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**CEREDIGION**  
County Council

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

7 September 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, 13 September 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 09 August 2023 (Pages 3 - 6)**
5. **To consider planning applications deferred at previous Meetings of the Committee (Pages 7 - 38)**
6. **Development, Advertisement, Local Authority and Statutory Applications (Pages 39 - 62)**
7. **Planning applications dealt with by way of delegated authority (Pages 63 - 72)**
8. **Appeals (Pages 73 - 74)**
9. **Any other matter which the Chairman decides is for the urgent attention of the Committee**

Members are reminded to sign the Attendance Register

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

Yours faithfully

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

**Miss Lowri Edwards**  
**Corporate Lead Officer: Democratic Services**

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

**Wednesday, 09 August 2023**

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

Also present: - Councillor Wyn Evans

**Also in attendance:** Mr Russell Hughes-Pickering, Corporate Lead Officer – Economy & Regeneration, Mrs Catrin Newbold – Service Manager (Development Management), Mr Sam Pugh- Development Management Team Leader – South, Nia Jones, Corporate Manager – Democratic Services, Mrs Ffion Lloyd, Solicitor and Mrs Dwynwen Jones, Scrutiny Support Officer.

(10:00am-11:30am)

### **1 Personal**

The Chairman welcomed all to the meeting.

### **2 Apologies**

None.

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

There were no disclosures of Personal and/or Prejudicial Interest.

### **4 Minutes of a Meeting of the Committee held on the 12 July 2023**

It was RESOLVED to confirm as a true record the Minutes of the Meeting of 12 July 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: -

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

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

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: -

- Members considered that whilst the proposed replacement dwelling was larger than the original, the scale of the proposed dwelling suited the site as there were large industrial buildings adjacent to the site and agricultural sheds further along the road.
- Members considered that the existing building was of low architectural value and that the replacement dwelling was modern and would be more energy efficient and would be a visual improvement to the site.
- Members noted that the site stood in isolation with no nearby dwellings and considered that the proposed replacement dwelling enhanced the design of the area. Members considered that there was no specific architectural style in the locality and that there were several similar houses in the area with large fenestration. The site was not a farmstead and the Site Inspection Panel had noted that the replacement dwelling would be set further back than the existing and considered that it would not be immediately visible from the road when passing.

For these reasons, Members considered that the replacement dwelling could be approved as the application accorded with criterion 2 of Policy LU08 and Policies DM06 and DM17

## **6 Development, Advertisement, Local Authority and Statutory Applications**

Consideration was given to the Report of the Corporate Lead Officer Economy and Regeneration upon development, advertisement; local authority and statutory planning Applications:-

Mr and Mrs Eurig James (Applicants) addressed the Committee in accordance with the Operational procedure for Members of the Public addressing the Development Management Committee.

A220774 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.

To **REFER** the application to the Site Inspection Panel in accordance with Paragraph 5 of the Council's adopted criteria and to **DEFER** the application to allow further time for a 'cooling off' period to consider the points raised by Members and to consider whether there are any material considerations that are justified to outweigh the planning policies, prior to reporting back to Committee.

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A230198 Cattle housing with nutrient store, Coybal, New Quay

To **APPROVE** subject to conditions.

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A230369 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

To **APPROVE** subject to conditions.

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

A230399 1st floor extension, 23 Bro Henllys, Felinfach, Lampeter, Ceredigion,

To **REFER** the application to the Site Inspection Panel in accordance with Paragraph 5 of the Council's adopted criteria.

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

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

### **8 Planning Appeals**

It was **AGREED** to note the appeals received.

**Confirmed at the meeting of the Committee held on the xxx**

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

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

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## 1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymheliad / Recommendation
1	A210757	03-08-2021	Mr Peter Jones	Proposed horsebox fabrication building, to include installation of vehicular access and package treatment plant.	Land Adjacent B4338, from junction with C1279 and junction with C1060, Llanybydder, SA40 9UH	Refuse
2	A220638	17-08-2022	Mr D Evans (Cartrefi Dyfed Homes Ltd)	Phase 4 - Erection of 8 dwellings to include 2 affordable dwellings.	Cae John, Cross Inn, Llanon, SY23 5NT	Refuse
3	A230399	05-06-2023	Mr Richard Jones	1st floor extension	23 Bro Henllys, Felinfach, Lampeter, Ceredigion, SA48 8AD	Refuse

# 1.1. A210757





<b>Rhif y Cais / Application Reference</b>	A210757
<b>Derbyniwyd / Received</b>	03-08-2021
<b>Y Bwriad / Proposal</b>	Codi adeilad gwneud faniau ceffylau, gan gynnwys gosod mynedfa i gerbydau a safle trin pecynnau.
<b>Lleoliad Safle / Site Location</b>	Tir gerllaw'r B4338, rhwng y gyffordd â'r C1279 a'r gyffordd â'r C1060, Llanybydder, SA40 9UH
<b>Math o Gais / Application Type</b>	Cynllunio Llawn
<b>Ymgeisydd / Applicant</b>	Mr Peter Jones, Glan Yr Afon, Cwrtnewydd, Llanybydder, Ceredigion, SA40 9YS
<b>Asiant / Agent</b>	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen Llanrhystud, Aberystwyth, SY23 5ED

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn barsel o dir amaethyddol sydd wedi'i leoli ar hyd y B4338 600m i'r gorllewin o Lanybydder. Mae'r safle o natur wledig ac mae wedi'i amgylchynu â chaeau amaethyddol.

Does dim hanes datblygu perthnasol ar gyfer y safle.

## MANYLION Y DATBLYGIAD

Mae'r cynnig yn ymwneud â chodi adeilad gwneud faniau ceffylau, gan gynnwys gosod mynedfa i gerbydau a safle trin pecynnau. Bydd yr adeilad arfaethedig yn mesur 49.5m o hyd, 15.8m o ddyfnder a bydd yn 7.5m o uchder ar y mwyaf, a bydd yn darparu gweithdy ar gyfer gwneud faniau ceffylau. Mae yna gât i'r cae ar hyn o bryd, a fydd yn cael ei chau i greu mynedfa newydd.

## POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

### Polisiau Cynllunio Cenedlaethol Perthnasol:

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru

TAN 6: Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy

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

S04: Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill

DM06: Dylunio a Chreu Lle o Safon Uchel

DM14: Cadwraeth Natur a Chysylltedd Ecolegol

DM17: Y Dirwedd yn Gyffredinol

## YSTYRIAETHAU PERTHNASOL ERAILL

### DEDDF TROSEDD AC ANHREFN 1998

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

### DEDDF CYDRADDOLDEB 2010

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

prïodol 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**

Cyfoeth Naturiol Cymru – Mae'r safle o fewn dalgylch Ardal Cadwraeth Arbennig (ACA) Afon Teifi. Os nad yw'r datblygiad yn debygol o gael effaith sylweddol ar yr ACA, ni fyddai gennym unrhyw wrthwynebiad i'r cynnig.

Ecoleg – dim gwrthwynebiad yn unol ag amodau'n sicrhau darpariaeth o welliannau ecolegol, a datganiad dull trawsleoli, i sicrhau trawsleoliad y gwrych ar hyd ymyl y ffordd. Mae'r cynnig wedi'i sgrinio ac ni fyddai'n cael effaith sylweddol ar yr Afon Teifi o safbwynt cynyddu ffosffadau.

Awdurdod Priffyrdd – dim gwrthwynebiad yn unol ag amodau.

Draenio Tir – yn argymhell amodau mewn perthynas â rheoli dŵr wyneb, suddfannau dŵr ac arwynebau caled.

Derbyniwyd gwrthwynebiadau gan 9 trydydd parti hefyd, ar sail y ffaith na fydd yr adeilad yn cydweddu â'r ardal gyfagos, ac mi fyddai'n arwain at fwy o lifogydd. Effaith ar goed ac ecoleg, mwy o traffig, sŵn a diogelwch.

Derbyniwyd un llythyr o gefnogaeth yn nodi y byddai'n rhoi hwb i'r economi drwy ddarparu cyfleoedd cyflogaeth.

## **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 yn gorwedd y tu allan i ffiniau unrhyw anheddiad ac felly mae o fewn 'lleoliadau eraill' fel y'u diffinnir o fewn y CDLI, lle mae datblygu'n cael ei reoli'n llym er mwyn sicrhau datblygu cynaliadwy ac i warchod ardaloedd cefn gwlad.

Mae Polisi S04 yn caniatáu datblygu o fewn 'lleoliadau eraill' a bwrw bod y cynnig yn cydymffurfio â gofynion TAN 6, yn nhermau menter wledig, ac yn nhermau ei leoliad ffisegol, ei fod yn union gerllaw'r ardal adeiledig bresennol.

Er bod y Cyngor yn cefnogi'r economi wledig er mwyn darparu cyfleoedd gwaith lleol, nid yw codi adeilad ar gyfer gwneud faniau ceffylau ar y lleoliad hwn, sydd wedi'i amgylchynu â chaeau amaethyddol, yn cwrdd â gofynion TAN 6. Nid yw Polisi S04 yn caniatáu codi adeilad ar y safle hwn felly ac mae'n mynd yn groes i brif amcan y polisi, sef gwarchod cefn gwlad a thirwedd ddiwylliannol yr ardal wledig hon.

Hefyd, ni ystyrir bod yna angen y gellir ei gyfiawnhau'n rhesymol am adeilad ar y lleoliad hwn. Mae'r egwyddor datblygu'n annerbyniol felly.

### **Tirwedd**

Mae amddiffyn cefn gwlad rhag datblygu amhriodol wedi bod, ac mae'n parhau i fod yn amcan cynllunio pwysig. Nod Polisi DM17 yw atal effaith andwyol ar rinweddau a nodweddion arbennig y dirwedd weledol. Byddai'r datblygiad arfaethedig yn amharu ar ardal cefn gwlad agored, ac yn sgil ei faint a'i fâs, ystyrir y byddai'n ansensitif ac yn anghydnaws â'r lleoliad, ac yn

mynd yn gwbl groes i amcanion y Polisi hwn.

## **Dyluniad a Chymeriad**

Mae DM06 y CDLI yn gofyn bod pob datblygiad newydd yn rhoi ystyriaeth lawn, ac yn cyfrannu mewn ffordd bositif at gyd-destun ei leoliad a'r cyffiniau. Hefyd, mae'r polisi'n gofyn bod y datblygiad yn adlewyrchu dealltwriaeth glir o egwyddorion dylunio, a'r cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol. Mae'r polisi'n cynnwys rhestr o feini prawf y dylai pob datblygiad geisio'u bodloni. Yn arbennig o berthnasol i'r cais hwn y mae meini prawf 2 a 7 o'r polisi, sy'n gofyn bod datblygiad newydd yn cydweddu â'r safle a'i gyffiniau.

Mae Maen Prawf 2 o Bolisi DM06 yn pwysleisio bod yn rhaid i ddatblygiad gydweddu â'r safle a'i gyffiniau yn nhermau cynllun, parchu golygfeydd i mewn ac allan o'r safle, cynhyrchu ffurf gydynol yn nhermau maint, uchder a chyfrannedd yr adeiladau presennol. Ymddengys na fyddai maint ac uchder yr adeilad arfaethedig yn cydweddu â chymeriad a golwg yr ardal leol.

Byddai'r datblygiad arfaethedig yn amharu ar ardal cefn gwlad agored, ac yn sgil ei faint a'i fâs, ystyrir y byddai'n ansensitif ac yn anghydnaws â'r lleoliad, ac yn mynd yn gwbl groes i ofynion Polisi DM17.

## **Priffyrdd**

Bwriedir adleoli'r fynedfa bresennol i'r cae a chreu mynedfa newydd tua phen deheuol y safle, gan gau'r fynedfa bresennol. Cyflwynwyd datganiad trafniadaeth, a adolygwyd gan yr Awdurdod Priffyrdd, sydd heb fynegi unrhyw wrthwynebiad i'r fynedfa arfaethedig.

## **Ecoleg**

Mae'r safle'n gorwedd o fewn dalgylch Ardal Cadwraeth Arbennig (ACA) Afon Teifi. Mi allai unrhyw ddatblygiad a allai gynyddu maint y ffosffad (neu ffosfforws) o fewn dalgylch ACA yr afon gael effaith niweidiol ar yr ACA, a byddai angen sgrinio'r datblygiad i bennu ei effaith ar yr ACA. Dywedodd Cyfoeth Naturiol Cymru, os na fyddai'r datblygiad yn cael effaith sylweddol ar yr ACA, na fyddai ganddynt unrhyw wrthwynebiad.

Yn yr achos hwn, mae'r sgrinio'n dangos nad yw'r cynnig yn debygol o gael unrhyw effaith sylweddol ar yr Afon Teifi o ran cynyddu'r lefelau ffosffad, yn unol â Chyngor Cynllunio Cyfoeth Naturiol Cymru, ac nid oes angen unrhyw arolwg na gwelliannau pellach.

Cynhaliwyd Asesiad Ecolegol Cychwynnol gan Wyndrush Wild. Mae'r safle'n cynnwys un cae o laswelltir wedi'i wella gydag ardal fach o laswelltir corsiog a gwrychoedd cyffiniol. Cafodd y safle ei asesu fel un heb unrhyw gynefinoedd addas ar gyfer pathewod, moch daear, ymlusgiaid nac amffibiaid, ac fel un o ychydig werth yn unig ar gyfer adar nythu a manau clwydo ar gyfer ystlumod. Ni nodwyd unrhyw rywogaethau ymledol anffodorol ar y safle.

Mi fydd y datblygiad arfaethedig yn gofyn bod darn o'r gwrych yn cael ei dynnu i ddarparu'r llain gweledd gofynnol. Mae Ecolegydd y Cyngor yn awgrymu gosod amod i sicrhau na fydd unrhyw waith i drawsleoli'r gwrych ar hyd ymyl y ffordd yn digwydd nes bod datganiad dull trawsleoli wedi'i gyflwyno.

## **Cyflogaeth**

Mae angen yr adeilad arfaethedig ar yr asiant i ddarparu gwasanaeth mwy proffesiynol a chyfleusterau modern i gwrdd â'r galw cynyddol. Ar hyn o bryd mae iard ar gael ym Moelfre a bydd y gwaith yn symud i'r safle arfaethedig.

Yn ôl y ffurflen gais, ni fydd unrhyw swyddi ychwanegol yn cael eu creu, ond yn hytrach mae 7 aelod staff presennol a'r bwriad yw cyflogi 7. Ar sail yr hyn a gyflwynwyd, ni ellir dweud y bydd y cynnig yn creu cyflogaeth uwchlaw'r lefelau presennol, ond mae'n bosib y bydd cyfleoedd gwaith yn cael eu creu yn y dyfodol ar gyfer trigolion Llanybydder, sydd cwta 600m i ffwrdd, yn sgil y galw cynyddol a ddisgrifir gan yr asiant. Mi fyddai hynny'n cydymffurfio â TAN 6.

