naturiol a tho llechi, a ffenestri bach gyda'r pwyslais ar y fertigol. Tybir bod y rhan yma o'r adeilad yn parchu golwg gyffredinol yr annedd flaenorol. Er nad oes unrhyw wrthwynebiad mewn egwyddor i ddyluniad a deunyddiau'r rhan unllawr, sy'n cyd-fynd ar y cyfan â'r rhan deulawr, dylid ystyried cwtogi ar ei hyd, a fyddai'n arwain at ddyluniad llawer gwell yn gyffredinol.

Mi fydd creu mynedfa newydd o'r ffordd wledig, colli'r gwrych, a chreu thrac hir yn cael effaith negyddol ar y dirwedd, er bod y cynnig yn ceisio lleihau'r effaith drwy drawsleoli'r gwrych y tu ôl i'r lleiniau gwelededd, a chael y trac yn rhedeg ochr yn ochr â'r gwrych ffiniol presennol. Bwriedir gwneud gwaith tirlunio hefyd, a fydd yn helpu i liniaru effaith y datblygiad.

Yn gyffredinol, bernir bod y cynnig, a ystyrir fel llety gwyliau newydd sydd wedi'i adeiladu'n bwrpasol mewn ardal cefn gwlad agored, ynghyd â maint y trac mynediad, yn un a fydd yn cael effaith negyddol ar y dirwedd. Mae pryderon hefyd am yr effaith gronnol ar y dirwedd, os bydd cynigion o'r fath yn cael eu cymeradwyo'n rhy aml.

Amwynder Preswyl

Does dim eiddo cyfagos a fyddai'n cael ei effeithio gan y datblygiad arfaethedig.

Priffyrdd

Nid yw'r awdurdod priffyrdd lleol wedi mynegi unrhyw wrthwynebiad i'r cynnig, yn unol ag amodau yn ymwneud â'r fynedfa newydd a'r lleiniau gwelededd cysylltiedig, y parcio a'r dŵr wyneb.

Nid yw'r gwelededd i'r gorllewin o'r fynedfa ar dir sy'n berchen i'r ymgeisydd, ond cyflwynwyd llythyr gan y perchennog tir yn rhoi caniatâd i gynnal gwaith i greu'r lleiniau gwelededd.

Hawliau Tramwy Cyhoeddus

Mae Hawl Tramwy Cyhoeddus 52/2 yn mynd ar hyd y trac mynediad i Ty'n Bwlch ac yn pasio'n agos at y cynlluniau arfaethedig. Bydd angen sicrhau bod hwnnw ar agor ac ar gael bob amser.

Draenio Tir

Mae'r cais yn nodi y bydd dŵr ffo'n cael ei waredu drwy suddfannau dŵr a bydd gan y fynedfa a'r ardal barcio ar gyfer cerbydau arwynebau craidd caled neu athraidd. Y flaenoriaeth yw bod dŵr wyneb yn cael ei waredu drwy system ddraenio gynaliadwy. Mi fydd angen cymeradwyaeth SuDS ar gyfer y datblygiad gan SAB y Cyngor, felly gellir ymdrin yn ddigonol â dŵr wyneb drwy'r broses honno.

Mae'r cynnig yn cynnwys gosod cyfleuster trin carthion newydd i ddelio â dŵr budr ac nid yw Cyfoeth Naturiol Cymru wedi mynegi unrhyw wrthwynebiad i hyn. Mae'r safle wedi'i leoli y tu allan i dalgylch ACA afon Teifi.

Ecoleg

Mae'r cais yn cynnwys Adroddiad Arfarniad Ecolegol Rhagarweiniol, sy'n ystyried y bydd y trac mynediad yn cael ei adeiladu ar laswelltir sydd wedi'i wella, nad yw o unrhyw arwyddocâd ecolegol. Fodd bynnag, mae cwrs dŵr/ffos agored sy'n gollwng i'r Afon Wyre wedi'i leoli i'r gorllewin yn union o'r trac arfaethedig, felly mi fydd angen i'r gwaith ddilyn arfer gorau, a dylid rhoi parth clustogi ar waith i osgoi llygru unrhyw ddŵr wyneb gan waddodion neu lygryddion eraill. Yn nhermau'r adfail ei hun, mae'r Arfarniad yn nodi na chofnodwyd unrhyw rywogaethau a warchodir nac arwyddion o rywogaethau a warchodir, ac mae'n nodi nad oes fawr ddim potensial iddo gael ei ddefnyddio gan ystumod, ac nad yw o fawr o werth i adar sy'n nythu. Mae'r Arfarniad yn nodi y gallai'r gwrych ar hyd ymyl y ffordd ddarparu cynefin nythu ar gyfer adar sy'n magu, a gall madfall cyffredin fod yn bresennol yng nghlawdd y gwrych. Mae'r Arfarniad yn argymhell gwella bioamrywiaeth drwy osod clwydi ystumod, blychau adar, a defnyddio'r pridd o'r trac i greu clawdd newydd ar hyd ochr dwyreiniol y trac.

Nid yw'r Ecolegydd Cynllunio sy'n cynghori'r ACLI wedi mynegi unrhyw wrthwynebiad i'r cais, yn amodol ar gyflwyno cynllun tirlunio manwl ac amserlen ôl-ofal, gwella bioamrywiaeth ymhellach, datganiad dull ar gyfer trawsleoli'r gwrych, cynllun goleuadau, a Chynllun Rheoli Amgylcheddol wrth Adeiladu, y gellir eu sicrhau drwy amodau.

Ymddiriedolaeth Archaeolegol Dyfed

Mae'r Ymddiriedolaeth wedi dweud bod yr adeilad wedi'i gofnodi fel un sy'n ffurfio rhan o fferm ôl-ganoloesol sy'n ymddangos ar fap Degwm Plwyf Lledrod 1844. Nid yw o'r farn, ar hyn o bryd, y bydd y datblygiad arfaethedig yn cael effaith sylweddol ar unrhyw adnodd archaeolegol claddedig, ond os bydd deunydd archaeolegol yn dod i'r fei yn ystod y datblygu, gellir trefnu ymweliad i gael cyngor pellach. Mae'r Ymddiriedolaeth yn argymhell gosod amod yn gofyn bod arolwg ffotograffig yn cael ei gynnal, a'i gyflwyno i'r ACLI ei gymeradwyo.

Ymateb i'r trydydd parti

Mae'r sylw ynghylch sythu'r ffordd i greu'r lleiniau gweledd wedi'i nodi. Fodd bynnag, nid fyddai'r ffordd ei hun yn cael ei sythu o angenrheidrwydd o ganlyniad i'r cynnig, ond yn hytrach byddai'r gweledd yn cael ei wella. Hefyd, does dim troeon garw amlwg ar y rhan o'r ffordd lle bwriedir cael y fynedfa a'r lleiniau gweledd, sy'n golygu bod cerbydau'n gorfod arafu'n sylweddol. Hefyd, nid yw'r awdurdod priffyrdd lleol wedi gwrthwynebu'r cynnig.

Nid yw'r cais a wnaed mewn perthynas â'r cyflenwad dŵr yn fater cynllunio, ond yn fater preifat sy'n dod dan ddeddfwriaeth ar wahân. Yn nhermau carthion ffo a halogi dŵr, byddai gofyn bod y cyfleuster trin carthion yn bodlon'r safonau angenrheidiol, ac mae yna hefyd ddeddfwriaeth ar wahân sy'n ymwneud â halogi dŵr.

Mae'r sylw a wnaed am y ffaith bod y cynnig yn llety gwyliau wedi'i nodi, ond does dim polisi penodol yn ymwneud â gormodedd o dai gwyliau, ac mae polisïau cynllunio'n cefnogi llety twristiaeth ar y cyfan.

Cynllun Dirprwy

Mae'r aelod lleol, y Cynghorydd Wyn Evans, wedi gofyn bod y cais yn cael ei benderfynu gan y Pwyllgor Cynllunio am y rhesymau canlynol:

- Mae'n ystyried bod y cais yn dod o dan faen prawf LU16
- Helpu i sicrhau dyfodol fferm deuluol o fewn amgylchedd amaethyddol sy'n newid o hyd
- Mae gan yr ymgeiswyr bedwar o blant, ac mae pob un ohonynt yn angerddol am y fferm deuluol. Maent am ei gweld yn datblygu i gyfeiriadau gwahanol i ddarparu ffrydiau incwm gwahanol ar gyfer y busnes yn y dyfodol
- Mae'r safle'n hen, hen fferm, gyda darpariaeth dda o ddŵr, mae'r talcen a'r simnai dal yno ac mae'r lle tân i'w weld o hyd, mae'r wal gefn dal ar ei thraed ac mae rhai o estyll y to'n dal i orffwys rhwng y talcen a'r wal gefn
- Mae'r hen drac i fyny at y daliad i'w weld o hyd a daethpwyd i gytundeb â chymydog am y fynedfa

ARGYMHELLIAD:

Mae'r ACLI yn argymhell bod y cais yn cael ei wrthod am nad oes digon o'r adeilad ar ôl i'w drawsnewid. Yn hytrach, mae'r cynnig yn gyfystyr â llety gwyliau newydd a adeiladwyd i'r diben hwnnw mewn ardal cefn gwlad agored, sy'n mynd yn groes i bolisïau S01, S04 ac LU17 y CDLI, a pholisïau a chanllawiau cynllunio cenedlaethol.

Rhif y Cais / Application Reference	A220774
Derbyniwyd / Received	13-10-2022
Y Bwriad / Proposal	Proposed reinstatement of dwelling to be used as a holiday unit to include installation of package treatment plant and new vehicular access.
Lleoliad Safle / Site Location	Ty'n Bwlch, Lledrod, SY23 4TD
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr and Mrs E & E James, Henbant, Lledrod, Aberystwyth, Ceredigion, SY23 4HZ
Asiant / Agent	Mrs Gwennan Jenkins (JMS Planning and Development), Hafan Y Coed, Maeshyfyrd, Lampeter, SA48 8AN

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a redundant dwelling and associated outbuildings located within the open countryside, approximately 0.8 miles to the north-west of the village of Lledrod. All that remains of the dwelling and outbuildings are small sections of a stone wall, a chimney breast, and two windows and a door opening.

A previous application for the same development was withdrawn on 25-04-2022 (ref: A211057).

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the reinstatement of the dwelling to provide a self-contained holiday unit. The proposal includes re-building the dwelling to two storey with a small extension to the rear, and an attached single storey section to the side, where the outbuildings once stood, with a rear extension. The two storey section measures approximately 9.2 metres along the front elevation, 8.2 metres along the side elevation, and 7 metres to ridge height. The single storey section to the side measures approximately 17 metres along the front elevation, 5.6 metres along the side elevation, and 4.6 metres to ridge height. The extension to the rear is approximately halfway along its length, and projects outwards by 2.6 metres and 5.2m metres across.

The building will have natural stone walls, natural slate roof, and anthracite grey upvc windows and doors.

In terms of the accommodation, it will provide 2 bedrooms, en-suite, bathroom, utility room, plant room, and large open plan kitchen, dining and living area on ground floor. The first floor will provide two bedrooms, 2 en-suite, with wardrobes and linen cupboards.

A new access will be created to the north of the site which will be 16.5 metres wide, with visibility splays measuring 59 metres each side. The hedgerow will be translocated to behind the visibility splays. A new access track, 3 metres wide, will be constructed using permeable materials, alongside the boundary hedge with one passing place approximately halfway to provide access to the building. Parking and turning area for 3 cars will be provided to the front of the building.

The existing gated access to the bridal footpath will be removed and reinstated as part of the newly formed access.

A new mixed species hedgerow will be planted to south-west boundary, new trees will be planted on the north-west embankment, and the embankment to the rear will be planted with a wildflower seed mix. A post and stockproof wire fence along with hedges will form the boundary to the site.

Foul drainage will connect into new 'klargester' package treatment plant or similar suitable for minimum 8 persons to discharge into soakaway minimum 6m from buildings.

Surface water will be disposed of via soakaways and the vehicle access and parking will be provided in either hardcore or permeable surfaces.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 11, February 2021)
- TAN5 Nature Conservation and Planning (2009)
- TAN6 Planning for Sustainable Rural Communities (2010)

- TAN12 Design (2016)
- TAN13 Tourism (1997)
- TAN23 Economic Development (2014)

Relevant Local Planning Policy

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

- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- LU09 The Re-use of Former/Abandoned Dwellings
- LU16 Tourism Accommodation Types of Accommodation not covered by Policy LU14
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- DM20 Protection of Trees| Hedgerows and Woodlands

Relevant adopted Supplementary Planning Guidances -

- Special Landscape Areas SPG April 2014
- CCC Parking Standards SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015

OTHER MATERIAL CONSIDERATIONS

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

- **Lledrod Community Council** - No response received
- **Highways** - Recommended conditions

- **Land Drainage** - Standard comments. SuDS approved required
- **Ecology** - Recommended conditions
- **Public Rights of Way** - Public Right of Way 52/2 runs along the access track to Ty'n Bwlch and runs in close proximity to the proposed plans. and will need to remain open and available at all times.
- **Dyfed Archaeological Trust** - Recommended condition
- **Dwr Cymru Welsh Water** - No comments to make as private system
- **Natural Resources Wales** - No comments to make

One representation has been received from adjacent third party, noting the following, in summary -

- the straightening of the road layout to achieve the visibility splays will allow drivers to go faster along that particular stretch of road
- Want a guarantee from the applicants in writing that their water supply will not be affected. Also want something in writing to ensure that no sewage runoff can contaminate their water supply.
- Really not happy that this is a holiday home build as feel strongly that there are more than enough holiday properties in the area already and any houses built should be for locals.

CONCLUSION

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

Principle of Development

The covering letter explains that Ty'n Bwlch once stood as a standalone farmhouse with attached outbuildings. The dwelling was bought by the applicant's grandfather in the early 1960s, and was empty, and surplus to the requirements of the farm, with the outbuildings used to house cows and sheep. The applicants live at the farm known as Henbant which is located to the east of Lledrod. The farm comprises 400 acres and includes 800 Welsh breeding sheep and 100 breeding cows. The applicants wish to diversify the farm to enable a second income to support the family, whilst also supporting the economy.

The application site lies within an open countryside location. LDP Policy LU16 refers to Tourism Accommodation, with criteria 3 supporting the conversion of existing buildings within locations outside of identified settlements (i.e. other locations/countryside), to other types of tourist accommodation provided that the buildings are structurally sound and will not require major external alterations. Only very small parts of the building remains, which includes small section of stone wall - with two openings for windows and a door and a chimney breast. The proposal therefore fails to meet with this policy as the building is not structurally sound and constitutes the erection of a new building, rather than the conversion of an existing building.

The 'covering letter' submitted as part of the application notes that consideration would also be given to its use as a dwelling under policy LU09 - re-use of former/abandoned dwellings. The proposal would fail to meet this policy because the original dwelling has fallen into such a state of disrepair and is not capable of renovation. This entails the construction of a whole new building, where the policy states that it should then be considered as new housing in the open countryside.

The proposal is considered to represent a new purpose built, self-contained holiday accommodation within an open countryside location, which conflicts with LDP policies S01 and S04, as well as national planning policy, as it would not represent sustainable development nor does it meet with the requirements of TAN 6. The site is located away from key services and facilities and therefore visitors would be solely reliant on the car to meet their needs. Whilst the application states that the proposal would diversify the applicant's farm and provide an income, the proposal is not for a rural enterprise dwelling, and policies do not support purpose built holiday accommodation as a form of diversification.

This decision is consistent with an appeal decision, received in June 2019 for the proposed conversion of outbuilding into 2 no holiday units at Ynys Greigiog, Eglwysfach, where the Inspector found that the building had fallen into a dilapidated state of repair, and would be tantamount to a new building which was contrary to local, as well as national planning policy. (appeal ref: APP/D6820/A/19/3225002; LPA ref:A180564). The outbuilding the subject of the appeal had more of its walls and roof retained than the building under this application.

Scale and Design

The proposed building is of a substantial scale, with the application stating that it follows the footprint of the former dwelling and outbuilding, but with minor extensions to the rear. There is no objection to the scale of the two storey part of the building, and whilst the single storey section may follow the footprint of the former outbuilding, objections are raised to the scale of this section in terms of its length - which measures 17 metres. This, when measured together with the two storey section, results in a building with a total length of just over 26 metres which is substantial and not supported.

There are no objections raised to the design of the two storey part of the building, which is of a traditional form, with natural stone walls and slate roof, small windows with vertical emphasis. This part of the building likely respects the general appearance of the previous dwelling. Whilst there is no objection in principle to the design and materials of the single storey section which is generally inkeeping with the two-storey section, its length should be considerably reduced, which would result in a much better design overall.

The creation of the new access with the country road, the subsequent loss of hedgerow and the creation of a long track will have a negative impact on the landscape, although the proposal does seek to minimise the impact through translocating the hedge to behind the visibility splays, and with the track running in line with the existing boundary hedge. Landscaping is also proposed which will help to mitigate the impact of the development.

Overall, the proposal, which is viewed as a new purpose built holiday accommodation in the open countryside, along with the extent of the access track, is considered to have a negative impact on the landscape. Concerns are also raised with the cumulative impact on the landscape, if such proposals are granted too often.

Residential Amenity

There are no neighbouring properties in close proximity that would be affected by the proposed development.

Highways

The local highway authority has raised no objections to the proposal subject to conditions, relating to the new access and associated visibility splays, parking and surface water.

The visibility to the west of the entrance does not fall on land under the ownership of the applicant, however a letter has been submitted from the landowner giving consent for works to be undertaken to achieve the visibility splays.

Public Rights of Way

Public Right of Way 52/2 runs along the access track in close proximity to the proposed plans. The Council's Public Rights of Way Officer had advised that the PROW needs to remain open and available at all times.

Land Drainage

The application states surface water will be disposed of via soakaways and that the vehicle access and parking will be provided in either hardcore or permeable surfaces. The priority is for surface water to be dealt with via sustainable drainage system. The development will require SuDS approval from the Council's SAB therefore surface water can be adequately dealt with through this process.

The proposal includes the installation of a new package treatment plant to deal with foul drainage and NRW has raised no objections to this. The site falls outside of the river Teifi SAC catchment area.

Ecology

The application is accompanied by a Preliminary Ecological Appraisal (PEA) Report which considers that the access track will be constructed on improved grassland of no ecological significance, however a watercourse/open ditch that discharges into the Afon Wyre is located immediately west of the proposed track, therefore works will need to follow best practice and a buffer zone implemented to avoid any potential surface water pollution from sediment or other pollutants. In terms of the ruin itself, the PEA notes that no protected species or signs of protected species were recorded, and is identified as providing very limited potential for use by bats and of little value to nesting birds species. The PEA identifies that the roadside hedgerow could provide nesting habitat for breeding birds and that common lizards may be present within the roadside hedge-bank. The PEA recommends biodiversity enhancement, to include bat roost features, bird boxes, and use of the soil from the track to create a new hedge bank along the eastern edge of the track.

The Planning Ecologist advising the LPA has raised no objections to the proposal, subject to the submission of a detailed landscaping scheme and aftercare schedule, additional biodiversity enhancement, a hedgerow translocation method statement, lighting scheme, and a Construction Environmental Management Plan which can be secured through conditions.

Dyfed Archaeological Trust (DAT)

DAT has advised that the building is recorded as forming part of a post-medieval farmstead which appears on the 1844 Parish Tithe map for Lledrod. They do not believe, at this time, that the proposed development will have a significant impact upon any buried archaeological resource, however, if during development, material of archaeological interest comes to light, then a visit can be arranged with further advice provided. DAT recommends a condition requiring a photographic survey to be carried out and submitted to the LPA for approval.

Response to third party

The comment regarding the straightening of the road to achieve the visibility splays is noted, however the road itself would not necessarily be straightened as a result of the proposal, but rather visibility would be improved, and also there are no obvious sharp bends on the section of the road where the entrance and visibility splays are proposed, that results in vehicles having to materially reduce their speed. The local highway authority has also not objected to the proposal.

The request made in relation to water supply is not a planning matter, but a private matter dealt with under separate legislation. In terms of sewage run off and contamination of water, the package treatment plant would be required to meet with necessary standards and there is also separate legislation relating to water contamination.

The comment made regarding the proposal being a holiday accommodation is noted, however there is no specific policy relating to the issue of too many holiday homes, and planning policy is generally supportive of tourism accommodation.

Scheme of Delegation

The local member Cllr Wyn Evans has requested that the application is determined by members of the Planning Committee for the following reasons:

- falls into criteria of LU16
- help secure future of family farm by providing different income streams
- site is a very old farmstead with good provision of water
- the gable end and chimney stack are still there to be seen and also the fire place is still visible, the back wall is still standing and some roof timbers are still resting between the gable end wall and the back wall.
- the old track up to the holding is still visible and an agreement has been made with a neighbour regarding the entrance.

RECOMMENDATION:

The LPA recommends that the application is refused as there is not enough of the building left to constitute conversion, instead the proposal represents a new purpose built holiday accommodation in the open countryside which is contrary to LDP policies S01, S04 and LU17, and national planning policy and guidances.

2.2. A230198



Rhif y Cais / Application Reference	A230198
Derbyniwyd / Received	15-03-2023
Y Bwriad / Proposal	Sied wartheg a storfa maethynnau
Lleoliad Safle / Site Location	Coybal, Cei Newydd. SA45 9TU
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr T Brunt, Coybal, Cei Newydd, Ceredigion, SA45 9TU
Asiant / Agent	Mr Wyn Harries (Harries Planning Design Management), Henllan, Eglwysrwrw, SA41 3UP

Y SAFLE A HANES PERTHNASOL

Safle'r cais dan sylw yw fferm Coybal sydd wedi'i lleoli ~1.5km i'r de-orllewin o Ganolfan Gwasanaethau Gwledig Cei Newydd, fel y'i diffinnir yn y CDLI. Mae'r fferm yn fenter laeth gyda buches o 160 o anifeiliaid, gyda 120 ohonynt yn fuchod godro, ar ddarn o dir oddeutu 283 acer (114.5ha) sydd dan berchnogaeth a thenantiaid. Mae'r fferm ei hun yn cynnwys nifer o dai allan carreg hanesyddol ynghyd ag adeiladau cyfoes mwy diweddar, ac mae'r ffermdy wedi'i leoli i'r de o adeiladau'r fferm.

Ceir mynediad i'r safle ar hyd ffordd ddi-ddosbarth yr U5129 ac mae'r fferm ar dir uchel yn edrych dros arfordir Bae Ceredigion. Mae'r safle'n agos felly – ond nid o fewn – Ardal Cadwraeth Arbennig (ACA) Bae Ceredigion, ACA Gorllewin Cymru Forol, Safle o Ddiddordeb Gwyddonol Arbennig (SODdGA) Aberarth i Garreg Wylan, ac Ardal Tirwedd Arbennig (ATA) Aberporth i Gei Newydd.