## **ARGYMHELLIAD:**

Gwrthod am y rhesymau canlynol:

1. Mae safle'r cais yn gorwedd y tu allan i ffiniau'r anheddiad ac felly mae o fewn 'lleoliadau eraill' fel y'u diffinnir o fewn y CDLI, lle mae datblygu'n cael ei reoli'n llym i sicrhau datblygu cynaliadwy ac i warchod ardaloedd cefn gwlad. Nid yw Polisi S04 felly yn caniatáu codi adeilad i wneud faniau ceffylau yn y lleoliad hwn. Mae'r egwyddor datblygu'n annerbyniol felly.
2. Byddai'r datblygiad arfaethedig yn amharu ar ardal cefn gwlad agored ac yn sgil ei faint a'i fâs, ystyrir ei fod yn ansensitif ac yn anghydnaws â'r lleoliad hwn, a'i fod yn mynd yn gwbl groes i ofynion Polisi DM17.

## RHESYMAU DROS OHIRIO:

Penderfynodd y Pwyllgor Rheoli Datblygu ar yr 8fed o Fawrth 2023 gyfeirio'r cais i'r Panel Ymweld Safleoedd (SIP) yn unol â pharagraff 5 o feini prawf mabwysiedig y cyngor, a hefyd i'r Grŵp Oeri / Ailfeddwl i'w ystyried ymhellach, cyn gwneud penderfyniad terfynol ar y cais.

Cyfarfu'r Panel Ymweld Safleoedd ar y 21ain o Fawrth 2023. Yn ystod yr ymweliad, sylwodd yr aelodau nad oedd y pellter i Lanybydder yn ormodol, nad oedd unrhyw faterion gorlifo ar safle'r cais (yn wahanol i rannau o Lanybydder), roedd y tir ar lefel is na'r briffordd gyhoeddus ac yn elwa o lefel da o sgrinio naturiol, a hefyd nad oedd yna dai preswyl yn yr ardal a allai gael eu effeithio gan y bwriad.

Ymwelodd y panel hefyd a safle busnes presennol yr ymgeisydd ar fferm Moelfre, lle nodwyd ei bod yn ymddangos bod y busnes wedi tyfu'n rhy fawr i'r safle presennol. Fferm weithiol ydoedd ac roedd y gosodiad a'r agosrwydd at y fferm yn amhriodol, roedd diffyg cyfleusterau ym Moelfre yn creu problem lles i weithwyr a byddai'r mynediad / allanfa ar gyfer y traffig a achosir gan y datblygiad yn anodd ar hyd lôn serth y fferm. Nodwyd hefyd mai prin oedd y cyfle i ehangu'r busnes yn y lleoliad hwn oherwydd yr adeiladau fferm presennol a thopograffi'r tir. Roedd yr ymgeisydd hefyd yn gallu cadarnhau nad oedd yr adeiladau fferm presennol yn eiddo iddo. Nodwyd ymhellach nad oedd cymeriad gweledol fferm weithiol yn rhoi argraff da i ddarpar gwsmeriaid oedd yn ymweld â'r busnes.

Roedd yr aelodau'n cydnabod nad oedd y safle presennol yn addas ar gyfer ehangu ac y byddai angen lleoliad newydd ar gyfer y busnes er mwyn ei gadw o fewn y sir.

Fodd bynnag, roedd yr Aelodau o'r farn bod angen gofyn am wybodaeth ychwanegol oddi wrth yr ymgeisydd ynghylch y dull dilyniannol a ddefnyddiwyd wrth ddewis y safle sy'n destun y cais hwn.

Dilynodd cyfarfod o'r Grŵp Oeri / Ailfeddwl ar y 23ain o Fawrth 2023. Cytunodd y Grŵp Oeri / Ailfeddwl yn unfrydol i ofyn am y wybodaeth ychwanegol ganlynol i gefnogi'r cais:

1. **Prawf dilyniannol mwy trylwyr i gymharu'r safle arfaethedig â safleoedd eraill sydd ar gael.** Fel rhan o'r ymarfer hwn, gofynnwyd i'r ymgeisydd roi rhesymau pam nad yw safle presennol fferm Moelfre yn addas ar gyfer y bwriad. Roedd hyn i'w ddilyn gan asesiad o unrhyw adeiladau eraill o fewn perchnogaeth / rheolaeth yr ymgeisydd, unrhyw adeiladau neu eiddo sydd ar gael o fewn neu gerllaw aneddiadau cyfagos neu o fewn stadau diwydiannol presennol yn yr ardal, ynghyd ag ystyriaeth o unrhyw adeiladau gwag presennol yn yr ardaloedd mwy gwledig. Yn y bôn, er bod yr aelodau am gadw'r busnes yng Ngheredigion er mwyn cefnogi'r economi leol, serch hynny roeddent am fod yn sicr nad oedd safleoedd eraill ar gael cyn gwneud penderfyniad terfynol ar y cais.

Ac;

2. **Cadarnhad o lefelau daer a llawr presennol ac arfaethedig.**

O ganlyniad, ar y 27ain o Ebrill 2023, derbyniwyd Arfarniad Prawf Dilyniannol, cadarnhad nad yw safle presennol fferm Moelfre ym mherchnogaeth na rheolaeth yr ymgeisydd, ynghyd â llythyr cymhelliant pellach.

### 1. Y Prawf Dilyniannol:

Mae'r prawf dilyniannol yn defnyddio TAN4 (Canolfannau Manwerthu a Masnachol) fel arweiniad.

Mae gofynion allweddol yr ymgeisydd yn cynnwys adeilad gweithredol sydd o leiaf yn 7500 troedfedd sgwâr, iard gylchredeg fawr, mynediad da i flaen y ffordd, digon o le parcio, tir ar gyfer yr anifeiliaid wrth ddelio â bocys ceffylau sydd wedi torri i lawr, uchder da ar gyfer offer codi, a lleoliad o fewn 10 milltir i'r gweithrediad presennol.

Dadleuwyd nad oedd yr adeilad presennol ym Moelfre yn addas gan nad yw'r tir o fewn perchnogaeth nac o dan reolaeth yr ymgeisydd, ac felly nid yw'n cyflwyno unrhyw opsiwn i ehangu, gwella neu ailddatblygu. Hyn, yn ôl y prawf dilyniannol, oedd y brif ystyriaeth ar gyfer adleoli'r gweithrediad.

Nodwyd 4 safle o fewn radiws 10 milltir o'r safle presennol fel rhan o'r prawf dilyniannol. Mae'r rhain yn cynnwys Safle 1: Parc Busnes Llambod (Dyraniad CDLI E0501), Safle 2: Hen Safle Mart (Dyraniad CDLI E0502), Safle 3: Tir oddi ar Station Terrace, Llanybydder, Sir Gaerfyrddin, Safle 4: Unedau 1-4, Ystâd Ddiwydiannol Pentood, Aberteifi. Penderfynwyd bod pob safle yn anhyfyw ac nad oedd ar gael i'w ddefnyddio gan y busnes.

Aseswyd safleoedd amrywiol eraill hefyd trwy ehangu'r meini prawf chwilio i fod o fewn 40 milltir i'r safle presennol heb unrhyw gyfyngiad ar ddefnydd y tir na chyllideb. Aseswyd y safleoedd sydd ar gael ar Rightmove Commercial hefyd. Arweiniodd hyn at ystyried ardal drefol Abertawe, lle y canfuwyd eu bod yn anhyfyw am wahanol resymau gan gynnwys pris, pellter oddi wrth y busnes presennol, defnyddiau cyfyngedig, cyfyngiadau gweithredol a chostiau datblygu.

Cafodd safleoedd yn Aberteifi eu hystyried hefyd, fodd bynnag, nid oedd rhain o fewn dalgylch y busnes, byddent yn creu problemau adleoli staff, costau uchel o sicrhau eiddo, problemau parcio a diffyg lle i letya anifeiliaid. Ystyriwyd bod y safleoedd hyn yn anaddas.

I gloi, mae'r Prawf Dilyniannol yn nodi nad oes unrhyw safleoedd amgen sy'n addas ar gyfer gweithrediad y busnes.

## **2. Cais am gadarnhad o lefelau daear a llawr presennol ac arfaethedig.**

Mewn e-bost oddi wrth yr asiant sy'n dyddiedig 27ain o Ebrill, 2023, darparwyd cadarnhad ysgrifenedig na fydd unrhyw newidiadau rhwng y lefelau cae presennol ac arfaethedig.

### **ASESIAD YR ACLI:**

Ar ôl ystyried y wybodaeth a gyflwynwyd, mae'r Awdurdod Cynllunio Lleol yn pryderu bod nifer y safleoedd yr edrychwyd arnynt fel rhan o'r prawf dilyniannol yn rhy gyfyngedig, ac ychydig o dystiolaeth sydd wedi cael ei ddarparu bod yr ymgeisydd wedi gwneud ymdrech ar y cyd i gaffael safle mwy addas a chynaliadwy.

I gloi, mae'r Awdurdod Cynllunio Lleol o'r farn nad oes digon o dystiolaeth wedi'i chyflwyno i gyfiawnhau gwyro oddi wrth bolisi cynllunio cenedlaethol a lleol yn yr achos hwn.

O ganlyniad, mae'r argymhelliad i wrthod yn parhau.

### **DEDDF CYNLLUNIO GWLAD A THREF 1990 – CAIS I ALW I MEWN O DAN ADRAN 77**

Ar 20fed o Ebrill, 2023, rhoddodd Llywodraeth Cymru wybod i Gyngor Sir Ceredigion bod Gweinidogion Cymru wedi cael eu gofyn i alw'r cais i mewn am benderfyniad.

Mae'r hysbysiad gan Lywodraeth Cymru hefyd yn cyfarwyddo Cyngor Sir Ceredigion i beidio â rhoi caniatâd cynllunio mewn perthynas â'r cais, nac i unrhyw ddatblygiad arall o'r un math sy'n destun y cais ar unrhyw safle sy'n cynnwys neu'n ffurfio rhan o'r tir y mae'r cais yn berthnasol iddo.

Mae'r cais galw i mewn yn dal i gael ei ystyried gan Lywodraeth Cymru, a chyn gwneud penderfyniad, mae angen rhoi gwybod iddynt a yw'r pwyllgor wedi penderfynu caniatáu neu wrthod y cais. Unwaith y bydd Llywodraeth Cymru wedi cael gwybod am benderfyniad y pwyllgor, byddant wedyn yn ystyried y cais galw i mewn ymhellach.

Yn y cyfamser, mae'r cyfeiriad yn parhau yn ei le.

<b>Rhif y Cais / Application Reference</b>	A210757
<b>Derbyniwyd / Received</b>	03-08-2021
<b>Y Bwriad / Proposal</b>	Proposed horsebox fabrication building, to include installation of vehicular access and package treatment plant.
<b>Lleoliad Safle / Site Location</b>	Land Adjacent B4338, from junction with C1279 and junction with C1060, Llanybydder, SA40 9UH
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr Peter Jones, Glan Yr Afon, Cwrtnewydd, Llanybydder, Ceredigion, SA40 9YS
<b>Asiant / Agent</b>	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen Llanrhystud, Aberystwyth, SY23 5ED

## THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a parcel of agricultural land which is located along the B4338 600m to the west of Llanybydder. The site is rural in nature and bound by agricultural fields.

There is no relevant planning history for the site.

## DETAILS OF DEVELOPMENT

The proposal relates to the construction of a horsebox fabrication building, to include installation of vehicular access and package treatment plant. The proposed building will measure 49.5m in length, 15.8m deep with a maximum height of 7.5m and will provide for a workshop to fabricate horseboxes. There is an existing field gate which will be closed up to accommodate a new access point.

## RELEVANT PLANNING POLICIES AND GUIDANCE

### Relevant National Planning Policies

Future Wales: The National Plan 2040

Planning Policy Wales

TAN 6: Planning for Sustainable Rural Communities

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

S04: Development in Linked Settlements and Other Locations

DM06: High Quality Design and Placemaking

DM14: Nature Conservation and Ecological Connectivity

DM17: General Landscape

## OTHER MATERIAL CONSIDERATIONS

### CRIME AND DISORDER ACT 1998

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

### EQUALITY ACT 2010

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

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

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

## **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

## **CONSULTATION RESPONSES**

NRW – The site is within the catchment of the River Teifi Special Area of Conservation (SAC). If the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal.

Ecology – no objection subject to conditions securing the provision of ecological enhancements and a translocation method statement to secure the translocation of the roadside hedge. The proposal has been screened out and would not have a significant effect on the Afon Teifi from increase phosphates.

Highway Authority – no objection subject to conditions.

Land Drainage – recommend conditions relating to surface water management, soakaways and hard surfacing.

9 third party objections have also been received on the grounds that the building will not appear in keeping with the surrounding area and would give rise to increased flooding. Impact on trees and ecology, increased traffic, noise and security.

1 letter of support has been received commenting that it would boost the economy by providing employment opportunities.

## **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 outside of any settlement boundary and is therefore within 'other locations' as identified within the LDP where development is strictly controlled in the interest of achieving sustainable development and to protect the open countryside.

Policy S04 only permits development within 'other locations' where the proposal accords with the requirements of TAN 6 in terms of a rural enterprise and in terms of its physical location, it is immediately adjacent to the substantial built form.

Whilst the Council supports the rural economy to provide local employment opportunities, the construction of a building for the fabrication of horseboxes in this location, surrounded by agricultural fields, does not meet the requirements of TAN 6. The erection of a building in this location is therefore not permitted by Policy S04 and represents a conflict with the overarching policy objective of protecting the countryside and cultural landscape of this rural area.

Furthermore, it is not considered that there is a reasonably justified need for the building in this location. The principle of development is therefore unacceptable.

### **Landscape**

The protection of the countryside from inappropriate development has been and continues to be, an important planning objective. Policy DM17 seeks to prevent adverse effect on the qualities and special characters of the visual landscape. The proposed development would represent an intrusion into the open countryside and by virtue of its scale and massing, is considered insensitive and unsympathetic within this location and in direct conflict with the aims of this Policy.

## **Design and Character**

Policy DM06 of the LDP requires all new development to have full regard, and positively contribute to the context of its location and surroundings. Furthermore, the policy requires development to reflect a clear understanding of design principles, and the local physical, social, economic and environmental context. The policy includes a list of criteria in which all development should seek to meet. Of particular relevance to this application are criteria 2 and 7 of the policy, which requires new development to complement the site and its surroundings (criterion 2).

Criterion 2 of the Policy DM06 highlights that the development must complement the site and its surrounding 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 scale and height of the proposed building would appear incongruous with the character and appearance of the local area.

The proposed development would represent an intrusion into the open countryside and by virtue of its scale and massing, is considered insensitive and unsympathetic within this location and in direct conflict with the requirements of DM17.

## **Highways**

It is proposed to relocate an existing field access to accommodate a new access towards the southern end of the site and close off the existing access. A transport statement was submitted which has been reviewed by the Highway Authority who raise no objections to the proposed access.

## **Ecology**

The site lies within the catchment of the Afon Teifi Special Area of Conservation (SAC). Any development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC and the development would need to be screened to determine whether the development is likely to have a significant effect on the SAC. NRW advised that if the development would not result in a significant effect on the SAC, then no objections would be raised.