MANYLION Y DATBLYGIAD

Mae'r cais am ganiatâd cynllunio llawn i godi sied wartheg gyda chiwbiclau a storfa faethynnau islaw, a thŵr brawd cysylltiedig i'r de-orllewin o adeiladau fferm Coybal. Mae safle'r cais yn laswelltir wedi'i wella, gwrychoedd, prys a thrac ar hyn o bryd.

Bydd y sied gwartheg newydd yn cynnwys waliau gyda chladin proffil boc a tho sment ffeibr, gyda goleuadau yn y to a chrib gyda fentiau yn ymestyn ar draws 1160 metr sgwâr, yn mesur ~64m o hyd x ~21m o led, ~4.4m at y bondo a ~8.5m at y grib. Bydd yr adeilad yn cynnwys llwybr bwydo i'r dwyrain, dau beiriant godro robotig, a chiwbiclau i letya'r 120 o fuchod presennol. Bwriedir cael storfa faethynnau islaw'r ardal letya, gyda'r maethynnau'n mynd yn uniongyrchol o'r ardal letya drwy lawr estyllog.

Bydd y storfa faethynnau a'r sied wartheg sydd ar y safle ar hyn o bryd yn cael eu cadw i sicrhau bod y fferm yn cwrdd â'r gofynion storio 5 mis. Bydd y sied wartheg bresennol yn cael ei defnyddio i letya stoc ifanc a rhai ar gyfer y fuches.

Mae'r cais yn dweud y bydd y sied wartheg newydd yn gwella amodau lles y fuches odro a'r anifeiliaid ifanc, gan leihau lledaeniad clefydau, a bydd y peiriannau godro robotig newydd yn lleihau'r amser a dreulir ar waith llaw. Mae'n dweud hefyd y bydd yna leihad sylweddol o ran troi/corddi slyri, a fydd yn gostwng yr allyriadau amonia presennol a achosir drwy wagio'r storfa faethynnau bresennol yn gyson.

Nid yw'r cynnig yn cynyddu nifer y stoc ac felly ni fydd yn cynyddu lefelau'r maethynnau a gynhyrchir.

Am fod gan yr adeilad dros 1000 metr sgâr o arwynebedd llawr arfaethedig mae'n gyfystyr â Datblygiad Mawr. Cynhaliwyd Ymgynghoriad Cyn Ymgeisio (PAC) yn unol â gofynion Deddf Gwlad a Thref 1990 (diwygiedig) a chyflwynwyd yr Adroddiad PAC gofynnol gyda'r cais.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisiau cenedlaethol canlynol yn berthnasol wrth benderfynu'r cais hwn: / These national policies are applicable in the determination of this application:

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN5 Cadwraeth Natur a Chynllunio (2009)

- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)
- TAN12 Dylunio (2016)

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

- S01 Twf Cynaliadwy
- S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirlunio
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM20 Gwarchod Coed | Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015

YSTYRIAETHAU PERTHNASOL ERAILL

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

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor Cymuned Llanllwchaearn: Dim gwrthwynebiad

Priffyrdd: Dim sylwadau

Draenio Tir: Dim gwrthwynebiad yn unol ag amodau. Angen cymeradwyaeth SuDS

Ecoleg: Dim gwrthwynebiad yn unol ag amodau

Cyfoeth Naturiol Cymru: Dim gwrthwynebiad. Rhoddwyd cyngor

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”.*

Egwyddor Datblygu

Mae'r cais ar gyfer datblygiad amaethyddol ar fenter fferm bresennol felly rhaid iddo gydymffurfio â TAN 6.

Mae TAN 6 yn cefnogi datblygiad amaethyddiaeth gynaliadwy sy'n cyfrannu at fywiogrwydd a ffyniant yr economi wledig, sy'n diogelu'r amgylchedd, yn gwella iechyd a lles anifeiliaid, ac sy'n gallu addasu i effeithiau'r newid yn yr hinsawdd.

Bernir bod lleoliad yr adeilad amaethyddol yn briodol ac mae yna berthynas swyddogaethol ac adnabyddadwy â seilwaith y fferm bresennol, i osgoi datblygiad gwasgareddig. Mae'r dyluniad a'r deunyddiau arfaethedig yn nodweddiadol o adeiladau o'r math hwn ac o ganlyniad byddant yn cael eu hystyried felly o fewn eu cyd-destun gwledig.

Mae'r defnydd arfaethedig a'r angen am yr adeilad yn cael ei amlinellu'n dda gan yr ymgeisydd ac mi fydd yn golygu bod y daliad yn bodloni gofynion Rheoliadau Adnoddau Dŵr (Rheoli Llygredd Amaethyddol) (Cymru) 2021 o fewn amserlen y cyfnod pontio.

Fel y cyfryw, bernir bod yr egwyddor datblygu'n cydymffurfio â S01, S04, a TAN 6.

Dyluniad ac Effaith Weledol

Mae polisi DM06 yn gofyn bod datblygiad yn rhoi sylw llawn, ac yn cyfrannu'n bositif at gyd-destun ei leoliad a'i amgylchedd. Mae'n hyrwyddo dylunio arloesol sy'n rhoi sylw ar yr un pryd i hynodrwydd lleol yn nhermau ffurf, dyluniad a deunyddiau, ac mae'n gofyn am gynhyrchu ffurf gydlynol o ran graddfa, uchder a maintioli'r ffurf adeiledig sydd yno'n barod. Yn ogystal, mae Polisi DM17 yn dweud na ddylai datblygiad gael effaith andwyol sylweddol ar ansawdd a chymeriad y dirwedd, p'un ai drwy amhariad gweledol, cael ei leoli'n annoeth, defnyddiau anghydaws, ddim yn gydnaws nac yn gwella'r dirwedd, neu'n colli nodweddion a phatrymau traddodiadol pwysig.

Fel y nodwyd uchod, mae lleoliad a dyluniad yr adeilad yn briodol i'w gyd-destun ac mi fydd hynny'n golygu bod yr adeilad yn llwyddo i gyd-fynd â seilwaith presennol y fferm. Ni chodir unrhyw bryder felly ar sail dyluniad a golwg yr adeilad, yn unol â DM06 a TM17.

Ecoleg

Cyflwynwyd Adroddiad Arfarniad Ecolegol, Cyfrifiadau Capasiti Storio ac Asesiad Amonia i gefnogi'r cais. Ar ôl i Cyfoeth Naturiol Cymru dderbyn yr wybodaeth ychwanegol angenrheidiol mewn perthynas â ffos ddraenio sydd eisoes ar y safle, nid ydynt wedi mynegi unrhyw wrthwynebiad i'r cais ac maent yn cytuno y bydd y datblygiad yn arwain at ostyngiad yn yr amonia a ryddheir o'r safle.

Cynhaliwyd Asesiad Rheoliadau Cynefinoedd dan Reoliad 63 o Reoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017 mewn perthynas â'r effeithiau posib ar safleoedd dynodedig cyfagos. Daeth yr Ecolegydd Sirol i'r casgliad na ragwelir unrhyw effaith sylweddol ar nodweddion dynodedig y safleoedd, ac mae'n nodi bod yna welliant o ran yr allyriadau amonia ar y safle. Bydd nodyn gwybodaeth yn cael ei gynnwys yn unol â'r argymhelliad ynghylch atal llygredd yn ystod y gwaith adeiladu.

Nododd yr Ecolegydd Sirol y bydd y datblygiad yn arwain at golli tua 20m o wrych gwael o ran rhywogaethau, glaswelltir wedi'i wella, a phrysg – sydd o fawr o werth ecolegol. Mae mesurau lliniaru a gwella addas wedi'u hamlinellu yn yr arfarniad a gyflwynwyd ac wedi'u nodi ar y cynllun a gyflwynwyd – bydd y rhain yn cael eu sicrhau drwy amod cynllunio sydd wedi'i eirio'n briodol.

Draenio Tir

Mae angen Cymeradwyaeth SuDS ar y datblygiad cyn dechrau ar unrhyw waith – bydd nodyn gwybodaeth yn cael ei gynnwys i'r perwyl hwn gyda'r Hysbysiad o Benderfyniad.

ARGYMHELLIAD

Cymeradwyo yn unol ag amodau.

Mae'r cais yn gyfystyr â Datblygiad Mawr ac felly mae gofyn ei gyfeirio at sylw'r Pwyllgor Rheoli Datblygu yn unol â Chynllun Dirprwyo'r Cyngor.

Pwyllgor / Committee

Rhif y Cais / Application Reference	A230198
Derbyniwyd / Received	15-03-2023
Y Bwriad / Proposal	Cattle housing with nutrient store
Lleoliad Safle / Site Location	Coybal, New Quay. SA45 9TU
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr T Brunt, Coybal, New Quay, Ceredigion, SA45 9TU
Asiant / Agent	Mr Wyn Harries (Harries Planning Design Management), Henllan, Eglwysrwrw, SA41 3UP

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to Coybal Farm located ~1.5km south-west of the Rural Service Centre of New Quay, as defined by the LDP. The farm is an existing dairy enterprise comprising 160 animal herd with 120 milking on an owned and tenancy land block of approximately 283 acres (114.5ha). The farm complex comprises a number of historic stone outbuildings with later contemporary structures present, with the farmhouse located to the south of the farmstead.

The site is accessed via the unclassified U5129 Road and sits in an elevated, coastal location over Cardigan Bay. The site is therefore in close proximity to -- but not within -- the Cardigan Bay Special Area of Conservation (SAC), West Wales Marine SAC, Aberarth to Carreg Wylan Site of Special Scientific Interest (SSSI), and the Aberporth to New Quay Special Landscape Area (SLA).

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the erection of cubicle cattle housing with nutrient store below and associated meal tower to the south-west of the farm complex at Coybal Farm. The application site at present largely comprises improved grassland, hedgerow, scrub and track.

The new cattle housing will comprise box-profile clad elevations and a fibre cement roof with rooflights and a vented ridge extending across 1160sq.m, measuring ~64m length by ~21m width, ~4.4m to its eaves and ~8.5m to its ridge. The housing will contain a feeding passage to the east, two robotic milking machines, and cubicle housing to accommodate the existing 120 cows. A nutrient store is proposed below the housing, with nutrients entering directly from the housing through a slatted floor.

The existing nutrient store and cattle housing on site will be retained to ensure the farm falls in line with the 5-month capacity requirements. The existing cattle housing will be used to house young-stock and followers.

The application states that the new cattle housing will improve welfare conditions for the milking herd and followers, reducing disease spread, and the new robotic milking machines will reduce the time spent carrying out manual labour. It is also stated that there will be a significant reduction in stirring/agitating of slurry, reducing current ammonia emissions caused by the constant emptying of the existing nutrient store.

The proposal does not increase livestock numbers and therefore does not increase nutrient output.

As the building exceeds 1000sq.m of proposed floorspace, the application constitutes Major Development. A Pre-Application Consultation (PAC) was carried out as required by the Town and Country Planning Act 1990 (as amended) and requisite PAC Report submitted to accompany the application.

RELEVANT PLANNING POLICIES AND GUIDANCE

Mae'r polisiâu cenedlaethol canlynol yn berthnasol wrth benderfynu'r cais hwn: / These national policies are applicable in the determination of this application:

- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 11, February 2021)
- TAN5 Nature Conservation and Planning (2009)
- TAN6 Planning for Sustainable Rural Communities (2010)
- TAN12 Design (2016)

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:

- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015

OTHER MATERIAL CONSIDERATIONS

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llanllwchaearn Community Council: No objection

Highways: No observations

Land Drainage: No objection STC. SuDS Approval required

Ecology: No objection STC

Natural Resources Wales: No objection. Advice provided

No third party representation was received.

CONCLUSION

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

Principle of Development

The application comprises agricultural development to an existing farm enterprise and therefore must accord with TAN 6.

TAN 6 supports the development of sustainable agriculture that contributes to the vitality and prosperity of the rural economy, safeguards the environment, improves animal health and welfare, and that is adaptive to the impacts of climate change.

The siting of the agricultural building is deemed to be appropriate and achieves a functional and identifiable relationship with the existing farm infrastructure to avoid sprawling development. The proposed design and materials are typical of buildings of this nature and therefore will be read as such within its rural context.

The proposed use and need for the building is well outlined by the application and will bring the holding in line with the requirements of the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 within the schedule of the transition period.

As such, the principle of development is seen in accordance with S01, S04, and TAN 6.

Design and Visual Impact

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.

As noted above, the siting and design of the building is appropriate in its context and will result in the building being successfully read in conjunction with the existing farm infrastructure. No concern is therefore raised on design and visual grounds, in accordance with DM06 and DM17.

Ecology

An Ecological Appraisal Report, Storage Capacity Calculations, and an Ammonia Assessment were submitted in support of the application. Following receipt of additional information requested by NRW with regard to an existing drainage ditch on site, they issued no objection to the application and agreed that the development will result in a reduction of ammonia release from the site.

A Habitats Regulations Assessment (HRA) was carried out under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 with regard to potential impacts on the nearby designated sites. The County Ecologist concluded that no significant effect on the designated features of the sites is predicted and notes a betterment by way of a reduction to the ammonia emissions on site. An informative shall be included in line with recommendation regarding pollution prevention during construction works.

The County Ecologist noted that the development will result in the loss of approximately 20 m of species poor hedgerow, improved grassland, and scrub -- deemed to be of negligible ecological value. Suitable mitigation and enhancement measures are outlined by the submitted appraisal and indicated on the submitted plan -- these shall be secured via suitably worded planning condition.

Land Drainage

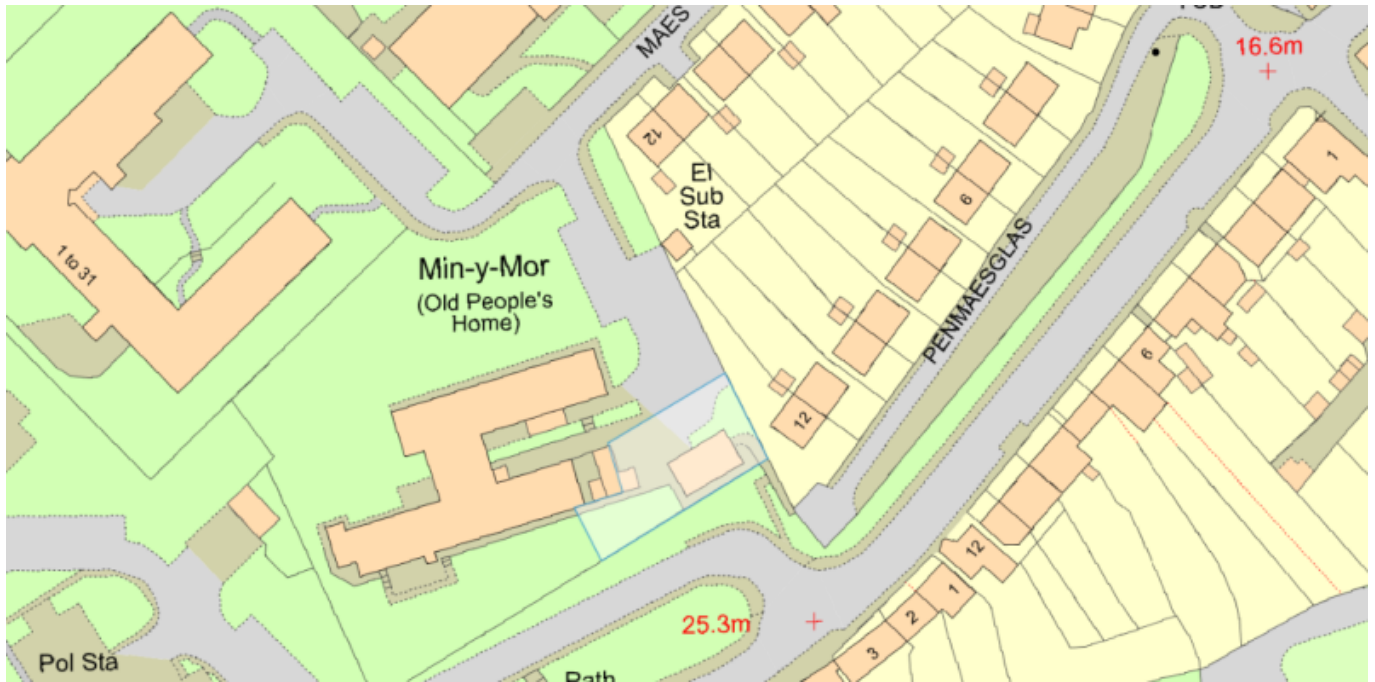
The development requires SuDS Approval prior to the commencement of works -- an informative shall be included to this effect upon the Decision Notice.

RECOMMENDATION:

Approve STC

The application constitutes Major Development and therefore requires referral to Development Management Committee in line with the Council's Scheme of Delegation.

2.3. A230369



Pwyllgor / Committee

Rhif y Cais / Application Reference	A230369
Derbyniwyd / Received	19-05-2023
Y Bwriad / Proposal	Porch extension and new boundary walls including new generator store along with a change of use from office use to C2 residential care home.
Lleoliad Safle / Site Location	Min y Mor Bungalow, Wellington Gardens, Aberaeron, SA46 0BQ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Dylan Evans (Ceredigion County Council), Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Asiant / Agent	Mr Mathew Tench (Mathew Tench Architects), Llety Bach, Pïsgah, Aberystwyth, Ceredigion, SY23 4EF

Y SAFLE A HANES PERTHNASOL

Mae'r cais yn ymwneud ag eiddo unllawr sy'n cael ei ddefnyddio ar hyn o bryd fel swyddfa sy'n berchen i Gyngor Sir Ceredigion ac sydd wedi'i leoli o fewn anheddiad Aberaeron.

Mae'r adeilad yn un unllawr cymharol fach.

Mae tai preswyl wedi'u lleoli yn union i'r dwyrain o Benmaesglas, gyda thair preswyl pellach i'r de, ar yr ochr arall i briffordd yr A487.

Mae cartref gofal preswyl Min-y-môr i'r gorllewin o safle'r cais.

MANYLION Y DATBLYGIAD

Mae'r cais sydd dan ystyriaeth yn gofyn am ganiatâd cynllunio llawn i newid defnydd yr eiddo, o ddefnydd swyddfa B1 i sefydliad preswyl C2.

Ystyrir bod defnyddiau C2 yn cynnwys y canlynol:

Defnyddio i ddarparu llety a gofal preswyl ar gyfer pobl sydd angen gofal (yn hytrach na defnydd dosbarth C3 (tai annedd)). Defnyddio fel ysbyty neu gartref nyrsio.

Defnyddio fel ysgol breswyl, coleg preswyl neu ganolfan hyfforddi preswyl.

Y tu mewn, byddai 2 ystafell wely'n cael eu darparu ar gyfer preswylwyr ac un ystafell wely arall ar gyfer staff y safle.

Mae'r gwaith allanol yn cynnwys codi estyniad ar flaen yr adeilad. Byddai'r estyniad yn ymwithio allan 2m o'r wal flaen bresennol ac mi fyddai'n 5m o led. Byddai'r estyniad yn gorwedd o dan do talcennog, wedi'i dorri mewn i oleddf to presennol yr annedd.

Byddai gorffeniad yr estyniad yn un o frics clai glas.

Bwriedir cael adeilad allanol fel rhan o'r datblygiad hefyd, gan ymgorffori dan o dir cyfagos i ffurfio ardal amwynder awyr agored o faint cymedrol.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- DM01 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

- DM09 Dylunio a Symud
- DM10 Dylunio a Thirlunio
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- Taflen Gymorth CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Safonau Parcio CSC 2015
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015
- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2014
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN12 Dylunio (2016)
- TAN18 Trafnidiaeth (2007)
- TAN20 Cynllunio a'r Iaith Gymraeg (2017)
- TAN5 Cadwraeth Natur a Chynllunio (2009)

YSTYRIAETHAU PERTHNASOL ERAILL

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

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI / CONSULTATION RESPONSES

Cyngor Tref Aberaeron – Dim sylwadau

Priffyrdd – Dim gwrthwynebiad

Draenio Tir – Gwybodaeth gyffredinol

Ecoleg – Dim sylwadau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad

Asiantaeth Cefnffyrdd Llywodraeth Cymru – Dim gwrthwynebiad

Ni dderbyniwyd unrhyw sylwadau gan drydydd parti mewn perthynas â'r datblygiad arfaethedig.

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 o fewn ffiniau anheddiad Aberaeron a ddiffiniwyd fel Canolfan Gwasanaethau Trefol ac felly mae polisi S02 yn berthnasol wrth ystyried a yw'r datblygiad arfaethedig yn dderbyniol.

Mae Polisi S02 yn caniatáu datblygu o fewn Aberaeron os ydy'r cynigion yn cyfrannu at rôl is-ranbarthol gyffredinol y dref, fel y'i gosodir yn y Datganiad Grŵp Aneddiadau, a'u bod o fewn ffiniau'r anheddiad diffiniedig ac yn bodloni holl bolisiau eraill y CDLI.

Mae Polisi LU04 y CDLI yn nodi bod y CDLI yn darparu ar gyfer amrywiaeth eang o anghenion tai, yn seiliedig ar asesiad cyffredinol o'r anghenion hynny, drwy ganiatáu datblygiadau llety â chymorth dan ddsbarth defnydd cynllunio C2, fel arfer o fewn y Canolfannau Gwasanaethau Trefol a Gwledig. Mae'n nodi hefyd y dylai'r cyfleusterau, lle bo modd, gael eu hintegreiddio i'r cynlluniau tai newydd arfaethedig, neu wneud defnydd o adeiladau presennol drwy eu trawsnewid mewn ffordd briodol, a dylent gael eu lleoli gan roi ystyriaeth i'w hygyrchedd a pha mor agos ydynt at gyfleusterau. Mae'r cynnig yn cydymffurfio â pholisi LU04 am ei fod yn trawsnewid adeilad presennol, ei fod wedi'i leoli o fewn Canolfan Gwasanaethau Trefol, a'i fod yn agos at gyfleusterau presennol, megis ysgol gynradd, safle bws, a chanol y dref.

O ran colli'r swyddfa bresennol, dylid ystyried a yw'r cynllun yn dderbyniol yn erbyn polisiau cenedlaethol a lleol sy'n ymwneud â cholli darpariaeth fasnachol.