In this case, the proposal has been screened out as not likely to have a significant effect on the Afon Teifi from increased phosphates in accordance with NRW Planning Advice and no further survey work nor enhancements are necessary.

A Preliminary Ecological Assessment was carried out by Wyndrush Wild. The site comprises a single field of improved grassland with a small area of marshy grassland and adjoining hedges. The site was assessed as having no habitats suitable for dormice, badgers, reptiles and amphibians and of minor value for nesting birds and roosting bats. No invasive non-native species were identified on site.

The proposed development will require a section of hedge to be removed to provide the required visibility splay. The Council's Ecologist recommends a condition to ensure that no works to translocate the roadside hedge should take place until a translocation method statement has been submitted.

## **Employment**

The proposed building is required by the agent to provide a more professional service and modern facilities to meet increased demand. Currently, there is an existing yard at Moelfre and the operations will move to the proposed site.

According to the application form, no additional jobs will be created, rather 7 staff members are existing and 7 are proposed. Based on what has been submitted, it cannot be said that the proposal will create employment above existing levels, however, it may be possible for future employment opportunities to be created for the residents of Llanybydder, which is only 600m away, due to the increased demand described by the agent. This would be in accordance with TAN6.

## **RECOMMENDATION:**

Refuse for the following reasons:

1. The application site lies outside of the settlement boundary and is therefore within 'other locations' as identified within the LDP where development is strictly controlled in the interest of achieving sustainable development and to protect the open countryside. The erection of a horsebox fabrication building in this location is therefore not permitted by Policy S04. The principle of development is therefore unacceptable.
2. The proposed development would represent an intrusion into the open countryside and by virtue of its scale and massing, is considered insensitive and unsympathetic within this location and in direct conflict with the requirements of Policy DM17.



## REASONS FOR DEFERRAL:

The Development Management Committee on the 8th March 2023 resolved to refer the application to both the Site Inspection Panel (SIP) in accordance with paragraph 5 of Council's adopted criteria, and also to the Cooling Off Group for further consideration, before a final decision was taken on the application.

The Site Inspection Panel subsequently met on the 21st March 2023. During the SIP Members observed that the distance to Llanybydder from the application site was not excessive, that there were no flooding issues at the application site, (unlike parts of Llanybydder), that the land where the proposed building was to be situated was at a lower level than the public highway and benefited from a good level of natural screening and that there was limited residential units in the locality which may be affected by the proposal.

The panel also visited the applicant's current business premises at Moelfre Farm, during which it was noted that the business had appeared to have outgrown the existing premises. It was a working farm and the layout and the close proximity to the farm was inappropriate, the lack of facilities at Moelfre was creating a welfare issue for employees and the access/egress for the traffic induced by the development would be difficult along the steep and narrow farm track. It was also noted that there was limited opportunity to expand the premises in this location owing to the existing farm buildings and the topography of the land. The applicant was also able to confirm that the existing farm buildings were not in his ownership. It was further noted that the visual character of a working farm did not give a good impression to potential customers visiting the premises.

Members recognised that the existing site was not suitable for expansion and a new location for the business would be necessary in order to retain the business within the County.

Members did however consider it necessary to request additional information from the applicant in regard the sequential approach that had been undertaken in choosing the site subject to this application.

A meeting of the Cooling Off Group followed on the 23rd March 2023. The Cooling off Group unanimously agreed to request the following additional information in support of the application:

1. **A more thorough sequential test to compare the proposed site with other available sites.** As part of this exercise, the applicant was asked to provide reasons why the existing site at Moelfre Farm is not suitable for the proposal. This was to be followed by an assessment of any other buildings within the applicant's ownership / control, any available buildings or premises within or adjacent to nearby settlements or within existing industrial estates in the area, and the consideration of any existing vacant buildings in the more rural areas. Essentially, whilst Members wanted to retain the business in Ceredigion in order to support the local economy, they nevertheless wanted to be satisfied that there were no other alternative sites available before taking a final decision on the application.

**And;**

2. **Confirmation of the existing and proposed ground and floor levels at the application site.**

Subsequently, a Sequential Test Appraisal, proof that the existing site at Moelfre Farm is not in the applicant's ownership or control, and a further letter of motivation was submitted on the 27th April 2023.

### 1. The sequential test:

The sequential test uses TAN4 (Retail and Commercial Centres) for guidance.

Key requirements for the applicant include as a minimum a 7500sqft operational building, a large circulation yard, good road frontage access, ample parking, land for animals to be secured when dealing with horsebox breakdowns, good height for lifting equipment and a location within a 10 mile radius of the existing operation.

It was argued that the existing building at Moelfre was not suitable as the land is not within the ownership nor under the control of the applicant and therefore does not present any option to expand, improve or redevelop. This, according to the sequential test, was the major consideration for the operation's relocation.

4 no. sites were identified within the 10 mile radius of the existing site and assessed as part of the sequential test. These include Site 1: Llambed Business Park (LDP Allocation E0501), Site 2: Old Mart Site (LDP allocation E0502), Site 3: Land off Station Terrace, Llanybydder, Carmarthenshire, Site 4: Units 1-4, Pentood Industrial Estate, Cardigan. All sites were determined to be non-viable and not available to be used by the business.

Various other premises were also assessed by expanding the search criteria to be within 40 miles of the existing site with no restricted land uses or budget. The sites available on Rightmove Commercial were also assessed. This resulted in the

consideration of the urban area of Swansea, which were found to be unviable for various reasons including price, distance from the existing business, restricted uses, operational constraints and cost to develop.

Sites in Cardigan were also considered however, these were not within the business' catchment area, would create staffing relocation issues, high costs of securing a premises, parking issues and lack of space of accommodating animals. These sites were deemed to be unsuitable.

In conclusion, the Sequential Test states that there are no alternative sites suitable for the business operation.

## **2. Request for confirmation of the existing and proposed ground and floor levels at the application site**

In an e-mail from the agent dated 27<sup>th</sup> April, 2023, written confirmation was provided that there will be no changes in levels between the existing and proposed field levels.

### **LPA'S ASSESSMENT:**

After considering the submitted information, the Local Planning Authority is concerned that the number of alternative sites looked at as part of the sequential test is too limited and there appears to be little evidence of the applicant having made a concerted effort to acquire an alternative and more sustainable site.

In conclusion, the Local Planning Authority considers that insufficient evidence has been submitted to justify a departure from national and local planning policy in this instance.

Consequently, the recommendation to refuse remains.

### **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL-IN REQUEST**

On the 20<sup>th</sup> April, 2023, Welsh Government notified Ceredigion County Council that the Welsh Ministers had been asked to call in the application for their own determination.

The notification from Welsh Government also directs Ceredigion County Council not to grant planning permission in respect of the application, or to any other development of the same kind which is the subject of the application on any site which includes or forms part of the land to which the application relates.

The call-in request is still under consideration by Welsh Government, and prior to making a decision, they need to be informed as to whether the committee has resolved to grant or refuse the application. Once Welsh Government have been informed of the committee's resolution, they will then consider the call-in request further.

In the meantime, the direction remains in place.

# 1.2. A220638



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

## Y SAFLE A HANES PERTHNASOL

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

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

## MANYLION Y DATBLYGIAD

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

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

## POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiâu Cynllunio Cenedlaethol perthnasol:

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

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

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

DM17 Y Dirwedd yn Gyffredinol

LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl

LU06 Dwysedd Tai

LU24 Darparu Mannau Agored Newydd

LU30 Diogelu

S01 Twf Cynaliadwy

S04 Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill

S05 Tai Fforddiadwy

## **YSTYRIAETHAU PERTHNASOL ERAILL**

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

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

### **DEDDF CYDRADDOLDEB 2010**

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

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

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

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

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

### **YMATEBION YMGYNGHORI**

Ecoleg Ceredigion – Dim gwrthwynebiad yn unol ag amodau

Cyngor Cymuned Dyffryn Arth - Dim gwrthwynebiad

Cyfoeth Naturiol Cymru – dim gwrthwynebiad

Priffyrdd Ceredigion – Dim gwrthwynebiad yn unol ag amodau

Draenio Tir Ceredigion - Sylwadau

### **CASGLIAD**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **AWDURDOD DIRPRWYEDIG**

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

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

## **RHESWM DROS OHIRIO:**

Yng nghyfarfod y Pwyllgor Rheolaeth Datblygu ar 17eg Gorffennaf, 2023 penderfynodd yr Aelodau ohirio gwneud penderfyniad ar y cais, er mwyn caniatáu rhagor o amser neu gyfnod o ailfeddwl i ystyried polisïau pellach LU06 ac LU24 gan y byddai'r cais hwn yn mynd y tu hwnt i'r dyraniad arfaethedig. a dwysedd ymhellach yn anheddiad cysylltiedig Cross Inn.

Cyfarfu'r Panel Oeri ar 2 Awst, 2023 lle rhoddodd yr Aelodau ystyriaeth lawn i'r pwyntiau a godwyd uchod ynghyd â'r sefyllfa ddiweddaraf mewn perthynas â'r dyraniad tai ar gyfer Cross Inn ei hun a Grŵp Aneddiadau Llanon y dynodwyd yr anheddiad ynddo. Derbyniwyd ymddiheuriad wrth y Cyng Rhodri Evans am na allai fod yn bresennol yn y cyfarfod.

Nodwyd bod cais newydd ar gyfer darparu man agored cyhoeddus i wasanaethu'r stad a thrwy hynny gydymffurfio â pholisïau LU24 wedi'i gyflwyno yn dilyn cyfarfod o'r Pwyllgor Rheolaeth Datblygu ar 17eg Gorffennaf, 2023.

Dywedwyd mai'r prif reswm dros argymhell gwrthod y cais oedd bod y dyraniad preswyl ar gyfer Cross Inn, sef 4 uned newydd i'w darparu yn ystod cyfnod y CDLI, wedi'i gor-gynyddu'n sylweddol ac yn -27 ar hyn o bryd, sef yr ail or-ddarpariaeth fwyaf yn y Sir. Dywedodd swyddogion fod caniatáu unedau ychwanegol mewn lleoliad anghynaliadwy a oedd yn brin o gyfleusterau yn groes i'r CDLI a Chymru'r Dyfodol ac y gallai fod mewn perygl o gael eu galw i mewn gan Lywodraeth Cymru. Roedd swyddogion yn cydnabod bod yr embargo ffosffadau yn Nyffryn Teifi a'r pandemig Covid wedi chwarae rhan yn yr Awdurdod yn methu â chyrraedd targed tai ei CDLI ond nid i raddau i gyfiawnhau rhagori ar y dyraniad ar gyfer Cross Inn ei hun.

Roedd yr aelodau o'r farn bod y bwriad yn dderbyniol mewn egwyddor ac yn darparu tai fforddiadwy o ansawdd da i bobl leol. Cyfeiriwyd hefyd fod Cross Inn yn anheddiad oedd yn tyfu a bod cyfleusterau yn y pentref wedi cynyddu'n sylweddol a'i fod ar y llwybr bws ac yn agos i Aberaeron. Roedd y preswylwyr a oedd yn byw ar y stad yn siaradwyr Cymraeg yn bennaf a bod y datblygiad yn darparu ar gyfer anghenion y gymuned.

Fodd bynnag, mynegodd yr aelodau bryder ynghylch y posibilrwydd y gellid galw'r cais i fewn ac roeddent o'r farn y byddai'r datblygiad yn fwy derbyniol ac yn cydymffurfio'n well â pholisïau pe bai tai fforddiadwy ychwanegol yn cael eu darparu fel rhan o'r cynllun yn ogystal â'r ddarpariaeth arfaethedig o 2 uned. Gofynnodd y Panel i swyddogion ofyn am gadarnhad wrth yr ymgeisydd ynghylch a fyddent yn barod i gynyddu nifer y tai fforddiadwy fel rhan o'r cais hwn yn ogystal â chymeradwyo'r cais cysylltiedig ar gyfer y man agored. Pe na bai'r ymgeisydd yn cytuno i'r cynnydd mewn niferoedd fforddiadwy, yna awgrymwyd caniatáu'r cais fel ag yr oedd hyd nes y ceir penderfyniad boddhaol i'r cais man agored ond yn amodol ar i'r ddau gais gael eu clymu gyda'i gilydd trwy gytundeb A106.

Yn dilyn cyfarfod o'r Panel Ailfeddwl, cysylltodd swyddogion â'r ymgeisydd i weld a fyddent yn fodlon cynyddu nifer yr unedau fforddiadwy fel rhan o'r bwriad. Ymatebodd yr ymgeisydd ac mae wedi gwrthod y cais ar sail rhesymau hyfywedd mewn perthynas â'r costau sy'n gysylltiedig ag adeiladu ffordd y stad; y cais am ddarpariaeth manau agored; bod y safle eisoes yn gorddarparu unedau fforddiadwy; a bod pris yr unedau fforddiadwy a'r unedau marchnad agored ar y stad yn ddibwys.

## **ARGYMHELLIAD:**

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





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

## THE SITE AND RELEVANT PLANNING HISTORY

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

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

## DETAILS OF DEVELOPMENT

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

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

## RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy:

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

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

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking

DM10 Design and Landscaping

DM17 General Landscape

LU02 Requirements Regarding All Residential Developments

LU06 Housing Density

LU24 Provision of New Open Space

LU30 Safeguarding

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

S05 Affordable Housing

## **OTHER MATERIAL CONSIDERATIONS**

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

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

### **EQUALITY ACT 2010**

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

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

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

### **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

## **CONSULTATION RESPONSES**

Ceredigion Ecology - No objection STC

Cyngor Cymuned Dyffryn Arth Community Council - No objection

NRW - No objection

Ceredigion Highways - No objection STC

Ceredigion Land Drainage - Comments

## **CONCLUSION**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **DELEGATED AUTHORITY**

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

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

## **REASON FOR DEFERRAL**

At the Development Management Committee meeting on the 17th July, 2023 Members resolved to defer the determination of the application, in order to allow further time or a 'cooling off' period to consider further policies LU06 and LU24 as this application would exceed the proposed allocation and density further in the linked settlement of Cross Inn.

The Cooling Off Panel met on the 2nd August, 2023 whereby Members gave full consideration to the points raised above together with the latest position in relation to the housing allocation for Cross Inn itself and the Llanon Settlement Group in which the settlement was designated in. Apologies were received from Cllr Rhodri Evans who could not attend the meeting.

It was noted that a new application for the provision of a public open space to serve the estate and thereby comply with policy LU24 had been submitted following the meeting of the Development Management Committee on 17th July, 2023.

It was reported that the main reason for recommending refusal of the application was in view that the residential allocation for Cross Inn, which stood at 4 new units to be provided during the LDP period, had been significantly exceeded and currently stood at -27 which was the second largest over provision in the County. Officers commented that allowing additional units in an unsustainable location which was lacking in facilities was contrary to the LDP and Future Wales and was potentially at risk of a call-in from Welsh Government. Officers acknowledged that the phosphates embargo in the Teifi Valley and the Covid pandemic had played a part in the Authority failing to meet its LDP housing target but not to an extent to justify exceeding the allocation for Cross Inn itself.

Members were of the opinion that the proposal was acceptable in principle and provided good quality affordable housing to local people. Reference was also made that Cross Inn was a growing settlement and that facilities in the village had increased significantly and that it was on the bus route and close to Aberaeron. Occupants who resided at the estate were primarily Welsh speakers and that the development was catering for the needs of the community.

Members however, expressed concern at a potential call in and were of the opinion that the development would be more acceptable and more in compliant with policy if additional affordable housing was provided as part of the scheme in addition to the proposed provision of 2 units. The Panel requested that officers seek clarification from the applicant as to whether they would be prepared to increase the number of affordables as part of this application in addition to the approval of the associated application for the open space area. Should the applicant not agree to the increase in affordable numbers then it was suggested that the application be approved as it stood pending satisfactory resolution of the open space application but subject to that both applications be tied together via a S106 agreement.

Following the meeting of the Cooling Off Panel, officers contacted the applicant to ascertain as to whether they would be prepared to increase the number of affordable units as part of the proposal. The applicant responded and has declined the request on grounds of viability reasons in relation to the costs associated with the construction of the estate road; the application for the open space provision; that the site is already overproviding affordable units; and that the price of the affordable units and the open market units on the estate is negligible.

**RECOMMENDATION:**

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

# 1.3. A230399



<b>Rhif y Cais / Application Reference</b>	A230399
<b>Derbyniwyd / Received</b>	05-06-2023
<b>Y Bwriad / Proposal</b>	Estyniad llawr cyntaf
<b>Lleoliad Safle / Site Location</b>	23 Bro Henllys, Felinfach, Llanbedr P.S., Ceredigion, SA48 8AD
<b>Math o Gais / Application Type</b>	Cais Cynllunio gan Ddeiliad Tŷ
<b>Ymgeisydd / Applicant</b>	Mr Richard Jones, 23 Bro Henllys, Felinfach, Llanbedr P.S., Ceredigion, SA48 8AD
<b>Asiant / Agent</b>	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 Deddf 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

**Prifffyrdd** – 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".

### **Panel Archwilio Safle**

Penderfynodd aelodau'r Pwyllgor Rheoli Datblygu, yn ei gyfarfod ar 9 Awst 2023, gyfeirio'r cais at y Panel Archwilio Safle (SIP) yn unol â Pharagraff 5 o feini prawf mabwysiedig y Cyngor.

Cyfarfu'r SIP ddydd Gwener, 1 Medi 2023 ac roedd yn cynnwys y Cynghorydd Rhodri Davies (Cadeirydd), y Cynghorydd Ifan Davies (Is-gadeirydd), y Cynghorydd Gethin Davies, y Cynghorydd Meirion Davies, y Cynghorydd Raymond Evans, y Cynghorydd Ceris Jones fel aelod lleol, a Catrin Newbold, Rheolwr Gwasanaeth (Rheoli Datblygu) a Sian Holder, Arweinydd Tîm Rheoli Datblygu'r De.

Cyflwynodd Mrs Holder y cais a'r prif resymau pam fod yr Awdurdod Cynllunio Lleol (ACLI) yn argymhell bod y cais yn cael ei

wrthod, sy'n seiliedig yn bennaf ar yr effaith weledol ar y strydlyn, ac felly nid yw'r cais yn cydymffurfio â Pholisi DM06 y Cynllun Datblygu Lleol a'r CCA Amgylchedd Adeiledig a Dylunio.

Edrychodd yr aelodau ar yr eiddo, y portsh/estyniad presennol, a'r strydlyn ehangach. Nodwyd bod y portsh/estyniad presennol yn anorffenedig, ac nad oedd gan yr un o'r eiddo eraill ar yr ystâd bortsh/estyniad mawr, lle'r oedd gan eiddo eraill gyntedd bychan ar ffurf canopi to uwchben y drysau blaen. Nodwyd hefyd bod rhai o'r eiddo wedi cael estyniad, ond bod hyn wedi'i wneud ar ochr/cefn yr adeilad ac felly nid oeddent yn amharu ar gymeriad y strydlyn. Trafododd yr aelodau ddyluniad yr estyniad, gan gyfeirio'n benodol at ffenestr y llawr uchaf a goleddf y to.

Cafwyd trafodaethau ynglŷn ag ail-leoli'r estyniad i ochr a/neu gefn yr eiddo, ac roedd yr Aelodau o'r farn bod sgôp i wneud hynny. Eglurodd Mrs Holder fod yr ACLI wedi cynghori'r ymgeisydd i ailystyried lleoliad yr estyniad i ochr a/neu gefn yr adeilad, ond mae'r ymgeisydd wedi dweud nad yw hwn yn opsiwn ymarferol oherwydd bod angen mynediad i gerbydau i'r ochr a phroblemau gyda'r dyluniad mewnol a draeniad yn y cefn.

Fe wnaeth yr aelodau hefyd ystyried cyfeiriad yr haul i asesu a fyddai'n cael effaith ar yr eiddo cyfagos o ran golau'r haul/cysgodi.

Daeth y cyfarfod i ben wedi hynny.

<b>Rhif y Cais / Application Reference</b>	A230399
<b>Derbyniwyd / Received</b>	05-06-2023
<b>Y Bwriad / Proposal</b>	1st floor extension
<b>Lleoliad Safle / Site Location</b>	23 Bro Henllys, Felinfach, Lampeter, Ceredigion, SA48 8AD
<b>Math o Gais / Application Type</b>	Householder Planning
<b>Ymgeisydd / Applicant</b>	Mr Richard Jones, 23 Bro Henllys, Felinfach, Lampeter, Ceredigion, SA48 8AD
<b>Asiant / Agent</b>	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

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

### CRIME AND DISORDER ACT 1998

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

### EQUALITY ACT 2010

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

to advancing equality involves:

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

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

## **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

## **CONSULTATION RESPONSES**

**Cyngor Cymuned 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 considerations 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 21<sup>st</sup> century family".*

### **Site Inspection Panel**

Members of the Development Management Committee, at its meeting on 9 August 2023, resolved to refer the application to the Site Inspection Panel (SIP) in accordance with Paragraph 5 of the Council's adopted criteria.

The SIP met on Friday, 1 September 2023 and comprised Cllr Rhodri Davies (Chair), Cllr Ifan Davies (Vice Chair), Cllr Gethin Davies, Cllr Meirion Davies, Cllr Raymond Evans. Cllr Ceris Jones as local member, and Catrin Newbold, Service Manager (Development Management) and Sian Holder, Development Management Team Leader – South.

Mrs Holder introduced the application and the main reasons why the LPA was recommending that the application is refused, which is based mainly on visual impact on the streetscene, and thus its non-compliance with LDP Policy DM06 and the Built Environment and Design SPG.

Members observed the property, the existing porch/extension, and the wider streetscene. It was noted that the existing porch/extension was unfinished, and that none of the other properties on the estate had a large porch/extension, where other properties had a small roof canopy style porch above the front doors. It was also noted that some of the properties had been extended, but that this was to the side/rear, and they did not impact on the character of the streetscene. Members discussed the design of the extension, with particular reference to the upper floor window and the pitch of the roof.

Discussions were had regarding re-siting the extension to the side and / or rear of the property, and Members considered that there was scope to do so. Mrs Holder explained that the LPA has advised the applicant to re-consider the siting of the extension to the side and / or rear, but the applicant has advised that this is not a practical option due to vehicular access needed to the side, and issues with internal configuration and drainage to the rear.

Members also observed the direction of the sun to assess whether it would have an impact on the neighbouring property in terms of sunlight/overshadowing.

The SIP meeting was subsequently closed.

## 2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A220368	12-05-2022	Mr E Sauro (Enzo Homes (West Wales) Ltd)	Residential development with associated access, landscaping and ancillary works.	Land North of Aylestone, Llanarth, SA47 0PP	Approve Subject to Conditions
2	A230425	14-06-2023	(Hywel Dda University Health Board)	Use class change from B1 (offices) to D1 use (Health Centre) for localised areas on the floor plan	Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE	Approve Subject to Conditions

## 2.1. A220368





Rhif y Cais / Application Reference	A220368
Derbyniwyd / Received	12-05-2022
Y Bwriad / Proposal	Datblygiad preswyl gyda mynediad cysylltiedig, tirlunio a gwaith ategol.
Lleoliad Safle / Site Location	Tir i'r Gogledd o Aylestone, Llanarth, SA47 0PP
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr E Sauro (Enzo Homes (West Wales) Ltd), Swyddfa 3, Llys Y Barcud, Cross Hands, Llanelli, SA14 6RX
Asiant / Agent	Laura Fower (Geraint John Planning Ltd), Swyddfa 16 (Tŷ 2, Ail Lawr) The Maltings, Stryd Tyndal Ddwyreiniol, Caerdydd, CF24 5EA

## Y SAFLE A HANES PERTHNASOL

Mae'r safle'n ardal o tua 0.8 hectar o laswelltir, gyda choed a gwrychoedd o amgylch ffiniau'r safle. Gerllaw'r ffin ddwyreiniol mae lôn ddiennw ac ymhellach i'r gogledd, i'r dwyrain a'r de y mae eiddo preswyl yn ffurfio pentref Llanarth.

Mae'r ardal o amgylch yn cynnwys datblygiadau preswyl yn bennaf, gyda mathau amrywiol o anheddau ac arddulliau pensaernïol i'r Gogledd, Dwyrain a'r De. Ymhellach i'r Gorllewin o'r safle y mae tir amaethyddol.

Ceir trosolwg o hanes cynllunio'r safle yn y tabl isod.

Cyfeirnod Cais	Disgrifiad o'r Cais	Penderfyniad	Dyddiad y Penderfyniad
A110061	Materion a Gadwyd yn ôl – datblygiad preswyl ar dir ar OS 3696, Llanarth	Cymeradwywyd yn Unol ag Amodau	17/06/2011
A080557	Caniatâd Cynllunio Amlinellol – Yr Holl/Rhai Materion Wedi'i Cadw'n ôl – datblygiad preswyl	Cymeradwywyd yn Unol ag Amodau	08/03/2011
A051024	Cynllunio Llawn - Datblygiad preswyl (12 annedd)	Gwrthodwyd	01/05/2007
A030714	Cynllunio Llawn – Datblygiad preswyl – (codi 7 byngalo)	Gwaredwyd Erth. 25(11)a	18/11/2004
A010870	Cynllunio Llawn – Codi 7 annedd	Gwrthodwyd	14/02/2002

## MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i godi 12 annedd preswyl, gyda mynediad cysylltiedig a gwelliannau i'r briffordd.

Mae'r datblygiad arfaethedig ar ffurf 'cul-de-sac' gyda ffordd fynediad newydd yn cael eu darparu o fewn y safle i wasanaethu'r anheddau. Dynodwyd ardal i'r de o'r safle fel ardal amwynder agored aml-bwrpas ac ar gyfer cynllun rheoli dŵr wyneb.

Byddai'r datblygiad arfaethedig yn cynnwys y gymysgedd ganlynol o dai:

Math o Dŷ	Daliadaeth	Nifer ystafelloedd gwely	Nifer Anheddau	Rhif Llain
A	Marchnad	4	7	3, 6, 7, 8, 9, 10, 11
B	Marchnad	3	3	4, 5, 12
C	Fforddiadwy	2	2	1, 2

Rhoddir manylion y gorffeniad allanol a fwriedir, sef teils llechen ar gyfer y toau, dau fath o frics ar gyfer y waliau, a ffenestri gwyn UPVC.

## POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

### **Polisi Cynllunio Cenedlaethol**

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)
- TAN12 Dylunio (2016)
- TAN18 Trafnidiaeth (2007)
- TAN2 Cynllunio a Thai Fforddiadwy (2006)
- TAN5 Cadwraeth Natur a Chynllunio (2009)

### **Polisiau Datblygu Lleol**

- S01 Twf Cynaliadwy
- S03 Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- S05 Tai Fforddiadwy
- 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
- DM08 Arwyddion Dwyieithog ac Enwau Lleoedd
- 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 Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM19 Tirweddau Hanesyddol a Diwylliannol
- DM20 Gwarchod Coed | Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwellla'r Amgylchedd yn Gyffredinol
- LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai
- LU24 Darparu Mannau Agored Newydd

### **Canllawiau Cynllunio Agored**

- CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Mannau Agored 2014
- Taflen Gymorth CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Safonau Parcio CSC 2015
- CCA Asesiad Trafnidiaeth 2015
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015
- CCA Tai Fforddiadwy 2014
- Tafenni Cymorth CCA Tai Fforddiadwy 2014

### **YSTYRIAETHAU PERTHNASOL ERAILL**

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

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

#### **DEDDF CYDRADDOLDEB 2010**

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

prïodol 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 LLESIAENT 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**

- **Awdurdod Priffyrdd Lleol** – Dim gwrthwynebiad yn unol ag amodau
- **Awdurdod Draenio Lleol** – Angen cymeradwyaeth SuDS
- **Cyfoeth Naturiol Cymru** – Dim gwrthwynebiad
- **Ecoleg** – Dim gwrthwynebiad yn unol ag amodau
- **Cyngor Cymuned Llanarth** – Wedi codi pryderon
- **Dŵr Cymru** – Dim gwrthwynebiad yn unol ag amodau

Derbyniwyd sylwadau gan 10 trydydd parti mewn perthynas â'r datblygiad arfaethedig, yn ymwneud â'r canlynol:

- Ansawdd y datblygiad
- Y dwysedd arfaethedig
- Diffyg garejys/storfeydd domestig
- Diffyg darpariaeth barcio ar gyfer eglwys gyfagos
- Gwaredu dŵr wyneb
- Capasiti'r rhwydwaith carthffosiaeth
- Diogelwch priffyrdd
- Effaith ar amwynder preswyl
- Diffyg ynni adnewyddadwy
- Y posibilrwydd y bydd preswylwyr y dyfodol yn cael gwared â nodweddion ecolegol
- Goleuadau
- Dyluniad
- Perygl o Lifogydd
- Diffyg darpariaeth fforddiadwy

## **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 terfynau diffiniedig anheddiad Llanarth, sef Canolfan Gwasanaethau Gwledig cydnabyddedig a diffiniedig dan Bolisi S03 y CDLI. Mae'r safle wedi'i ddyrannu o fewn y CDLI ar gyfer datblygu preswyl (cyfeirnod safle H1302), a hynny ar gyfer amcangyfrif o 9 uned preswyl.

Mae atodlen y safle'n gosod y dyheadau ar gyfer y safle, sy'n cynnwys cadw'r nodweddion ecolegol presennol a darparu manau agored cyhoeddus.

Mae'r egwyddor datblygu wedi'i sefydlu felly.

## **Effeithiau ar y Gymraeg**

Mae Polisi DM01 sy'n Rheoli Effeithiau Datblygu ar Gymunedau a'r laith Gymraeg yn gofyn bod Asesiad Effaith Cymunedol ac Ieithyddol yn cael ei ddarparu mewn perthynas â datblygiadau tai o fewn canolfannau gwasanaethau lle byddai'r datblygiad yn digwydd ar raddfa gyflymach na'r hyn y cyfeirir ato yn y Datganiad Grŵp Aneddiadau.