Nod Polisi LU13 yw sicrhau bod yna gydbwysedd priodol o gyfleoedd cyflogaeth ledled y Sir a bod defnyddiau'n cael eu lleoli'n briodol mewn perthynas â'r rhwydwaith ffyrdd a thrafnidiaeth, i gwrdd â gofynion teithio i'r gwaith a gofynion gweithredol, mewn modd cynaliadwy. Mi allai colli'r eiddo o'r dosbarth defnydd cyflogaeth, neu newid ei ddefnydd i ddefnyddiau amhriodol effeithio ar y cydbwysedd hwn. Ailadroddir testun polisi LU134 isod:

Yn y lle cyntaf dylai defnydd tir neu adeiladau cyflogaeth yn Nosbarthiadau defnydd B1, B2 neu B3 gael ei newid i ddefnyddiau B priodol eraill ac os oes angen caniatâd cynllunio fe'i caniateir dan yr amodau canlynol:

- 1. Nid yw'r cyfleuster cyflogaeth yn ei ddsbarth defnydd presennol yn ddichonadwy mwyach; neu*
- 2. Nid yw colli'r defnydd presennol yn gadael rhy ychydig o ddarpariaeth i'r defnydd hwnnw yn yr Ardal Teithio i'r Gwaith; neu*
- 3. Nid oes safleoedd addas amgen yn bodoli ac y byddai'r defnydd newydd yn arwain at welliant sylweddol i'r amgylchedd sy'n gorbwyso'r colli tir cyflogaeth; neu*
- 4. Ar safleoedd sydd wedi'u neilltuo, nid yw newid defnydd uned benodol yn effeithio ar allu'r safle yn ei gyfanrwydd i gyflawni'i swyddogaeth yn diwallu anghenion economaidd yr ardal, fel y'u diffiniwyd yn yr asesiad diweddaraf o'r anghenion economaidd..*

Mewn perthynas â maen prawf 1 LU13, cydnabyddir bod cyflogwyr yn chwilio mwy a mwy am swyddfeydd a adeiladwyd i'r diben yn hytrach na rhai sydd wedi'u trawsnewid, na all ymdopi â thechnolegau modern ac anghenion busnes y dyfodol.

Mae hyn, yn ogystal â mabwysiadu arferion gwaith hyblyg, wedi lleihau'r angen am gyfleusterau swyddfa.

Fel y cyfryw, ystyrir nad yw'r dosbarth defnydd cyflogaeth yn un ymarferol bellach yn y lleoliad hwn. Darperir cyfleusterau swyddfa digonol mewn mannau eraill yn Aberaeron.

Fel y cyfryw, ystyrir y byddai'r cynnig yn cydymffurfio â Pholisi Cynllunio Cymru, Cymru'r Dyfodol, Polisiau S01, S02, LU04 ac LU13 y CDLI ac mae'r egwyddor datblygu yn un derbyniol.

Y Gymraeg

Mae Polisi DM01, sy'n rheoli effeithau datblygu ar gymunedau a'r iaith Gymraeg yn gofyn bod Asesiad o'r Effaith Ieithyddol a Chymunedol yn cael ei ddarparu mewn perthynas â datblygiadau tai o fewn canolfannau gwasanaethau lle byddai graddfa'r datblygiad yn gyflymach na'r hyn a osodir yn y Datganiad Grŵp Aneddiadau.

O ystyried natur benodol y cais sydd dan ystyriaeth yma, bernir y gellid cyflawni'r datblygiad heb gael effaith negyddol ar broffil Cymunedol ac Ieithyddol Aberaeron.

Amwynder Gweledol

DM06 yw polisi creu lle y CDLI ac mae'n dweud y dylai datblygiad roi sylw llawn i gyd-destun ei leoliad a'i amgylchedd a chyfrannu'n gadarnhaol iddynt. Dylai datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio a'r cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol, a dylai hyrwyddo dylunio arloesol a rhoi sylw ar yr un pryd i hynodrwydd lleol a'r dreftadaeth ddiwylliannol o safbwynt ffurf, dyluniad a defnyddiau. Dylai cynigion datblygu hefyd ategu'r safle a'i amgylchedd o safbwynt y cyd-destun, a pharchu'r golygfeydd i mewn i'r safle ac allan ohono, a chynhyrchu ffurf gydlynol o ran graddfa, uchder a maintoli'r ffurf adeiledig sydd yno'n barod.

Mae'r CCA Dylunio'r Amgylchedd Adeiledig a fabwysiadwyd gan y Cyngor yn rhoi DM06 ar waith ac yn darparu canllawiau ar faterion sydd angen eu hystyried wrth ddatblygu adeiladau gwahanol. Mae Adran 2 y CCA yn ystyried sut y 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 hadeiladau a'i mannau agored. Er mwyn gwella ansawdd amgylchedd adeiledig Ceredigion mae'n hanfodol bod datblygiadau newydd yn seiliedig ar asesiad trylwyr o gymeriad yr ardal leol.

Mae'r CCA yn darparu arweiniad ar yr elfennau perthnasol sydd angen eu hystyried wrth ddylunio cynnig sy'n ymateb i gymeriad lleol Ceredigion, gyda phobl a chysylltedd ... dwy o'r pedair prif elfen i'w hystyried.??

Mae'r gwaith allanol yn cynnwys codi estyniad portsh ar flaen yr adeilad. Er bod yr estyniad arfaethedig yn fwy na'r hyn a fyddai fel arfer yn cael ei ystyried yn angenrheidiol ar gyfer portsh, mae'r estyniad arfaethedig yn cyd-fynd yn dda â ffurf bresennol yr annedd, gan ychwanegu nodwedd ddiddorol ar ffurf estyniad talcennog gydag arwyneb o frics clai glas.

Ar y cyfan, ystyrir bod y datblygiad arfaethedig yn gwella golwg yr eiddo, gan barchu'r ffurf adeiledig presennol a phatrwm cynllun y gymdogaeth ar yr un pryd.

Amwynder Preswyl

Mae yna dai cyfagos yn union i'r dwyrain oddi ar Benmaesglas, ac i'r de, ond mae'r rhain ar ochr arall y briffordd. Bydd yr eiddo'n darparu llety ar gyfer hyd at 2 breswlydd ac 1 aelod staff ac mi fyddai'n berchen i, ac yn cael ei redeg gan Gyngor Sir Ceredigion, ac wedi'i gofrestru gydag Arolygiaeth Gofal Cymru. Mi fyddai'n cael ei staffio 24 awr y dydd. O ystyried maint a natur y defnydd a fwriedir, bernir na fydd y datblygiad arfaethedig yn cael unrhyw effaith andwyol ar amwynder eiddo cyfagos.

Ystyrir bod y defnydd yn gymesur â chartref gofal preswyl Min-y-môr sydd yn union i'r gorllewin o safle'r cais.

Priffyrdd

Byddai cerbydau'n cael mynediad i'r safle ar hyd Maes Yr Heli, a byddai 3 man parcio'n cael eu darparu ar y safle. Byddai'r datblygiad arfaethedig hefyd yn darparu ar gyfer troi cerbydau ar y safle er mwyn cyrraedd a gadael yn y gêr blaen. Ystyrir felly bod y cynnig yn cydymffurfio â'r safonau parcio mabwysiedig fel y'u gosodir yn y CCA.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol am y cais ac nid oes ganddynt unrhyw sylwadau. Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a llif traffig y briffordd, ac mae gan y rhwydwaith priffyrdd presennol gapasiti digonol i ymdopi â'r traffig a grëir o ganlyniad i'r datblygiad hwn.

Ecoleg

Nod Polisiau DM14 a DM15 y Cynllun Datblygu Lleol yw cynnal a gwella bioamrywiaeth a diogelu safleoedd gwarchoddedig pwysig. Ni fydd safleoedd, cynefinoedd neu rywogaethau a warchodir, yn uniongyrchol neu'n uniongyrchol, neu gyfuniad o'r ddau, yn cael caniatâd oni bai bod modd dangos bod y cynnig yn cyfrannu at ddiogelu, gwella neu reoli'r safle, cynefin neu rywogaeth, neu o dan amgylchiadau penodol eraill a osodir yn y polisi. Mae CCA y Cyngor ar fiamrywiaeth yn darparu arweiniad ar asesu effaith y datblygiad ar safleoedd dynodedig neu rywogaethau gwarchoddedig.

Nid oes gan Ecolegydd Cynllunio CSC unrhyw sylwadau i'w gwneud mewn perthynas â'r datblygiad arfaethedig. Fodd bynnag, oherwydd maint cymharol fach a natur y datblygiad arfaethedig, bernir bod modd rhoi'r cynnig datblygu ar waith heb beri unrhyw niwed i safleoedd a rhywogaethau a warchodir.

Bwriedir gosod blychau ar gyfer ystlumod ac adar i wella bioamrywiaeth.

Perygl Llifogydd

Ystyrir bod y safle o fewn parth llifogydd A fel y dangosir ar Fap Cyngor Datblygu Cyfoeth Naturiol Cymru, a pharth llifogydd

1, fel y dangosir ar y map Llifogydd ar gyfer cynllunio, sef yr wybodaeth ddiweddaraf ac orau sydd ar gael mewn perthynas â llifogydd. Fel y cyfryw, ni ystyrir bod y datblygiad arfaethedig mewn perygl o lifogydd.

O ystyried maint cymharol fach a natur y datblygiad arfaethedig, ni ystyrir y bydd yn achosi i ddŵr wyneb beri llifogydd mewn man arall.

ARGYMHELLIAD

Cymeradwyo yn unol ag amodau.

Rhesymau dros Gyfeirio

Gwneir y cais ar ran Cyngor Sir Ceredigion ac felly mae wedi'i gyfeirio at sylw'r pwyllgor rheoli datblygu i'w ystyried yn unol â'r cynllun dirprwyo ysgrifenedig.

Rhif y Cais / Application Reference	A230369
Derbyniwyd / Received	19-05-2023
Y Bwriad / Proposal	Porch extension and new boundary walls including new generator store along with a change of use from office use to C2 residential care home.
Lleoliad Safle / Site Location	Min y Mor Bungalow, Wellington Gardens, Aberaeron, SA46 0BQ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Dylan Evans (Ceredigion County Council), Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Asiant / Agent	Mr Mathew Tench (Mathew Tench Architects), Llety Bach, Pïsgah, Aberystwyth, Ceredigion, SY23 4EF

THE SITE AND RELEVANT PLANNING HISTORY

The application relates to a single storey property currently in use as office accommodation owned by Ceredigion County Council and located within the settlement of Aberaeron.

The building is modest in scale is single storey in height.

There are residential properties located to the immediate east of Penmaesglas, with further residential properties to the south, on the opposite side of the A487 trunk road.]

The residential care home of Min-y-mor is to the west of the application site.

DETAILS OF DEVELOPMENT

The application under consideration here seeks full planning permission for the change of use of the property from B1 office use to a C2 residential institution.

C2 uses are considered to include the following:

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

Use as a hospital or nursing home.

Use as a boarding school, residential college or residential training centre.

Internally 2 bedrooms would be provided for residents and a further bedroom provided for onsite staff.

External works include the erection of an extension to the principal elevation. The extension would protrude 2m from the existing elevation and would be 5m wide. The extension would sit beneath a gabled roof, cut into the existing roof slope of the dwelling.

The extension would be finished in blue clay brick.

An outbuilding is also proposed as part of the development and an area of adjoining land incorporated to form a modest outdoor amenity space.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- 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
- 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
- LU04 Meeting a Range of Housing Needs
- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 11, February 2021)
- TAN12 Design (2016)
- TAN18 Transport (2007)
- TAN20 Planning and the Welsh Language (2017)
- TAN5 Nature Conservation and Planning (2009)

OTHER MATERIAL CONSIDERATIONS

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

meet their own needs.

CONSULTATION RESPONSES

Cyngor Tref Aberaeron Town Council – Did not comment

Highways – No Objection

Land Drainage – General informative

Ecology – Did not comment

Natural Resources Wales – No Objection

Welsh Government Trunk Road Agency – no Objection

No third-party representations have been received in respect of the proposed development.

CONCLUSION

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

Principle of Development

The application site is located within the settlement Boundary of Aberaeron and identified Urban Service centre, as such policy S02 is of relevance in considering the acceptability of the proposed development.