Ni fyddai'r datblygiad arfaethedig yn digwyddiad ar raddfa gyflymach na'r hyn y cyfeirir ato yn y Datganiad Grŵp Aneddiadau, ac fel y cyfryw, ystyrir y gellid cwblhau'r datblygiad heb gael unrhyw effaith negyddol ar broffil Cymunedol ac Ieithyddol Llanarth.

### **Tai Fforddiadwy**

Mae Polisi S05 - 'Tai Fforddiadwy' yn gofyn bod pob datblygiad preswyl yn darparu tai fforddiadwy ar y safle neu gyfraniad tuag at ddarparu tai fforddiadwy. Yn yr achos hwn, er mwyn bodloni S05, mae'n ofynnol bod gwerth cyfatebol o 2.4 annedd fforddiadwy'n cael eu darparu un ai ar y safle neu drwy swm gohiriedig.

Cyflwynir, i gefnogi'r cais hwn, wybodaeth ariannol sy'n dangos nad yw'n ymarferol i'r cynllun sicrhau darpariaeth o 2.4 uned.

Mae'r cais dan sylw felly am ddarparu dwy uned fforddiadwy ar y safle, heb unrhyw swm gohiriedig yn daliadwy. Mae'r ACLI yn ystyried bod cyfraniad i'r perwyl hwnnw yn dderbyniol.

Byddai'r unedau fforddiadwy'n cael eu dyrannu fel eiddo i'w werthu am bris gostyngol, a hynny fel a ganlyn:

- dau dŷ dwy ystafell wely ar gael am 70% o'u Gwerth ar y Farchnad Agored

Ymgynghorwyd â'r gofrestr anghenion tai fel rhan o'r broses o ystyried y cais, ac ystyrir bod y gymysgedd hon o dai fforddiadwy'n dderbyniol i'r ACLI.

### **Dwysedd Tai**

Mae'r ffin llinell goch a ddarparwyd yn mesur tua 0.83ha. Yn seiliedig ar ddarparu 12 uned, mae hyn yn cyfateb i ddwysedd o tua 14 annedd yr hectar. Ystyrir bod hyn yn uwch na'r canllaw dwysedd fel y'i gosodir o fewn atodlen y safle dan sylw. Fodd bynnag, mae'r cynllun safle a gyflwynwyd i gefnogi'r cais yn dangos sut y gellir darparu'r datblygiad arfaethedig. Ar y cyfan, ystyrir bod y dwysedd arfaethedig yn briodol a'i fod yn cydymffurfio â'r bwriad cyffredinol a amlinellir o fewn polisi LU06 o'r CDLI, lle mae dwysedd o 15-25 uned yr hectar yn cael ei arddel ar ymylon anheddiadau bach gwledig.

Ystyrir hefyd bod y datblygiad arfaethedig yn gwneud defnydd effeithlon o dir.

### **Dyluniad, cymeriad a golwg**

DM06 yw polisi Dylunio a Chreu 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 cynllun yn darparu dyluniad o ansawdd da, gyda chymysgedd da o dai gyda ffasâd deniadol.

Mae cynllun tirlunio sy'n cynnwys plannu rhywogaethau brodorol yn helpu i sicrhau bod y datblygiad yn cydweddu â'r ardal o'i amgylch.

### **Amwynder Preswyl**

Nod Maen Prawf 7 o Bolisi DM06 yw gwarchod amwynder deiliaid eiddo cyfagos rhag niwed sylweddol o ran preifatrwydd, sŵn a golygfa. Mae yna eiddo preswyl yn union gerllaw'r safle hwn.

Mae'r cynlluniau gweddlyn a gyflwynwyd fel rhan o'r cais hwn yn dangos na fydd unrhyw eiddo yn uwch na 10m hyd at y grib.

Mae'r cynllun safle a gyflwynwyd fel rhan o'r cais yn dangos sut y byddai'r anheddau arfaethedig yn cael eu gosod i sicrhau na fyddai'r datblygiad arfaethedig yn cael unrhyw effaith niweidiol ar amwynder preswyl y trigolion presennol.

Ystyrir hefyd bod y datblygiad arfaethedig yn sicrhau pellter digonol rhwng ystafelloedd trigiadwy anheddau unigol, fel y nodir yn CCA Dylunio'r Amgylchedd Adeiledig Ceredigion. Ystyrir hefyd bod y datblygiad arfaethedig yn darparu meintiau digonol o ardaloedd amwynder awyr agored preifat i wasanaethu'r datblygiad arfaethedig, fel y gosodir yn CCA Amgylchedd Adeiledig Ceredigion.

## Ardaloedd Agored Cyhoeddus

Polisi LU24: I ddarparu Mannau Agored Newydd mae gofyn bod datblygiad ar safleoedd dynodedig yn cynnig darpariaeth o fannau agored. Mi fydd angen i'r datblygiad arfaethedig felly sicrhau bod mannau agored digonol yn cael eu darparu.

Dylid darparu mannau agored yn unol â'r meincnodau a osodir ym Mhecyn Offer Mannau Gwyrdd Cyngor Cefn Gwlad Cymru (Cyfoeth Naturiol Cymru erbyn hyn) a Safonau Meysydd Chwarae Cymru (FIT).

Mae CCA Mannau Agored Ceredigion yn darparu mwy o eglurder ar y ddarpariaeth o fannau agored sy'n ofynnol, sydd wedi'i osod ar 2.8ha fesul 1000 o bobl. Mae'r fformiwla ar gyfer cyfrifo cyfanswm y mannau agored gofynnol fel a ganlyn:

$2.8\text{ha fesul } 1000 \text{ o boblogaeth } 2.8/1000 * \text{ nifer yr ystafelloedd gwely} = \text{cyfanswm mannau agored.}$

Yn gyfan gwbl bwriedir cael tua 41 o ystafelloedd gwely fel rhan o'r datblygiad, ac felly mae gofyn darparu 0.11ha o fannau agored yn unol ag LU24.

Mae'r datblygiad arfaethedig yn darparu tua 0.085ha o fannau agored cyhoeddus, sy'n is na'r lefel sy'n ofynnol gan yr LU24. Fodd bynnag, mae CCA Mannau Agored Ceredigion yn gwneud hi'n glir bod yna fannau, yn aml, sydd ddim yn cael eu cydnabod efallai am eu cyfraniad pwysig i'r ddarpariaeth gyffredinol o fannau agored. Mae ardaloedd o'r fath yn cynnwys gerddi preifat, glannau afonydd, lotments, llwybrau beicio a cherdded a mynwentydd, sydd oll yn amgylcheddau pwysig sy'n cynnig un ai fynediad at fan agored, neu deimlad o fod o fewn, neu wedi'ch amgylchynu ag ardal 'werdd'.

Mae'r cynllun bloc a gyflwynwyd fel rhan o'r cais yn dangos y byddai'r anheddau arfaethedig wedi'u gosod yn ôl o fewn y lleiniau, gan elwa felly o erddi wedi'u tirlunio o flaen prif wedd yr anheddau arfaethedig. Fel y cyfryw, ystyrir bod lefelau digonol o fannau agored cyhoeddus wedi'u darparu fel rhan o'r datblygiad arfaethedig yn unol ag LU24 y Cynllun Datblygu Lleol a CCA Mannau Agored Ceredigion.

## Priffyrdd

Mae Polisi DM03 yn cynghori y dylai datblygiad gael ei leoli i leihau'r angen i deithio. Mae Polisi DM03 hefyd yn dweud y dylid cynnwys mannau parcio fel rhan o'r datblygiad arfaethedig yn unol â CCA Safonau Parcio Ceredigion.

Byddai cerbydau'n cael mynediad i'r datblygiad arfaethedig ar hyd y ffordd ddi-ddosbarth bresennol, gyda 2/3 o leoedd parcio'n cael eu darparu ar gyfer pob annedd ar y safle. Byddai'r datblygiad arfaethedig hefyd yn darparu digon o le i droi cerbydau ar y safle er mwyn gallu cyrraedd a gadael y safle yn y gêr flaen. Ystyrir felly bod y cynnig yn cydymffurfio â'r safonau parcio mabwysiedig fel y'u gosodir yn y CCA.

Mae DM03 hefyd yn gofyn bod asesiad trafndiaeth yn cael ei gyflwyno os ydy'r datblygiad yn cyrraedd y trothwyon a osodir yn CCA Asesiad Trafndiaeth Ceredigion. Mewn perthynas â thai, gosodir trothwyon yr Asesiad Trafndiaeth yn nhabl 1 y CCA. Dylid darparu Asesiad Trafndiaeth llawn yn unol ag Atodlen D TAN18 os ydy datblygiad arfaethedig yn arwain at ddarparu 100 neu ragor o anheddau preswyl. Dylid cyflwyno Asesiad Trafndiaeth Lleol, fel y gosodir yn y CCA, ar gyfer datblygiad arfaethedig sy'n darparu 50-100 o anheddau.

Mae'r cynnig sydd dan ystyriaeth am gyflwyno 12 annedd, ac fel y cyfryw, does dim angen Asesiad Trafndiaeth nac Asesiad Trafndiaeth Lleol ar gyfer y datblygiad.

Mae polisi DM04 yn tynnu sylw ymgeiswyr at yr angen i wneud y mwyaf o gyfleoedd i gerdded, beicio a defnyddio trafndiaeth gyhoeddus. Dylid cyflawni hyn drwy ddarparu cysylltiadau rhwng datblygiadau newydd â llwybrau sy'n bodoli eisoes, adnewyddu seilwaith nad yw'n cael ei ddefnyddio mwyach lle bydd hynny'n gwasanaethu datblygiad newydd mewn ffordd gynaliadwy, a darparu gwell iechyd a safon byw drwy gynnwys nodweddion mewn datblygiad sy'n manteisio ar gysylltiadau at ddulliau di-gar o symud pobl a nwyddau. Mae'r datblygiad arfaethedig yn cynnwys llwybr i gerddwyr fel rhan o gynllun gwaith i ledaenu rhan o'r ffordd wledig.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol am y cais a does ganddyn nhw ddim gwrthwynebiad i'r datblygiad arfaethedig yn unol ag amodau. Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a llif traffig y briffordd, ac mae digon o gapasiti o fewn y rhwydwaith priffyrdd presennol i ymdopi â'r traffig a grëir o ganlyniad i'r datblygiad hwn.

## Ecoleg

Nod Polisiâu DM14 a DM15 y Cynllun Datblygu Lleol yw cynnal a gwella bioamrywiaeth a diogelu safleoedd gwarchoddedig pwysig. Ni roddir caniatâd ar gyfer safleoedd, cynefinoedd neu rywogaethau gwarchoddedig, yn uniongyrchol neu'n anuniongyrchol, neu gyfuniad o'r ddau, oni bai bod modd dangos bod y cynnig yn cyfrannu at warchod, gwella neu reoli'r safle, cynefin neu rywogaeth mewn ffordd bositif, neu dan amgylchiadau eraill penodol a osodir yn y polisi. Mae CCA y Cyngor ar fioamrywiaeth yn darparu canllawiau ar asesu effaith datblygiad ar safleoedd dynodedig neu warchoddedig.

Cynhaliwyd Arolwg ac Asesiad Coed Cyn Datblygu yn ystod Tachwedd 2021, gyda thri grŵp o goed ac un coeden unigol yn cael eu hasesu. Canfu'r asesiad nad oedd unrhyw goed o bwys arbennig ar y safle.

Mae'r gwrych i'r dwyrain yn 'fylchog' ac wedi gordyfu a dylid cau'r bylchau gyda rhywogaethau lleol megis Leylandii yn y gogledd, a dylid tynnu gwrychoedd y de a phlannu gwrych newydd yn cynnwys rhywogaethau lleol addas. Byddai modd gwneud iawn am unrhyw gynffwrdd prysg a choed a gollir drwy blannu cymysgedd addas yn unol ag argymhellion yr arolwg ecolegol a gyflwynwyd i gefnogi'r cais. Gellir sicrhau hyn drwy amod cynllunio.

Ymgynghorwyd ag Ecolegydd Cynllunio CSC mewn perthynas â'r datblygiad arfaethedig ac nid yw wedi mynegi unrhyw wrthwynebiad mewn perthynas â'r cynllun. Yn yr un modd, ymgynghorwyd â Cyfoeth Naturiol Cymru a does ganddyn nhw ddim gwrthwynebiad i'r datblygiad arfaethedig.

### **Draenio Tir**

Ystyrir bod y safle ym mharth llifogydd A fel y dangosir ar Fap Cyngor Adeiladu Cyfoeth Naturiol Cymru, ac ym Mharth 1 fel y dangosir ar y Map Llifogydd ar gyfer Cynllunio, sef yr wybodaeth orau a fwyaf cyfredol mewn perthynas â llifogydd. Fel y cyfryw, ni ystyrir bod y datblygiad arfaethedig mewn perygl o lifogydd.

Mae adran gwasanaethau technegol y Cyngor ei hun wedi cynghori bod angen cymeradwyaeth SuDS, ac mae'n darparu manylion ar sut i leihau'r perygl o lifogydd dŵr wyneb. Bernir felly y gellid rheoli'r dull o gael gwared â dŵr wyneb mewn ffordd briodol drwy broses gymeradwyo SuDS, ac fel y cyfryw, ystyrir nad yw'r datblygiad arfaethedig yn debygol o gynyddu'r perygl o lifogydd.

### **ARGYMHELLIAD**

Argymhellir bod y cais yn cael ei gymeradwyo yn unol ag amodau a chytundeb A106.

### **RHESWM DROS GYFEIRIO'R CAIS I'R PWYLLGOR RHEOLI DATBLYGU**

Mae'r cais wedi'i gyfeirio at sylw'r pwyllgor rheoli datblygu am fod y datblygiad arfaethedig wedi'i ddiffinio fel 'cais mawr'.

<b>Rhif y Cais / Application Reference</b>	A220368
<b>Derbyniwyd / Received</b>	12-05-2022
<b>Y Bwriad / Proposal</b>	Residential development with associated access, landscaping and ancillary works.
<b>Lleoliad Safle / Site Location</b>	Land North of Aylestone, Llanarth, SA47 0PP
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr E Sauro (Enzo Homes (West Wales) Ltd), Office 3 Llys Y Barcud, Cross Hands, Llanelli, SA14 6RX
<b>Asiant / Agent</b>	Laura Fower (Geraint John Planning Ltd), Office 16 (house 1, 2nd Floor) The Maltings East Tyndall Street, Cardiff, CF24 5EA

## THE SITE AND RELEVANT PLANNING HISTORY

The site comprises an area of approximately 0.8 hectares and consists of grassland, with trees and hedgerows bordering the site. Adjacent to the eastern boundary is an unnamed lane and further to the north, east and south are residential properties forming the village of Llanarth.

The surrounding area consisting primarily of residential development, characterised by a range of dwelling types and architectural styles to the North, East and South. Further to the West of the site is agricultural land.

An overview of the sites planning history is recorded in the table below.

Application Ref	Application Description	Decision	Decision Date
A110061	Reserved Matters - Residential development at land at OS 3696, Llanarth	Approved Subject to Conditions	17/06/2011
A080557	Outline Planning Permission - All/Some Matters Reserved - Residential development	Approved Subject to Conditions	08/03/2011
A051024	Full Planning - Residential development (12 dwellings)	Refused	01/05/2007
A030714	Full Planning - Erection of residential development (7 No. bungalows)	Disposed of Art.25(11)a	18/11/2004
A010870	Full Planning - Erection of 7no dwellings	Refused	14/02/2002

## DETAILS OF DEVELOPMENT

This application seeks full planning permission for 12 no. residential dwellings, with associated access and highways improvements.

The proposed development takes the form of a 'cul-de-sac' development with a new access road provided within the site to serve the dwellings. An area to the south of the site is designated as multi-functional open space for amenity and surface water management scheme.

The development proposal would include the following housing mix:

House Type	Tenure	Number of Bedrooms	Number of Dwellings	Plot Number
A	Market	4	7	3, 6, 7, 8, 9, 10, 11
B	Market	3	3	4, 5, 12
C	Affordable	2	2	1, 2

The proposed external finishes are detailed include slate tiles for the rooves, two types of brick for the walls and white UPVC windows.

## RELEVANT PLANNING POLICIES AND GUIDANCE

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

### National Planning Policy

- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 11, February 2021)
- TAN12 Design (2016)
- TAN18 Transport (2007)
- TAN2 Planning and Affordable Housing (2006)
- TAN5 Nature Conservation and Planning (2009)

### **Local Development Plan Policies**

- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- S05 Affordable Housing
- 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
- DM08 Bilingual Signs and Place Names
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM19 Historic and Cultural Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU24 Provision of New Open Space

### **Local Planning Guidance**

- Community and the Welsh Language SPG 2015
- Open Space SPG April 2014
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Affordable Housing SPG 2014
- Affordable Housing SPG Help Sheets 2014

### **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**

- **Local Highways Authority** – No objection STC
- **Local Drainage Authority** - SUDS approval required.
- **Natural Resources Wales** – No objection
- **Ecology** – No Objection STC
- **Llanarth Community Council** – Concerns raised.
- **Dwr Cymru Welsh Water** – No objection subject to conditions

10 Third party representations were received in respect of the development proposal relating to the following:

- Quality of the development
- Proposed density
- Lack of garages/domestic storages
- Lack of parking provision for neighbouring church
- Surface water disposal
- Capacity of the sewer network
- Highway safety
- Impact on residential amenity
- Lack of renewable energy
- Potential removal of ecological features by future residents
- Lighting
- Design
- Flood Risk
- Lack of affordable provision

## **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 defined settlement limits of Llanarth, a recognised and defined Rural Service Centre under Policy S03 of the LDP. The site is allocated within the LDP for residential development (site reference H1302) with an estimated yield of 9 residential units.

The site schedule sets out the aspirations for the site, which include the retention of existing ecological features and the provision of public open space.

The principle of development is therefore established.

### **Welsh Language Impacts**

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

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

and Linguistic profile of Llanarth.

### **Affordable Housing**

Policy S05 – ‘Affordable Housing’ requires all residential development to provide onsite affordable housing or a contribution towards affordable housing provision. In this instance, in order to satisfy policy S05, there is a requirement for the equivalent value of 2.4 affordable dwellings to be provided either on site or by a commuted sum.

Submitted in support of the application is financial information which demonstrates that the scheme is not viable in securing the delivery of 2.4 units.

The application under consideration here therefore seeks the provision of 2 affordable housing units on site, with no commuted sum payable. The LPA consider a contribution to this effect acceptable.

The affordable units would be allocated as Discounted for Sale properties. They will be allocated as follows:

- 2no 2-bedroom houses available at 70% of OMV.

The housing need register has been consulted as part of consideration of the application and this affordable housing mix is considered acceptable to the LPA.

### **Housing Density**

The red line boundary provided measures approximately 0.83 ha. Based on the delivery of 12 units this equates to a density of circa 14 dwellings per hectare. This is considered to be above the density guide as set out within the allocated site schedule, however the site plan submitted in support of the application demonstrates how the proposed development can be accommodated. Overall, the proposed density is considered to be appropriate and in accordance with the general thrust outlined within policy LU06 of the LDP where densities of 15-25 units per hectare are advocated on the edge of small rural settlements.

The development proposal is also considered to make an efficient use of land.

### **Design, character and visual appearance**

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 scheme provides high quality design with attractive façades of a good mix of housing provided.

A landscaping scheme of native species planting helps to further assimilate the development with the locality.

### **Residential Amenity**

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

The elevation plans submitted as part of the application show that the properties will be no more than 10m at the ridge.

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

It is also considered that the proposed development ensures adequate separation distances between habitable rooms of individual dwellings as specified with the Ceredigion Built Environment and Design SPG. It is also considered that the proposed development provides sufficient amounts of outdoor private amenity space to serve the proposed development as set out in the Ceredigion Built Environment SPG.

### **Public Open Space**

Policy LU24: Provision of New Open Space requires development on allocated sites to make provision for open space. The development proposal will therefore need to ensure adequate open space is provided.

Open space should be provided in line with benchmarks set out by Countryside Council for Wales (CCW) ‘Greenspace Toolkit’ (now Natural Resources Wales) and the Fields in Trust (FIT) Standards.

Ceredigion Open Space SPG provides further clarity on the provision of open space required which is set out as 2.8ha per 1000 people. The formula for calculating the total amount of open space required is as follows:

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

In total circa 41 bedrooms are proposed as part of the development, as such an open space requirement of 0.11 ha is required to be provided in accordance with LU24.

The development proposal makes a provision of circa 0.085 ha of formal public open space which is below the level required by LU24 however, the Ceredigion Open Space SPG is clear that there are also some spaces that perhaps aren't often recognised for their important contribution to the overall provision of open space. Such areas include private gardens, river banks, allotments, cycle and pedestrian paths, cemeteries and churchyards all of which are important environments that offer either access to open space or a feeling of being within or surrounded by 'green' space.

The block plan submitted as part of the application demonstrates that the proposed dwellings would be set back within the plots and will benefit from landscape garden areas to the principal elevations of the proposed dwellings. As such it is considered that sufficient levels of public open space is provided as part of the development proposal in accordance with LU24 of the Local Development Plan and Ceredigion Open Space SPG.

## **Highways**

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

Vehicular access to the proposed development would be via the existing unclassified road with 2/3 parking spaces provided on site for each dwelling. The proposed development would also make provision for the turning of vehicles on site as to enter and exit the site in the forward gear. The proposal is therefore considered to accord with the adopted parking standards as set out in the SPG.

DM03 also requires the submission of a transport assessment should the thresholds set out in the Ceredigion Transport Assessment SPG be met. In respect of housing the Transport Assessment thresholds are set out in table 1 of the SPG. A full Transport Assessment in accordance with Annex D TAN18 should be provided where development proposals would result in the provision of 100 or more residential dwellings. Development proposal which seeks the provision of 50-100 dwellings should instead be supported by a Local Transport Assessment as set out in the SPG.

The proposal under consideration here seeks the introduction of 12 as such no Transport Assessment or Local Transport Assessment is required in respect development.

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

The Local Highway Authority have been consulted on the application and offer no objection to the proposed development subject to conditions. 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.

A Pre-Development Tree Survey & Assessment was undertaken during November 2021 with three tree groups and one individual tree were assessed, the assessment found no trees of particular note on site.

The hedge row to the east is 'gappy' and overgrown and should be gapped up with species of local provenance, Leylandii in the north and south hedges should be removed and a new hedgerow planted with suitable local species, and loss of scrub habitat and trees would be compensated for by suitable mixed planting as recommended by the ecological survey submitted

in support of the application. This can be secured via planning condition.

The CCC Planning Ecologist has been consulted in respect of the proposed development and offers no objection in respect of the scheme. Likewise NRW have been consulted and raise no objection in respect of the proposed development.

### **Land Drainage**

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

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

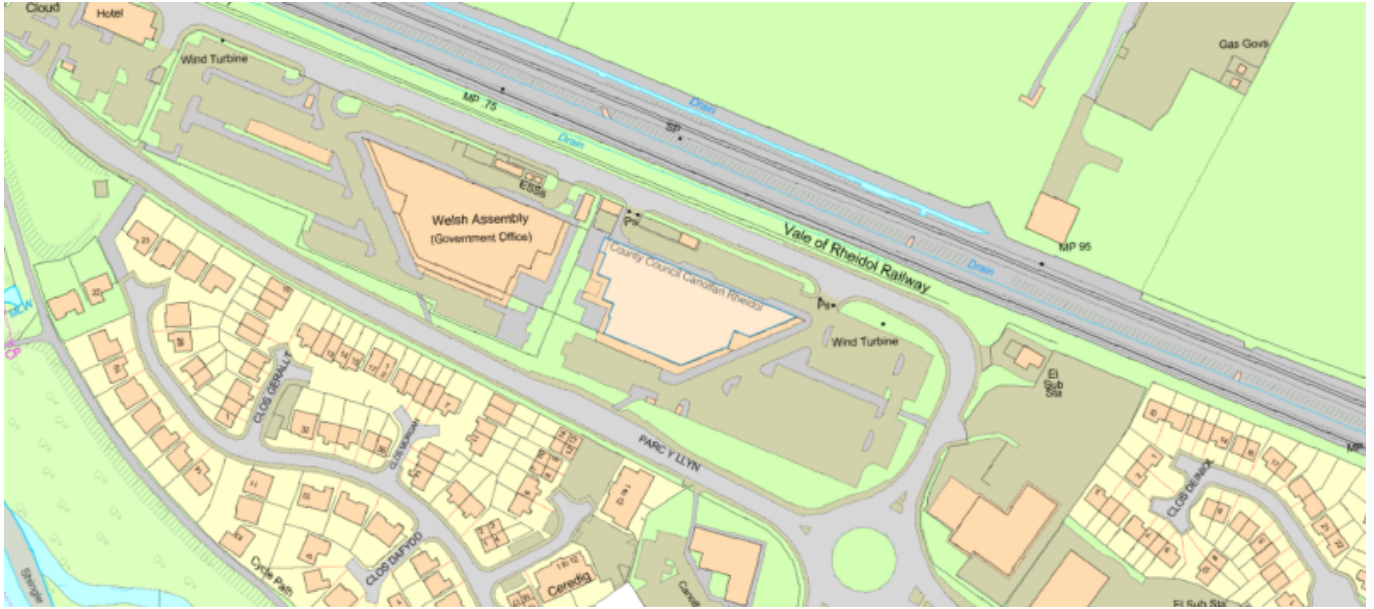
### **RECOMMENDATION:**

It is recommended the application be Approved STC and S106

### **REASON FOR REFERRING THE APPLICATION TO THE DEVELOPMENT MANAGEMENT COMMITTEE**

The application is referred to the development management committee as the proposed development is defined as a 'Major application'.

## 2.2. A230425



<b>Rhif y Cais / Application Reference</b>	A230425
<b>Derbyniwyd / Received</b>	14-06-2023
<b>Y Bwriad / Proposal</b>	Use class change from B1 (offices) to D1 use (Health Centre) for localised areas on the floor plan
<b>Lleoliad Safle / Site Location</b>	Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	(Hywel Dda University Health Board), Glangwili General Hospital Dolgwili Road, Carmarthen, SA31 2AF
<b>Asiant / Agent</b>	Mr Glenn Lee (Asbri Planning), Asbri Planning, Suite D, 1st Floor 220 High Street, Swansea, SA1 1NW

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn cyfeirio at swyddfeydd Cyngor Sir Ceredigion, a adwaenir fel Canolfan Rheidol, sydd wedi'i lleoli yn Llanbadarn, tua milltir o ganol tref Aberystwyth. Mae'r adeilad yn adeilad 4 llawr sy'n cael ei feddiannu ar hyn o bryd gan staff o adrannau amrywiol ledled y cyngor. Ceir mynediad i'r safle ar hyd ffordd ddi-ddosbarth sy'n mynd i'r Gogledd/Gogledd Orllewin ar hyd Rhodfa Padarn. Mae'r safle'n elwa o ardal barcio fawr i'r gorllewin o safle'r cais. O fewn y cyffiniau cyfagos, mae amrywiaeth o ddefnyddiau, gan gynnwys adeiladau swyddfa ychwanegol, unedau manwerthu ac eiddo preswyl.

Mae hanes cynllunio'r safle yn helaeth ac mae nifer o geisiadau cynllunio yn amrywio o ddechrau'r 1990au sy'n cynnwys paratoi'r safle a chreu ffyrdd. Cafodd yr adeilad ganiatâd cynllunio yn 2007 o dan gais A070192 ac yn fwy diweddar ceisiadau i osod oeryddion anweddu a phaneli solar yn 2013 a 2020 yn y drefn honno.

## MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn i newid defnydd rhan o swyddfeydd presennol Cyngor Sir Ceredigion sydd wedi'u dosbarthu ar hyn o bryd o fewn y gorchymyn defnydd dosbarth B1, i ganolfan iechyd, a fyddai'n cael ei dosbarthu o fewn y dosbarth defnydd D1. Bydd y newid defnydd yn digwydd ar agweddau o lawr gwaelod a llawr cyntaf yr adeilad. Ar y llawr gwaelod, mae'r arwynebedd yn cyfateb i tua 270 metr sgwâr a fydd yn cynnwys derbynfa, ystafell aros, ystafelloedd staff gan gynnwys toiledau a chyfleusterau cawod, storfeydd ac ystafelloedd cyfweld/ymgyngori/triniaeth. Mae arwynebedd y llawr cyntaf yn mesur tua 120 metr sgwâr, yn cynnwys 3 ystafell gwnsela, 2 ystafell gyfarfod fawr, pen grisiau derbynfa ac ystafell aros.

Yn allanol, mae'r bwriad yn gofyn am fân newidiadau i'r ffenestri a newidiadau i ddrysau'r mynediad. Byddai'r bwriad yn golygu tynnu 1 drws presennol ar lawr gwaelod yr ystafell gyfarfod i gael ei newid am ffenestri sy'n cyd-fynd â'r adeilad presennol. Gyda'r fynedfa yn ne-orllewin yr adeilad yn dod yn brif bwynt mynediad i staff ac ymwelwyr.

## POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

### DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol

LU13 Newid Defnydd mewn Perthynas â Thir Cyflogaeth neu Adeiladau presennol

LU22 Darpariaeth Gymunedol

S01 Twf Cynaliadwy

S02 Datblygu mewn Canolfannau Gwasanaeth Trefol

FW21 Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

PPW21 Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)

## YSTYRIAETHAU PERTHNASOL ERAILL

## DEDDF TROSEDD AC ANHREFN 1998

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

## DEDDF CYDRADDOLDEB 2010

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

- cael gwared ag anfanteision y mae pobl yn eu dioddef oherwydd eu nodweddion gwarchoddedig neu eu lleihau;
- cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle mae'r rhain yn wahanol i angen pobl eraill; ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle mae eu cyfranogiad yn anghymesur o isel.

Rhodddwyd ystyriaeth ddyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt sy'n fwy nag ar unrhyw berson arall.

## DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i gyflawni'r saith nod llesiant yn y Ddeddf. Paratowyd yr adroddiad hwn wrth ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodir yn Neddf 2015. Wrth gyrraedd yr argymhelliaid, 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 Llanbadarn Fawr Community Council - Dim Ymateb

Priffyrdd - Dim Sylwadau

Draenio Tir - Dim Gwrthwynebiad

Cyfoeth Naturiol Cymru - Dim Gwrthwynebiad

Nid oes dim sylwadau eraill gan drydydd partïon wedi dod i law.

## CASGLIAD

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

### Egwyddor Datblygu

Mae'r cais yn gofyn am newid defnydd o swyddfa (defnydd B1) i ganolfan iechyd (defnydd D1). O ystyried bod y newid defnydd mewn perthynas â thir cyflogaeth presennol, y polisi perthnasol i'w ystyried yw polisi LU13 y Cynllun Datblygu Lleol (CDLI). Mae polisi LU13 y Cynllun Datblygu Lleol yn amlygu, yn y lle cyntaf, y dylai newid defnydd o ddsbarth B (B1, B2 neu B8) fod o fewn defnydd dosbarth B arall. Fodd bynnag, gan fod y bwriad ond yn ceisio newid rhan fechan o'r adeilad i ddefnydd D1, gyda defnydd B1 yn parhau trwy weddill yr adeilad, bydd dull pragmatig o weithredu yn cael ei ddefnyddio o ran polisi'r CDLI ar y cyd â pholisïau cenedlaethol perthnasol.

Gan ddefnyddio'r maen prawf sydd wedi'i gynnwys ym mholisi LU15 y CDLI, bydd datblygiad yn cael ei gefnogi ar yr amod:

1. Nad yw cyfleuster y gyflogaeth yn ei ddsbarth defnydd presennol yn hyfyw mwyach; neu
2. Nid yw colli'r defnydd presennol yn gadael tanddarpariaeth o'r defnydd hwnnw o fewn yr Ardal Teithio i'r Gwaith; neu

3. Nid oes dim safleoedd addas eraill yn bodoli a byddai'r defnydd newydd yn arwain at welliant sylweddol i'r amgylchedd sy'n gorbwyso colli tir cyflogaeth; neu

4. Ar safleoedd a neilltuwyd nad yw newid defnydd uned benodol yn effeithio ar gyfanrwydd cyffredinol y safle i gyflawni ei swyddogaeth o ran diwallu anghenion economaidd yr ardal fel y'i diffinnir yn yr asesiad diweddaraf o anghenion economaidd.

Fel y soniwyd eisoes bydd defnydd yr adeilad yn parhau fel swyddfa ar gyfer y brif ran, felly bydd hyfywedd yr adeilad yn parhau i wasanaethu nifer fawr o bobl gan gynnig swyddi i'r gymuned. Felly'n sicrhau nad yw colli agwedd fechan o'r swyddfa yn gadael tan-ddarpariaeth o fewn yr Ardal Teithio i'r Gwaith. Mae data consensws a gafwyd gan y Swyddfa Ystadegau Gwladol yn nodi bod bron i 25% o drigolion cymuned Llanbadarn a'r cyffiniau yn gweithio o gartref o 2021 ymlaen. Cydnabyddir bod cyfran o staff Cyngor Sir Ceredigion yn gweithio o bell ac yn defnyddio patrwm gweithio 'hybrid', sy'n cynnwys cymysgedd o waith yn y swyddfa a gweithio gartref. Mae'r gostyngiad yn nifer y staff sy'n gweithredu rôl llawn amser yn y swyddfa wedi golygu bod adeilad y swyddfeydd yn cael ei danddefnyddio ar rai adegau. Bydd y defnydd D1 ychwanegol yn sicrhau bod yr adeilad yn cael ei ddefnyddio i'w lawn botensial, heb orfod codi adeilad pwrpasol i gartrefu'r ganolfan iechyd. Ar y cyfan, ni fydd ychwanegu defnydd D1 yn effeithio ar gyfanrwydd yr adeilad, gan ei fod ar raddfa gymharol fach o gymharu â maint y swyddfeydd. Mae'r seilwaith eisoes yn bodoli i ganiatáu ar gyfer rhwyddineb teithio drwy ddulliau cynaliadwy megis trafndiaeth gyhoeddus a llwybrau teithio llesol/palmentydd.

Byddai'r Ganolfan Iechyd yn darparu cyfleusterau gofal iechyd llawer gwell i'r trigolion lleol a'r gymuned gyfagos, gan ddarparu darpariaeth gymunedol. Mae polisi LU22 y CDLI yn nodi y bydd yr Awdurdod Cynllunio Lleol yn helpu i gynnal a gwella darpariaeth gymunedol drwy gefnogi datblygiad darpariaeth gymunedol gynaliadwy newydd, ar yr amod:

i. Eu bod wedi'u lleoli o fewn neu gerllaw anheddiad;

ii. Bod y cais cynllunio yn dangos bod dichonoldeb amldefnydd wedi'i ystyried;

iii. Nad oes cyfleuster addas gerllaw a allai gynnwys y defnydd arfaethedig yn briodol; a

iv. os yw'r bwriad ar gyfer cyfleuster sy'n cael ei adleoli, gellir dangos nad yw'r safle presennol bellach yn addas ar gyfer y defnydd hwnnw.

At ddibenion cynllunio, mae safle'r cais wedi'i leoli o fewn Llanbadarn Fawr, sy'n rhan o grŵp anheddiad Aberystwyth, gan gydymffurfio â maen prawf 1 polisi LU22. Trafodwyd swyddogaeth aml-ddefnydd defnyddiau D1 a B1 ac ystyriwyd bod yr adeilad yn lleoliad priodol ar gyfer gwasanaethau o'r fath o ystyried ei leoliad cynaliadwy.

Mae'r Awdurdod Cynllunio Lleol felly yn fodlon bod y bwriad yn dderbyniol o ran cynllunio defnydd tir a'i fod yn bodloni gofynion polisiâu LU13 ac LU22 y CDLI mabwysiedig.

### Ystyriaethau Perthnasol Eraill

#### Dyluniad

DM06 yw polisi creu lleoedd y CDLI ac mae'n datgan y dylai Datblygiad roi ystyriaeth lawn i'r cyd-destun o'i leoliad a'i amgylchoedd a chyfrannu'n gadarnhaol ato. Dylai datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dyluniad arloesol wrth ystyried hynodrwydd lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a deunydd. Yr unig newidiadau a gynigir yw diwygiadau i ffenestri a drysau mynediad, a ystyrir yn dderbyniol. Bydd y deunyddiau a'r dewis o orffeniadau yn cyd-fynd â rhai'r adeilad presennol, gan sicrhau y bydd yr ychwanegiadau newydd yn cyd-fynd yn ddi-dor â'r hyn sydd o'i amgylch. Felly, bernir bod y newidiadau yn cydymffurfio â pholisi DM06 y CDLI.

#### Llifogydd

Mae'r Map Risg Llifogydd yn cadarnhau bod y safle o fewn Parth C1 y Map Cyngor Datblygu a gynhwysir yn TAN15 ac mae'r FMfP yn nodi bod safle'r cais mewn perygl o lifogydd ac yn disgyn i Barth Llifogydd 2/3 Afonydd. Fel rhan o'r cais cyflwynwyd adroddiad Map Canlyniadau Llifogydd a daethpwyd i'r casgliad bod y bwriad o fewn paramedrau derbyniol meini prawf A1.14 ac A1.15 TAN15.

Ymgynghorwyd â Chyfoeth Naturiol Cymru ar y cais ac nid oedd ganddynt ddim gwrthwynebiad, gan ddynu sylw at y ffaith bod asesiad o ganlyniadau llifogydd yn rhoi dealltwriaeth ddigonol o'r risgiau llifogydd sy'n gysylltiedig â'r adeilad hwn ac nad oes ganddynt ddim pryderon ynghylch y bwriad fel y'i cyflwynwyd. Yn sgil y bwriad yn cydymffurfio â Nodyn Cyngor Technol 15, ystyrir bod y bwriad yn dderbyniol.

### **RHESYMAU DROS RHOI ADRODDIAD I'R PWYLLGOR:**

Rhoddir adroddiad am y cais i'r Pwyllgor Rheoli Datblygu i'w ystyried gan fod y cais yn cael ei gyflwyno ar safle sy'n eiddo i



Gyngor Sir Ceredigion ac sy'n cael ei ddefnyddio ganddo.

**ARGYMHELLIAD:**

Cymeradwyo yn destun amodau

<b>Rhif y Cais / Application Reference</b>	A230425
<b>Derbyniwyd / Received</b>	14-06-2023
<b>Y Bwriad / Proposal</b>	Use class change from B1 (offices) to D1 use (Health Centre) for localised areas on the floor plan
<b>Lleoliad Safle / Site Location</b>	Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	(Hywel Dda University Health Board), Glangwili General Hospital Dolgwili Road, Carmarthen, SA31 2AF
<b>Asiant / Agent</b>	Mr Glenn Lee (Asbri Planning), Asbri Planning, Suite D, 1st Floor 220 High Street, Swansea, SA1 1NW

## THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to the Ceredigion County Council offices, known as Canolfan Rheidol, which is located within Llanbadarn, approximately 1 mile from the town centre of Aberystwyth. The building is a 4 storey building currently occupied by staff of various departments throughout the council. The site is accessed via an unclassified road, heading North/North-West along Rhodfa Padarn. The site benefits a large car parking area to the West of the application site. Within the nearby vicinity, there are a variety of uses, including additional office buildings, retail units and residential properties.

The planning history at the site is extensive and with multiple planning applications ranging from the early 1990's which consist of the preparation of the site and the creation of roads. The building gained planning permission in 2007 under application A070192 and more recently applications to install evaporating coolers and solar panels in 2013 and 2020 respectively.

## DETAILS OF DEVELOPMENT

The application seeks full planning permission for the change of use of part of the existing Ceredigion County Council (CCC) offices currently classified within the B1 class use order, to a health centre, which would be classified within the D1 class use. The change of use will occur on aspects of both the ground and first floor of the building. On the ground floor, the area equates to circa 270 meters squared which will include a reception area, waiting room, staff rooms including WC and shower facilities, store rooms and interview/consultation/treatment rooms. The first floor space measures circa 120 meters squared, comprising of 3 counselling rooms, 2 large meeting rooms, a reception landing and a waiting room.

Externally, the proposal seeks minor amendments to the fenestration and alterations to the access doorways. The proposal would see the removal of 1 existing door at the meeting room ground floor to be replaced with windows matching that of the existing building. With the entrance at the South-West of the building becoming the main point of access for staff and visitors.

## RELEVANT PLANNING POLICIES AND GUIDANCE

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

LU13 Change of Use in Relation to Existing Employment Land or Buildings

LU22 Community Provision

S01 Sustainable Growth

S02 Development in Urban Service Centres (USCs)

FW21 Future Wales: The National Plan 2040

PPW21 Planning Policy Wales (edition 11, February 2021)

## **OTHER MATERIAL CONSIDERATIONS**

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

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

### **EQUALITY ACT 2010**

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

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

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

### **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

## **CONSULTATION RESPONSES**

Cyngor Cymuned Llanbadarn Fawr Community Council - No Response

Highways - No Observations

Land Drainage - No Objection

NRW - No Objection

***No other third party representations have been received.***

## **CONCLUSION**

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

### Principle of Development

The application seeks the change of use from an office (B1 use) to a health centre (D1 use). Given that the change of use is in relation to existing employment land, the relevant policy to consider is Local Development Plan (LDP) policy LU13. LDP policy LU13 highlights, that in the first instance, a change of use from a B class (B1, B2 or B8) should be within another B class use. However, as the proposal only seeks to change a small section of the building to D1 use, with the B1 use continuing throughout the rest of the building, a pragmatic approach will be applied to the LDP policy in conjunction with relevant national policies.

Applying the criterion contained within LDP policy LU15, development will be supported providing 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.

As previously mentioned the use of the building will continue as an office for the main part, therefore, the viability of the building will continue to serve a large number of people offering jobs to the community. Thus ensuring that the loss of a small aspect of the office does not leave an under provision within the Travel to Work Area. Consensus data obtained from the Office for National Statistics notes that from 2021 nearly 25% of residents within the Llanbadarn and surrounding community are working from home. It is acknowledged that a portion of CCC staff are working remotely and utilising a 'hybrid' working pattern, entailing a mix of office based work and home working. The reduction in the number of staff operating a full-time office based role has meant that at some points the office building is under occupied. The added D1 use will ensure that the building is utilised to its full potential, without having to build a purpose built building to house the health centre. On the whole, the integrity of the building will not be affected by the addition of the D1 use, being relatively small scale compared to the size of the office space. The infrastructure already exists to allow for the ease of travel via sustainable methods such as public transport and active travel routes/pavements.

The Health Centre would provide the local residents and the surrounding community with much improved health care facilities, as such providing a community provision. LDP policy LU22 notes that the Local Planning Authority will help sustain and enhance community provision by supporting the development of new sustainable community provision, provided that:

- i. They are located within or adjoining a settlement;
- ii. The planning application demonstrates that the feasibility of multi use has been considered;
- iii. No suitable facility exists nearby which could appropriately accommodate the proposed use; and
- iv. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use.

For the purposes of planning, the application site is located within Llanbadarn Fawr, which forms part of the Aberystwyth settlement group, proving accordance with criterion 1 of policy LU22. The multi use function of both D1 and B1 uses have been discussed and considered that the building is an appropriate location for such services given its sustainable location.

The Local Planning Authority is therefore satisfied that the proposal is acceptable in land-use planning terms and meets the requirements of policies LU13 and LU22 of the adopted LDP.

### **Other Material Considerations**

#### **Design**

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. The only changes proposed are that of amendments to fenestration and access doorways, which are considered acceptable. The materials and choice of finishes will match that of the existing building, ensuring that the new additions will harmonise seamlessly to its surroundings. The changes are therefore adjudged to conform with LDP policy DM06.

#### **Flooding**

Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into Flood Zone 2/3 Rivers. As part of the application a Flood Consequence Map report was submitted and concluded that proposal is within the acceptable parameters of TAN15 A1.14 and A1.15 criteria. NRW were consulted on the application and raised no objection, highlighting that FCA provides a sufficient understanding of the flood risks associated with this building and have no concerns with the proposal as submitted. In light of the proposal proving accordance with Technical Advice Note 15, the proposal is deemed acceptable.

### **REASONS FOR REPORTING TO COMMITTEE:**

The application is reported to the Development Management Committee for consideration in view that the application is submitted on a site owned and utilised by Ceredigion County Council.