Policy S02 allows for development within Aberaeron where proposals contribute to the overall sub-regional role of the town as set out in the Settlement Group Statement and is within the defined settlement boundary and satisfies all other Plan policies.

LDP Policy LU04 states that the LDP provides for a range of housing needs based on an overall assessment of those needs by permitted the development of supported accommodation under planning use class C2, generally within the Urban and Rural Service Centres. It goes on to state that where possible facilities should be integrated into proposed new housing schemes or make use of existing buildings through appropriate conversion and should be located with accessibility and proximity to facilities in mind. The proposal complies with policy LU04 being the conversion of an existing building, located within a Urban Service Centre and close to existing facilities such as primary school, bus stop, and town centre.

In regard to the loss of the existing office the acceptability of the scheme is to be considered against national and local planning policies relating to loss of commercial provision.

Policy LU13 seeks to ensure that there is an appropriate balance of employment opportunities throughout the County and that uses are appropriately located in relation to the road and transport network, to meet both travel to work and operational needs sustainably. The loss of premises from employment use or the change of use to inappropriate uses could affect this balance. The policy text of LU13 is repeated below:

Change of use of employment land or buildings within Use Classes B1, B2 or B8 should in the first instance be to other appropriate B uses and, where planning permission is required, will be permitted provided that:

- 1. The employment facility in its present use class is no longer viable; or*
- 2. The loss of the existing use does not leave an under provision of that use within the Travel to Work Area; or*
- 3. No other alternative suitable sites exist, and the new use would result in a significant improvement to the environment which outweighs the loss of employment land; or*
- 4. On allocated sites that the change of use of a specific unit does not affect the overall integrity of the site to perform its function in meeting the economic needs of the area as defined in the most recent economic needs assessment.*

In regard to criterion 1 of LU13, It is recognized that employers are increasingly looking for purpose-built office accommodation rather than conversions which are unable to accommodate modern technologies and business needs moving forward.

This along with the adoption of flexible working practices has reduced the need for office accommodation.

As such it is considered that the employment use class is no longer viable in this location. Sufficient office space is provided for elsewhere in Aberaeron.

As such, it is considered that the proposals would comply with PPW, Future Wales, Policies S01, S02, LU04 and LU13 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.

Given the specific nature of the application under consideration here it is considered that the development can be delivered without the negatively impacting the Community and Linguistic profile of Aberaeron.

Visual Amenity

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.

External works include the erection of a porch extension to the principal elevation. While the proposed extension is larger than what would normally be considered necessary for a porch, the proposed extension relates well and to the existing form of the dwelling, adding interest in the form of a gabled protrusion and blue clay face brick.

Overall, it is considered that the proposed development enhances the appearance of the property while respecting the existing built form and layout pattern of the locality.

Residential Amenity

There are neighbouring properties to the immediate east off Penmaesglas, and to the south, however these are on the other side of the trunk road. The property will provide accommodation for up to 2 residence and 1 member of staff and would be owned and operated by Ceredigion County Council and registered with Care Inspectorate Wales (CIW). It would be staffed 24 hours a day. Given the specific scale and nature of the intended use, the proposed development is not considered to have any adverse impact on the amenity of neighbouring properties.

The use is considered to be commensurate with the Min-y-mor residential care home to the immediate west of the application site.

Highways

Vehicular access to the proposed development would be via Maes Yr Heli with 3 parking spaces provided on site. The proposed development would also make provision for the turning of vehicles on site as to enter and exist the site in the forward gear. The proposal is therefor considered to accord with the adopted parking standards as set out in the SPG.

The Local Highway Authority have been consulted on the application and offer no observations. 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.

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.

The CCC Planning Ecologist offers no comment in respect of the proposed development. However, owing to the limited scale and nature of the proposed development it is considered that the development proposal can be implemented without giving rise to any harm in respect of protected sites and species.

Bat and bird boxes are proposed by way of biodiversity enhancements.

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.

Given the limited scale and nature of the proposed development, it is not considered to give rise to surface water flooding elsewhere.

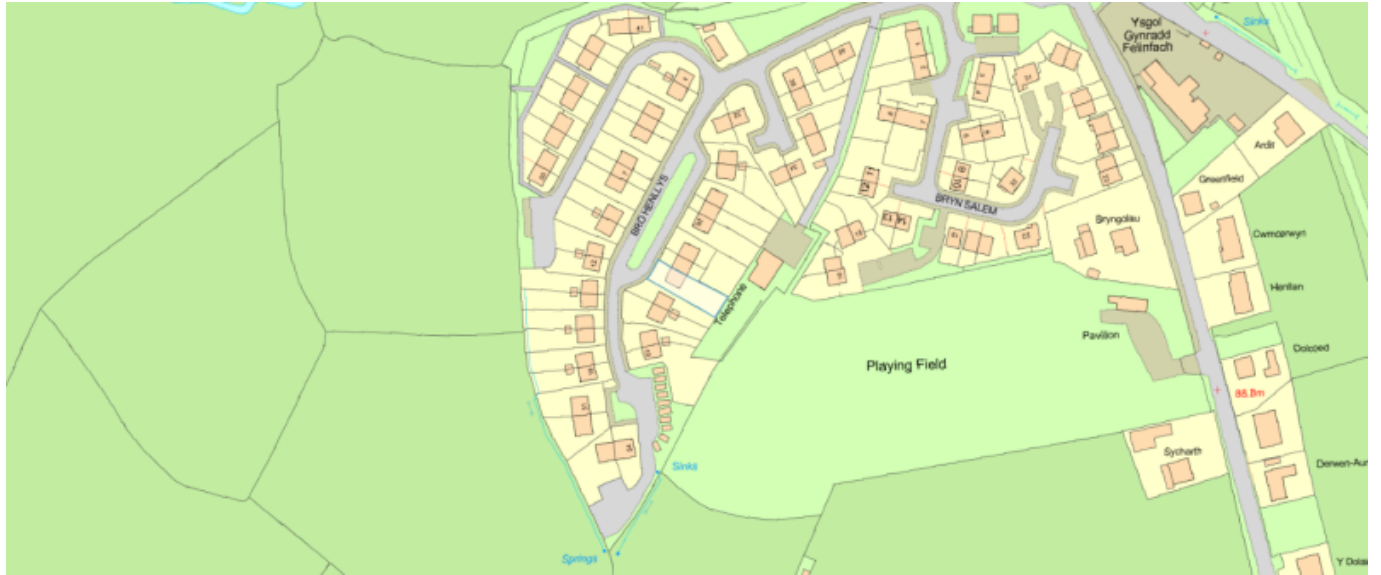
RECOMMENDATION:

Approve STC

Reasons For Referral

The application is made on behalf of Ceredigion County Council, and has therefore been referred to the development management committee for consideration in accordance with the written scheme of delegation.

2.4. A230399



Rhif y Cais / Application Reference	A230399
Derbyniwyd / Received	05-06-2023
Y Bwriad / Proposal	Estyniad llawr cyntaf
Lleoliad Safle / Site Location	23 Bro Henllys, Felinfach, Llanbedr P.S., Ceredigion, SA48 8AD
Math o Gais / Application Type	Cais Cynllunio gan Ddeiliad Tŷ
Ymgeisydd / Applicant	Mr Richard Jones, 23 Bro Henllys, Felinfach, Llanbedr P.S., Ceredigion, SA48 8AD
Asiant / Agent	Daryl Thomas (Cartref Designs Ltd), Cartref, Llanybydder, SA40 9RB

Y SAFLE A HANES PERTHNASOL

Mae'r cais yn ymwneud â thŷ pâr deulawr ar ystad Bro Henllys, Felinfach. Mae'r annedd wedi'i lleoli ynghanol ystad o dai cymharol fach, wedi'u hamgylchynu ag eiddo o'r un faint a dyluniad.

Mae'r safle wedi'i leoli o fewn Ardal Tirwedd Arbennig Dyffryn Aeron.

A160577 – Estyniad i annedd a chodi garej – Cymeradwywyd yn unol ag amodau (13-10-2016)

A220735 – Estyniad Llawr 1af Arfaethedig - Gwrthodwyd (06-02-2023)

MANYLION Y DATBLYGIAD

Mae'r cais am ganiatâd cynllunio ar gyfer deiliad tŷ i godi estyniad llawr cyntaf ar ben portsh a gymeradwywyd eisoes ar flaen y tŷ, i ddarparu lle ar gyfer prif ystafell ymolchi'r annedd. Mi fyddai hyn yn caniatáu cynyddu rywfaint ar faint yr ystafelloedd gwely ac ychwanegu ystafell gawod en suite at y brif ystafell wely. Mae'n bwysig nodi nad yw'r gwaith o adeiladu'r portsh wedi'i gwblhau.

Bydd yr estyniad arfaethedig yn mesur ~ 3.1m x ~3.26m gyda chynnydd o ~2.7m yn uchder y bondo a'r grib, y naill a'r llall o uchder y portsh, sydd wedi'i gymeradwyo a'i adeiladu'n rhannol.

Yn gyfan gwbl byddai'r estyniad arfaethedig yn mesur 6.4m o uchder.

Mae'r datblygiad arfaethedig yn ail-gyflwyno cynllun a wrthodwyd yn flaenorol (cais cynllunio A220735). Wrth ystyried y cais hwnnw, cafwyd trafodaeth gyda'r asiant am y posibilrwydd o gyflwyno cynllun diwygiedig, i'r ochr neu tu cefn i'r eiddo. Fodd bynnag, ni symudwyd ymlaen gyda'r argymhellion hyn. Mae'r datblygiad arfaethedig felly yn union yr un fath â'r cynllun a wrthodwyd yn flaenorol.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- S01 Twf Cynaliadwy
- S03 Datblygu mewn Canolfannau Gwasanaethau Gwledig
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- CCA Dylunio'r Amgylchedd Adeiledig 2015

YSTYRIAETHAU PERTHNASOL ERAILL

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; 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 i'w cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i gwrdd â'u hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Cymuned Llanfihangel Ystrad - Dim ymateb

Priffyrdd – Dim Gwrthwynebiad yn unol ag amodau

Draenio Tir – Dim Gwrthwynebiad

Ecoleg – Dim Gwrthwynebiad yn unol ag amodau

Cyfoeth Naturiol Cymru – Dim sylwadau

Ymatebion gan Drydydd Parti

Cafwyd un llythyr o wrthwynebiad gan eiddo cyfagos

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 o fewn anheddiad Felinfach/Ystrad Aeron sydd wedi'i ddynodi'n Ganolfan Gwasanaethau Gwledig yn y CDLI, lle mae'r egwyddor datblygu'n cael ei gefnogi'n unol â pholisïau S01 ac S03.

Dyluniad ac Effaith Weledol

Mae Polisi DM06 y CDLI yn gofyn bod dyluniad datblygiad o safon uchel a'i fod yn cyfrannu'n bositif at gyd-destun ei leoliad ac yn bodloni rhestr o feini prawf. Mae DM17 y CDLI yn gofyn nad yw datblygiad newydd yn cael effaith andwyol sylweddol ar nodweddion a chymeriad arbennig y dirwedd weledol, ac mae'n darparu rhestr o feini prawf i asesu effaith y datblygiad ar y dirwedd. Ystyrir bod y cynnig yn mynd yn groes i nifer o feini prawf DM06, sef yn benodol meini prawf 1 a 2 am nad yw'n ystyried y dyluniad lleol cynnil ond nodedig. Dylai datblygiad bob amser fod yn ategiad i'w leoliad a'i gyd-destun yn nhermau cynllun, maint, ac uchder. Mae'r eiddo o amgylch 23 Bro Henllys bron yr un fath yn union o ran dyluniad a maint. Ni fyddai'r estyniad arfaethedig yn ategu at y lleoliad a byddai'n cael effaith andwyol ar batrwm cynllun yr ystad dai.

Bernir bod y cynnig yn mynd yn groes i DM06 yn bennaf am ei fod yn amhariad gweledol sylweddol. Nid yw'r datblygiad yn adlewyrchu'r ffurf adeiledig o'i amgylch, yn nhermau ei ddyluniad, maint a golwg, ac mi fydd felly'n cael ei weld fel ffurf datblygu anghydweledol a digysylltiad, a ystyrir, o ganlyniad, yn un sy'n amharu'n sylweddol, ac yn andwyo cymeriad gweledol yr ardal. Byddai ychwanegu'r estyniad llawr cyntaf yn amharu ar, ac yn newid cymeriad yr ystad dai.

Mae Canllawiau Cynllunio Atodol (CCA) Dylunio'r Amgylchedd Adeiledig yn dweud y dylai'r 'dyluniad bob amser fod yn ategiad i'r adeilad presennol' wrth ystyried addasu adeiladau presennol, a bod gan gynllunio rôl bwysig i'w chwarae o ran diogelu nodweddion presennol adeiladau a strydoedd. Er mwyn cyflawni hyn, mae nifer o ffactorau i'w hystyried, megis cymesuredd ffenestri a dyluniad agoriadau.

Mae hwn yn ddyluniad ansensitif sy'n edrych yn anghymesur ac sy'n amharu ar natur ddi-dor golygfa'r stryd. Nid yw'r estyniad llawr cyntaf arfaethedig yn ategiad i'r adeilad presennol ac felly bernir ei fod yn annerbyniol.

Amwynder Preswyl

Nod Maen Prawf 7 Polisi DM06 yw diogelu amwynder deiliaid eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfa. Mae yna eiddo preswyl yn ffinio â'r safle.

Derbyniwyd un llythyr o wrthwynebiad gan eiddo cyfagos yn codi pryderon bod y datblygiad 'yn gwbl anghydnaws â gweddill y tai ar yr ystad', y byddai'n amhariad gweledol sylweddol ac yn difrïo dyluniad hynod yr ystad. Mynegwyd pryder hefyd am y rheol 45 gradd, a'r modd y byddai'r strwythur arfaethedig yn blocio'r golau i gegin ac ystafell wely'r eiddo drws nesaf.

Er bod y datblygiad yn methu o drwch blewyn â bodloni'r rheol 45 gradd fel y'i gosodir yn y CCA Dylunio'r Amgylchedd Adeiledig, mae'r CCA hefyd yn nodi y bydd pob achos yn cael ei asesu yn ôl ei rinweddau ei hun, a gall fod yna achosion lle mae datblygiad sy'n torri'r rheol 45 gradd yn dderbyniol. Mae hyn yn fwyaf tebygol o ddigwydd gyda thai pâ'r neu dai teras. Mae'r estyniad arfaethedig wedi'i leoli ar yr ochr sydd gyferbyn â'r eiddo cyfagos, a bernir na fyddai'r effaith yn ddigon mawr i warantu gwrthod ar sail yr effaith ar amwynder preswyl.

Ymgynghoreion

Draenio Tir

Ymgynghorwyd â thîm Draenio Tir yr ACLI ac nid oedd ganddynt unrhyw sylwadau am na ddisgwylir i'r datblygiad achosi llifogydd o fewn y dalgylch.

Priffyrdd

Ymgynghorwyd ag Awdurdod Priffyrdd yr ACLI ac argymhellwyd bod dau amod yn cael eu gosod ar unrhyw ganiatâd, i sicrhau diogelwch ar y priffyrdd. Roedd y rhain yn ymwneud â'r gofyniad bod dŵr wyneb ffo'n cael ei ddal a'i waredu ar y safle, fel nad yw'n llifo i'r briffordd gyfagos.

Ecoleg

Ymgynghorwyd ag Ecolegydd yr ACLI ac argymhellwyd bod dau amod yn cael eu gosod ar unrhyw ganiatâd i wella bioamrywiaeth ac i osgoi effeithiau andwyol ar rywogaethau a warchodir gan Ewrop (ystlumod).

ARGYMHELLIAD

Nid yw'r datblygiad arfaethedig, o ran ei ddyluniad, maint a golwg yn rhoi sylw priodol i nodweddion lled-unigryw yr ardal; mae'n amharu ar lif di-dor golygfa'r stryd, ac mae felly'n amhariad gweledol sylweddol sy'n andwyo cymeriad tirwedd yr ardal, yn groes i bolisiau DM06 a DM17 y CDLI.

Gwrthod

RHESYMAU DROS GYFEIRIO'R CAIS I'R PWYLLGOR RHEOLI DATBLYGU:

Mae'r Cynghorydd Ceris Jones wedi gofyn bod y cais yn cael ei ystyried gan y Pwyllgor Rheoli Datblygu am y rhesymau canlynol:

"Mae'r tŷ hwn wedi'i leoli ar stad gymedrol ac mae'r ymgeisydd yn dymuno gwneud mân addasiadau i'r annedd er mwyn ei foderneiddio i gael ystafelloedd mwy o faint i fyny'r grisiau sy'n addas ar gyfer teulu yn y 21ain ganrif".

Rhif y Cais / Application Reference	A230399
Derbyniwyd / Received	05-06-2023
Y Bwriad / Proposal	1st floor extension
Lleoliad Safle / Site Location	23 Bro Henllys, Felinfach, Lampeter, Ceredigion, SA48 8AD
Math o Gais / Application Type	Householder Planning
Ymgeisydd / Applicant	Mr Richard Jones, 23 Bro Henllys, Felinfach, Lampeter, Ceredigion, SA48 8AD
Asiant / Agent	Daryl Thomas (Cartref Designs Ltd), Cartref, Llanybydder, SA40 9RB

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to a two-storey semi-detached dwelling within the estate of Bro Henllys, Felinfach. The dwelling is located in the centre of the modest housing estate surrounded by properties of the same scale and design.

The site lies within the Aeron Valley Special Landscape Area

A160577 - Extension to dwelling and erection of garage - Approved STC (13-10-2016)

A220735 - Proposed 1st Floor Extension - Refused (06-02-2023)

DETAILS OF DEVELOPMENT

Householder planning permission is sought for the erection of a first-floor extension on top of the previously approved porch upon the principal elevation to accommodate the primary bathroom of the dwelling. This would allow for the bedrooms to be increase slightly in size and the addition of an ensuite shower room to the primary bedroom. It is of importance to mention that the construction of the porch has not been complete.

The proposed extension will measure ~ 3.1m by ~3.26m with an increase in eaves and ridge height by ~2.7m respectively from the height of the partially constructed, previously approved porch.

In total the proposed extension would measure 6.4m in height.

The proposed development is a resubmission of a previously refused scheme (planning application A220735). During consideration of this application, discussion was had with the Agent regarding the possibility of submitting a revised scheme to the side or the rear of the property. However, these recommendations have not been progressed. The proposed development is therefore identical to the previously refused scheme.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- DM06 High Quality Design and Placemaking
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- SPG6 Built Environment and Design SPG 2015

OTHER MATERIAL CONSIDERATIONS

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llanfihangel Ystrad Community Council - No response received

Highways – No Objection STC

Land Drainage – No Objection

Ecology – No Objection STC

NRW - No comments to make

Third Party Responses

One letter of objection was received from a neighbouring property

CONCLUSION

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

Principle of Development

The application site lies within the settlement of Felinfach/Ystrad Aeron which is identified as a Rural Service Centre (RSC) within the LDP where the principle of development is supported in line with policies S01 and S03.

Design and Visual Impact

LDP Policy DM06 requires development to be of high-quality design and contribute positively to the context of its surroundings and adhere to a list of criteria. DM17 of the LDP requires new development to not have a significant adverse effect on the qualities and special character of the visual landscape and provides a list of criteria to assess the impact of development on the landscape.

The proposal is seen to contradict with several criteria of DM06, namely criteria 1 & 2 due to its disregard for the local, modest but distinctive design. Development should also complement the site and its surroundings in terms of layout, scale, and height. The properties surrounding 23 Bro Henllys are almost identical in design and scale. The proposed extension would not complement the area and would result in a detrimental effect on the layout pattern of the housing estate.

It is deemed that the proposal is contrary to DM06 namely through causing a significant visual intrusion. The development does not reflect the surrounding built form, in terms of its design, scale and appearance, and will therefore read as an incongruous and unrelated form of development, which as a result is considered to cause a significant visual intrusion to the detriment of the visual character of the area. The addition of the first-floor extension is disruptive and would result in a change in character of the housing estate.

The Built Environment and Design supplementary planning guidance (SPG's) states that 'design should always complement existing building' when considering alteration to existing buildings and that planning has an important role in safeguarding the existing qualities of buildings and streets. For this to be achieved, there are many factors to consider, such as: window symmetry and design of openings.

This is an insensitive design that looks disproportionate and detracts from the continuity of the street scene. The proposed first floor extension does not complement the existing building and therefore, is deemed unacceptable.

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.

One letter of objection was received from a neighbouring property raising concerns of the development being completely 'out of keeping with all other properties on the estate, would cause a significant visual intrusion, detract from the distinctive design of the estate a concern regarding the 45-degree rule and how the proposed structure would block light to the kitchen and bedroom of the neighbouring property.

While the proposed development marginally fails the 45-degree rule as set out in the Built Environment and Design SPG, the SPG also states that each case will be assessed on its own merits and there may be instances where a development that breaches the 45-degree rule is acceptable, this is most likely to occur with semi-detached or terraced dwellings. The proposed is situated on the opposite side of the neighbouring property and is deemed the impact would not be great enough to warrant refusal on the basis of impact to residential amenity.

Consultees

Land Drainage

The LPA's Land Drainage team were consulted and had no observations as it was deemed the development is not expected to cause flooding within the catchments.

Highways

The LPA's Highway authority were consulted and recommended two conditions to be applied on any permission in the interest of road safety. These related to surface water run-off being trapped and disposed of on site, so not to discharge to the adjoining highway.

Ecology

The LPA's Ecologist was consulted and recommended two conditions to be applied on any permission to enhance biodiversity and avoid adverse effects on European protected species (Bats).

RECOMMENDATION:

The proposed development by way of its design, scale and appearance does not demonstrate appropriate regard for the modest distinctiveness of the area, detracts from the continuity of the street scene, thus having a significant visual intrusion to the detriment of the landscape character of the area, contrary to LDP policies DM06 and DM17.

Refuse

REASONS FOR REFERRING THE APPLICATION TO THE DEVELOPMENT MANAGEMENT COMMITTEE: -

Cllr. Ceris Jones has requested that the application be considered by the Development Management Committee for the following reasons:

"This property is located on a modest estate with the applicant wishing to make minor adjustment to the dwelling to enable modernisation to have larger rooms upstairs suitable for a 21st century family".

3. Diprwydedig/Delegated

06-07-2023 - 02-08-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A150652	Mr and Mrs C Jones	Erection of new club house and cafe, change of use of existing club house to owner / manager's family accommodation and change of use of existing manager's flat to a holiday let unit	Capel Bangor Golf Club, Capel Bangor, Aberystwyth, SY23 3LL	Tynnwyd yn ôl / Withdrawn	31-07-2023
2	A220099	Mr and Mrs Rhys Evans & Ceri Roberts	Conversion of outbuilding to a rural enterprise dwelling together with demolition and alterations.	Fronfraith Farm, Comins Coch, Aberystwyth, SY23 3BE	Gwrthodwyd / Refused	10-07-2023
3	A220100	Mr and Mrs Rhys Evans & Ceri Roberts	Conversion of outbuilding to residential together with demolition and alterations.	Fronfraith Farm, Comins Coch, Aberystwyth, SY23 3BE	Gwrthodwyd / Refused	10-07-2023
4	A220175	Mr and Mrs D Symmons	Variation of condition 8 of planning permission A180637 - additional 15 events to existing planning consent.	The Shed, Mwnt, Y Ferwig, Cardigan, SA43 1QH	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-07-2023
5	A220449	Mr and Mrs Oliver	Erection of a dwelling	Land Between Coedmor And Derlwyn Felin Road, Aberporth, Ceredigion, SA43 2ER	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-07-2023
6	A220883	Mr A Davies	Retention of an existing building for holiday let use.	Plots At New Cross New Cross, Aberystwyth, SY23 4LY	Gwrthodwyd / Refused	11-07-2023
7	A220886	Mr and Mrs Wyn Davies	Proposed Extension to the side of existing dwelling to include a conservatory and home office above, with linked porch to the existing house. And all associated works	Neuaddwen, Cardigan. SA43 2LA	Caniatawyd gydag Amodau / Approved Subject to Conditions	31-07-2023
8	A220958	Sarah Bryant	Change of use of existing barn to dwelling, change of use of existing dwelling to holiday let, and associated works and alterations to existing barn to the South of the property.	Ty Mawr, Y Ferwig, Cardigan. SA43 1PZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-07-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
9	A230073	Dafydd Hughes	Open sided timber building to provide shelter during wet weather and infrastructure improvements comprising a new layby, improved paths and compost toilet.	Coed Taliesin, Tanrallt Lane, Tre Taliesin,	Caniatawyd gydag Amodau / Approved Subject to Conditions	02-08-2023
10	A230115	Mr and Mrs Cope	2 Storey, flat roofed, rear extension replacing conservatory	6 Hillfield Place, Parclyn, Cardigan, SA43 2DJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-07-2023
11	A230141	(HSBC Bank/Holder)	Replacement of existing external ATM for a new machine.	HSBC, Harford Square, Lampeter, SA48 7DU	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-07-2023
12	A230142	(HSBC Bank/Holder)	Display of signage.	HSBC, Harford Square, Lampeter, SA48 7DU	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-07-2023
13	A230164	Matthew Davies	Boundary wall	7 Brongwyn Court, Penparc, Cardigan, Ceredigion, SA43 1SD	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-07-2023
14	A230177	Evans (Cawdor)	Demolition of an existing dwelling and associated outbuildings, change of use to B2 and sui generis and the erection of a new single storey car showroom and workshop.	Bangor Garage House, Capel Bangor, SY23 3LN	Tynnwyd yn ôl / Withdrawn	14-07-2023
15	A230179	(Lidl Great Britain Limited)	Demolition of Unit 5 and extension of existing car park and all associated development	Unit 5 Rheidol Retail Park, Aberystwyth, SY23 1LL	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-07-2023
16	A230219	Mr and Mrs J & M Dunn	Two-storey extension to existing dwelling	Tyhana, Beach Parade, Aberaeron. SA46 0BE	Caniatawyd gydag Amodau / Approved Subject to Conditions	31-07-2023
17	A230220	(Evans Penlan Cyf)	ERECTION OF AN AGRICULTURAL BUILDING, UNDERGROUND SLURRY STORE AND ASSOCIATED WORKS FOR AGRICULTURAL PURPOSES	Glanrhos, Blaenplwyf, Aberystwyth. SY23 4DN	Tynnwyd yn ôl / Withdrawn	01-08-2023
18	A230277	Mrs Hill	Erect a conservatory to front elevation	Brynawelon, Croeslan, SA44 4SH	Gwrthodwyd / Refused	20-07-2023
19	A230287	Mr and Mrs H Lloyd	Erection of affordable dwelling	land adj. Golwg y Cwm, Bwlchllan, SA48 8QQ	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	31-07-2023
20	A230291	Mr W Davies	Creation of new access into private land.	Land lying North East of Maes y Ffin, Henfynyw, Aberaeron, SA46 0HP	Gwrthodwyd / Refused	11-07-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
21	A230309	Mr and Mrs Islwyn & Rose Edwards	Variation of condition 2 of planning permission A200687 - amended plans	Bryn Ardwyn, Ffordd Dewi, Aberystwyth. SY23 1ED	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-07-2023
22	A230317	Mr H Davies (Mid & West Wales Fire & Rescue Service)	Proposed siting of a steel shipping/storage container to rear of premises.	Mid & West Wales Fire & Rescue Service, Cardigan Fire Station, Bath House Road, Cardigan, SA43 1JY	Caniatawyd gydag Amodau / Approved Subject to Conditions	31-07-2023
23	A230329	Mr and Mrs B & P Jones	Discharge of condition 13 of planning permission A200982 - Biodiversity Enhancement Scheme.	Erwbarfe Caravan Park, Devils Bridge, Aberystwyth, SY23 3JR	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	26-07-2023
24	A230333	Mr D Spooner	Erection of a two storey extension with roof mounted solar PV array and external central heating boiler. Demolition and reinstatement of chimney and replacement of external wall render.	Bryneirian, Llanddewi Brefi, Tregaron, SY25 6RL	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-07-2023
25	A230349	Mrs Hilary Harding	Proposal to erect a single storey side extensions	Brynawel, From The Junction Of The C1012 To A Property Known As Brodawel (private), Caerwedros, SA44 6BW	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-07-2023
26	A230371	Kathy Hosker (Star of Sea Culture CIC)	Erection of an external Toiletblock	Our Lady Star of the Sea Catholic Church, Y Rhyd, Borth. SY24 5JF	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-07-2023
27	A230377	Mr G Evans	Proposed New Access to Glenydd Land, Bronant	Land adjacent to Ynys goch fach, Bronant. SY23 4TQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	18-07-2023
28	A230380	Mr Marc Thomas	Proposed General Storage & Agricultural implement building	Penlan, Devils Bridge, SY23 4RG	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-07-2023
29	A230392	Mr John Cullen (Green Valley Leisure Ltd)	Erection of a steel framed shed	Pen-y-Wern Mansion, New Cross, SY23 4JT	Caniatawyd gydag Amodau / Approved Subject to Conditions	31-07-2023
30	A230394	Mr Paul Skyme	Retention of 1nr temporary single storey portakabin building to be used as additional office space for Lab staff for a period of 3 years.	Volac International Ltd, Felinfach, Lampeter, SA48 8AG	Caniatawyd gydag Amodau / Approved Subject to Conditions	02-08-2023
31	A230410	Mr Ieuan Davies (T I Davies & Son)	Non material amendment to planning permission - D1.2.92 - Amended plans	Plot 72 Maesydderwen, Cardigan, SA43 1PE	Tynnwyd yn ôl / Withdrawn	28-07-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
32	A230416	Mr and Mrs John and Toni Lewis	Change of use of the upper floors (currently guest bedrooms) into 2 flats; also introduction of solar panels to south (rear) facing roofs.	Castle Hotel, 8 High Street, Lampeter. SA48 7BG	Tynnwyd yn ôl / Withdrawn	31-07-2023
33	A230426	Mark & Llinos Jones & Davies	Non material amendment to planning permission - A200425 - External finishes	Pantglas Bowls Road, Blaenporth, Cardigan, Ceredigion, SA43 2AR	Caniatawyd / Approved	10-07-2023
34	A230435	Mr J Karas	Discharge of condition 5 of planning permission - A220502 - Gradient of access	Old Shop, C1019 From The Prow To Mynydd Gorddu To The Entrance Of The Property Known As Plas Cefn Gwyn Bontgoch, Talybont, Ceredigion, SY24 5DP	Caniatâd ddim ei angen / Permission not required	31-07-2023
35	A230436	Mr J Karas	Discharge of condition 6 of planning permission - A220502 - Junction visibility	Old Shop, C1019 From The Prow To Mynydd Gorddu To The Entrance Of The Property Known As Plas Cefn Gwyn Bontgoch, Talybont, Ceredigion, SY24 5DP	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	31-07-2023
36	A230437	Mr J Karas	Discharge of condition 13 of planning permission - A220502 - Carriageway in front of site	Old Shop, C1019 From The Prow To Mynydd Gorddu To The Entrance Of The Property Known As Plas Cefn Gwyn Bontgoch, Talybont, Ceredigion, SY24 5DP	Caniatâd ddim ei angen / Permission not required	31-07-2023
37	A230438	Mr J Karas	Discharge of condition 14 of planning permission - A220502 - Verge in front of site	Old Shop, C1019 From The Prow To Mynydd Gorddu To The Entrance Of The Property Known As Plas Cefn Gwyn Bontgoch, Talybont, Ceredigion, SY24 5DP	Caniatâd ddim ei angen / Permission not required	31-07-2023
38	A230441	Mr Anthony O'Regan	Discharge of condition 7 of planning permission - A220770 - Photographic Survey	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	31-07-2023
39	A230442	Mr Dave Harris	Discharge of condition 6 from planning permission A220839 (Tree Protection Plan)	Land adj. to Felin Tyglyn, Ciliau Aeron, SA48 8BY	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	31-07-2023
40	A230443	Emma Carmichael (n/a)	Proposed internal alterations and associated works, installation of solar panels and installation of EV charging point	Apartment 5, Trawsgoed Mansion, Trawsgoed, Aberystwyth. SY23 4HS	Dychwelwyd / Returned	27-07-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
41	A230455	Mr Tony Eames	Non material amendment to planning permission - A171036 - Amended plans	Coed Allt Goch OPD, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6PE	Caniatawyd / Approved	20-07-2023
42	A230461	Mr Dyfrig Rees	Erection of a new slurry tank	Land at Pencwm Canol, Llanrhystud, SY23 5AS	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	26-07-2023
43	A230469	Mr Rhys Lewis	Non-Material Amendment to planning permission A220443 - Amended plans	Woodside, Tanygraig, Llanfarian, SY23 4NN	Caniatawyd / Approved	24-07-2023
44	A230486	Mr S Chubb	Discharge of condition 15 from planning permission A220904 (Landscaping scheme)	Rhydydorth, Llanon, SY23 5LAS	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	26-07-2023
45	A230487	Mr S Chubb	Discharge of condition 12 from planning permission A220904 (Tree and Hedgerow Compensation Planning Scheme)	Rhydydorth, Llanon, SY23 5LAS	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	26-07-2023
46	A230505	Mr Paul Mander	Rhosydd, Gorrig Road, Pentrellwyn, Llandysul occupied in breach of occupancy condition for more than 10 years.	Rhosydd, Gorrig Road, Pentrellwyn, Llandysul. SA44 4LQ	Caniatawyd y Tystysgrif / Certificate Granted	21-07-2023

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4. Penderfyniadau Apeliadau/Appeal Decisions

06-07-2023 - 02-08-2023

#	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
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5. Apeliadau a Dderbyniwyd/Appeals Received

06-07-2023 - 02-08-2023

#	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-02806-YOL4J8	A220682	Mr Jeff Morgan	Against refusal	Bedwen, Stryd yr Eglwys, Llanon, SY23 5HW		
2	CAS-02881-T8Q1C6	A220768	Mr A Hughes (E. LL. Hughes & Sons)	Against Refusal	Land off Maesceinion & 35 Maesceinion, Waunfawr, Aberystwyth, Ceredigion, SY23 3QQ		