### **RECOMMENDATION:**



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## 3. Diprwydedig/Delegated

03-08-2023 - 06-09-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A200855	Mr S Garner	Retention of electric motorcycle off-road and trials training business and the change of use of an agricultural building including small timber office building to business use for storage, maintenance, customer changing, showers and WC in connection with this business.	Coed Y cwm Isaf, Cenarth, Newcastle Emlyn, SA38 9JT	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-08-2023
2	A211002	Mr and Mrs A & A Crowley	Construction of a dwelling with integral garage.	Plot Adj. To Llys Wen, Bethania, Llanon, SY23 5NJ	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	18-08-2023
3	A211118	Mr H James	Erection of portal framed building and retention of existing building and associated works to make provision for a general industrial unit (Use Class B2).	Land adjacent Cardigan Sand & Gravel, Penparc, Cardigan, SA43 1RB	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-08-2023
4	A220130	Mr Andy Fehr	Conversion and extension of stone outbuildings into a disabled persons holiday cottage	Penrallt Y Cordde, Glynarthen, Llandysul, Ceredigion, SA44 6PE	Tynnwyd yn ôl / Withdrawn	05-09-2023
5	A220131	Mr Andy Fehr	Replace existing caravan with log cabin	Existing Caravan, Penrallt y Cordde, Glynarthen, Llandysul. SA44 6PE	Tynnwyd yn ôl / Withdrawn	05-09-2023
6	A220435	Mr John Wynne Jones	Proposed open market dwelling	Llwynffynnon, Llanbadarn Fawr, Aberystwyth. SY23 3SX	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	06-09-2023
7	A220464	Mr and Mrs D & G Thomas	Erection of a dwelling	Plot 4a Hafod Y Mor, Tresaith, Cardigan, SA43 2JQ	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	16-08-2023
8	A220466	Mr D Morgan	Proposed change of use to holiday let, alterations, and associated works.	Hafan Gwyn, Felinwynt, Cardigan. SA43 1RT	Caniatawyd gydag Amodau / Approved Subject to Conditions	18-08-2023
9	A220516	Mr M Miles	Conversion of outbuilding to holiday cottage and associated works.	Pennau Crafts & Coffee Shop, Rhydypennau, Bow Street, Aberystwyth, SY24 5AA	Gwrthodwyd / Refused	30-08-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
10	A220591	Mr Morris	Erection of a single dwelling	Felin Farm, Felin Road, Aberporth, SA43 2ER	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	30-08-2023
11	A220639	Mr M Stevens (National Library of Wales)	The siting of a new Air Source Heat Pump Plant Compound	National Library of Wales, Penglais, Aberystwyth, SY23 3BU	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-08-2023
12	A220640	Mr M Stevens (National Library of Wales)	The siting of a new Air Source Heat Pump Plant Compound	National Library of Wales, Penglais, Aberystwyth, SY23 3BU	Caniatâd ddim ei angen / Consent not needed	15-08-2023
13	A220705	Mr Richard H T Gipps	A residential caravan site on the centre of the Aberleri Boatyard, Ynys Las for a manager of the boat yard.	The Boat Yard, Ynys Las, Borth, SY24 5LB	Gwrthodwyd / Refused	06-09-2023
14	A220707	Gilfach Holiday Village (Vale Holiday Parks)	Variation of condition 1 of planning permission A180798 to extend time for expiry of the permission by a further 5 years.	Gilfach Holiday Village, Llwyncelyn, SA46 0HN	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-08-2023
15	A220785	Mr and Mrs M & A Gibbon	Stripping off existing roofing slates, removal of perished lead valleys and valley gutters, provision of new lead to valleys and gutters and reinstating the slate roof using the existing slates with a felt underlay. Removal of redundant corrugated plastic sheeting to courtyard. Removal of glazed ceramic tiles to courtyard and reinstatement of stone flags.	Voelas Hall, Glandyfi, Machynlleth. SY20 8SS	Caniatawyd gydag Amodau / Approved Subject to Conditions	18-08-2023



#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
16	A220787	Mr and Mrs M & A Gibbon	Stripping off existing roofing slates, removal of perished lead valleys and valley gutters, provision of new lead to valleys and gutters and reinstating the slate roof using the existing slates with a felt underlay. Removal of redundant corrugated plastic sheeting to courtyard. Removal of glazed ceramic tiles to courtyard and reinstatement of stone flags.	Voelas Hall, Glandyfi, Machynlleth, Ceredigion, SY20 8SS	Caniatâd wedi ei roi / Consent Granted	18-08-2023
17	A220921	Mrs A` Joy	Certificate of Lawfulness application in respect of 5no. dwellings under the provisions of Section 192 of the Town and Country Planning Act 1990	Maesllyn Mill, Maesllyn, Llandysul. SA44 5LD	Gwrthodwyd / Refused	06-09-2023
18	A230038	(Penrhyncoch Ltd)	Modification of S106 Agreement to remove the 10% commuted sum requirement planning application A170092, obligation date 07-02-2018	2 Plots Y Ddol Fach, Penrhyncoch, Aberystwyth,	Gwrthodwyd / Refused	18-08-2023
19	A230092	Mr Andrew Eagles	Proposed loft conversion / first floor extension and addition of front porch	10 Parc y Delyn, Parcllyn, Cardigan, SA43 2DX	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-08-2023
20	A230110	Mr and Mrs John Davies	Extension to dwelling	Castell Draenog, Felinfach, SA48 7SA	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-08-2023
21	A230128	Mr Ieuan Reeves	Construction of a dwelling and its ancillary spaces	Land Adjacent To Gwarddol Trebedw, Henllan, Llandysul, SA44 5TN	Tynnwyd yn ôl / Withdrawn	22-08-2023
22	A230150	Mr Ian Davies	Change of use from dental practice to residential dwelling, internal alterations, and associated works.	30 Feidrfair, Cardigan. SA43 1EB	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-08-2023
23	A230196	Mr and Mrs Scott Isherwood	Erection of one dwelling	Land adjacent to Roland House, Llangeitho, Tregaron. SY25 6SU	Caniatawyd gydag Amodau / Approved Subject to Conditions	05-09-2023
24	A230202	Ron Foulkes	Roof extension	Ger Y Llan Heol Llyn Y Fran, Llandysul, Ceredigion, SA44 4HR	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-08-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
25	A230236	Mr Patrick O'Rourke	Installation of Solar PV Panels to the new lower roof on the new rear extension and the installation of an Air Source Heat Pump at the rear of the property.	2 Masons Row, Aberaeron, SA46 0AA	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-08-2023
26	A230237	Mr Patrick O'Rourke	Installation of Solar PV Panels to the new lower roof on the new rear extension and the installation of an Air Source Heat Pump at the rear of the property.	2 Masons Row, Aberaeron, SA46 0AA	Caniatâd wedi ei roi / Consent Granted	21-08-2023
27	A230294	Mr Williams	Rear single-storey extension	The Masonic Hall, North Road, Aberaeron. SA46 0JG	Caniatawyd gydag Amodau / Approved Subject to Conditions	30-08-2023
28	A230297	Darrel Jones	Replacement of the existing external doors and windows with new thermally efficient elements.	Courtlands, 25 Queen's Road, Aberystwyth, SY23 2HJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-08-2023
29	A230298	Mr David Evans	Erection of a dwelling.	Land adjacent to Cefn Garsi, New Quay, SA45 9SG	Gwrthodwyd / Refused	16-08-2023
30	A230313	Mr Mal Evans	Proposed Rear Extension and proposed erection of summer house and all associated works	9 Greenland Meadows, Cardigan, SA43 1AJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	29-08-2023
31	A230321	Mr Rob Berner (Ceredigion Sustainable Development)	Discharge of condition 14 (written scheme of investigation) from planning permission A200789	Land at Gwastod Lane, Borth	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	06-09-2023
32	A230340	(Clwb Rygbi Aberaeron)	Creation of Training Field for Aberaeron RFC	Aberaeron Rugby Club, Aberaeron. SA46 0JR	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-08-2023
33	A230355	Mr and Mrs Edwards-Phillips	Change of use of land to tourism use as part of farm diversification project, to allow the erection of a pair of cabins for use as holiday accommodation, along with associated works including parking spaces and installation of drainage systems.	Hafodhir Uchaf, Bethania, SY23 5NR	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-08-2023
34	A230370	(Jones Brothers (Henllan) Ltd)	Construction of 15no. Dwellinghouses, with formation of vehicular accesses and associated infrastructure	Land Off Ffordd Newydd, Aberporth, Cardigan, Cardigan, SA43 2EW	Caniatawyd gydag Amodau / Approved Subject to Conditions	03-08-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
35	A230386	British Telecom (BT Group PLC)	It is proposed to remove an existing air handling unit (AHU), a ventilation louvre and a glass pane from a window on the ground floor south elevation. Three AHU will be installed on the outside of the building providing fresh air to the exchange. On the opposite elevation (north), three acoustic aluminium cowls will be installed and fixed to the window frames. These will replace a glass window pane, an existing louvre and a cowl. These acoustic cowls will allow the warm air to escape the room and are non-mechanical. The cowls will be a mill finish and the AHU grey painted to match existing louvres/cowls/AHU installed in the building.	BT Telephone Exchange, Pine Grove, Llanarth, SA47 0RG	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-08-2023
36	A230401	Kate Curran	Demolition of existing garage and proposed New Annex to Nantllan with foul drainage to connect into existing foul drainage system.	Nantllan, C1049 From The Lane Entrance Leading To Coedmor To Clarach, Clarach, Aberystwyth, Ceredigion, SY23 3DT	Caniatawyd gydag Amodau / Approved Subject to Conditions	25-08-2023
37	A230406	Mr Cunningham	Proposed ground mounted solar panels	Cenllefaes Ganol, Penparc, SA43 1SG	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-08-2023
38	A230408	Mr and Mrs D Cross	Proposed (retrospective) extensions, improvements and alterations including rear patio and timber decking and associated works	46 Dolhelyg, Penrhyncoch, SY23 3GZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-08-2023
39	A230411	Mrs Clare Cowan	Change of use from A1 to A3 and rear extension	3 Market Street, Lampeter. SA48 7DS	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-08-2023
40	A230417	Mr B Giles (Mannuccis)	Removal of condition 6 (extraction from kitchen) and 7 (waste / bin storage) from planning permission A210975	Mannuccis, 1 High Street, Cardigan, SA43 1HJ	Tynnwyd yn ôl / Withdrawn	03-08-2023
41	A230419	Mr Daniel Worth (Welch & Co Solicitors)	Change of business class use from sui generis to A2.	9 Mill Street, Aberystwyth, SY23 1HZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-08-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
42	A230421	Mr Ben Hampton	Discharge of condition 13 from planning permission A190692 (boundary treatment)	Zefyr House, Plwmp, SA44 6HS	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	18-08-2023
43	A230427	Kristin Jones	The proposed demolition of an existing flat roof rear extension and its replacement with a new slate roof extension. The proposals include a small side window at the second floor and a timber shed in the rear garden and solar photovoltaic panels to the main rear roof.	Heddle Llanbadarn Road, Aberystwyth, Ceredigion, SY23 1EY	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-08-2023
44	A230432	Mr Giles Box	Proposed rear first floor extension and alterations to the main house	16 Erw Las, Parclyn, Aberporth. SA43 2DQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	16-08-2023
45	A230447	Mr Jason Thomas	Erection of general purpose agricultural building to store hay, straw and farm machinery	Crugywhil, Rhuddlan, SA40 9XB	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-08-2023
46	A230451	Mrs Lamorna Jayne Payne	Proposed double garage & sun house.	Lleifior Fawr, Llangwryfon, SY23 4HD	Tynnwyd yn ôl / Withdrawn	17-08-2023
47	A230456	Mr Dan Adams	Erection of 4 dwellings, new field access and associated works.	Land adjacent to Bro Ffion, Caerwedros, Llandysul. SA44 6BW	Gwrthodwyd / Refused	16-08-2023
48	A230457	Mr S Duffield & Ms M Wilding	Installation a 20 panel solar array on a ground mount. The footprint of the intended structure will be 11.6 metres by 2.6 metres and it will be 2.2 metres high.	Cwmcafán Mills, U1601 From The Junction Of The C1071 To The End Of The Road Felinfach, Lampeter, Ceredigion, SA48 8PJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	23-08-2023
49	A230458	Anthony Smees & Jamie Pawliczek	Installation of PV Solar panels in freestanding array in field.	Brynheulog, Llanddewi Brefi, SY25 6PE	Caniatawyd gydag Amodau / Approved Subject to Conditions	18-08-2023
50	A230465	Mr Marc Rees	Erection of 2 no. parking surveillance cameras.	Wellington Car Park, New Quay, SA45 9NY	Gwrthodwyd / Refused	18-08-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
51	A230471	The Home Office (The Home Office)	5m tower extension to the existing installation. Relocation of 3 no. antennas and 2 no. dishes (detailed in application A190732). Insallation of 6 no. new antennas and 5 no. new ground-based cabinets. Installation of remote radio units, break out boxes, mast head amplifiers, GPS nodes and associated apparatus and ancillary works.	Pant Mawr, Cwmrheidol, Aberffrwd, Aberystwyth, SY23 3NF	Caniatawyd gydag Amodau / Approved Subject to Conditions	18-08-2023
52	A230484	Mr Richard Myers	Retrospective application for ground mounted PV solar array	Erwan Fawr, Blaencelyn, Llandysul. SA44 6DQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-09-2023
53	A230491	Ms Stephanie Bates	Repair to bulging gable end	Brynglas House, Llanfarian, Aberystwyth, Ceredigion, SY23 4DF	Dychwelwyd yn annilys / Returned Invalid	15-08-2023
54	A230492	Mr and Mrs Ken & Terris Bird	Non material amendment to condition 6 of planning permission A200449 - amended wording	Land Adjacent To Maes Wyre Llanrhystud, Aberystwyth, Ceredigion, SY23 5DL	Tynnwyd yn ôl / Withdrawn	03-08-2023
55	A230499	Mr Ben Gordon	To build a flat roof in the roof space to create more room to as we have fostered two children and are looking at the sibling and can only do this if the space is made available in the roof. we have two options. 1. create a flat roof to maximise space for bedroom. (prefured option) 2. convert current space in to bedroom and just add velux windows this would enable us to keep the third sibling out of foster/adoption care and keep the family together option 1 would require roof alterations with calculations and drawings option 2 would require building control no drawing or calulations has been done at this point, this is just to see if the options are agreeable in princeable	4 Heol-y-Felin, Penparc, Cardigan. SA43 1RH	Dychwelwyd yn annilys / Returned Invalid	11-08-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
56	A230500	S & L Davey	two create an on suite bathroom and balcony overlooking our court yard, we would need to build up on top of a ground floor building to house the bathroom and have the balcony coming off the back of the newly constructed building.	Brooklands, Heol-y-dwr, Llanon. SY23 5HQ	Dychwelwyd yn annilys / Returned Invalid	15-08-2023
57	A230501	Mr Edward Griffiths	Erection of a workshop storage shed for forestry equipment and timber processing	Woodland between Commins Coch and Bow Street, Aberystwyth	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	16-08-2023
58	A230503	B Williams	Discharge of condition 5 of planning permission - A210927 - Bat and Otter survey	The Mill House, C1156 From Junction Of C1153 To Penbryn Beach, Sarnau, Llandysul, Ceredigion, SA44 6QL	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-08-2023
59	A230504	B Williams	Discharge of condition 6 of planning permission - A210927 - Nesting bird survey	The Mill House, C1156 From Junction Of C1153 To Penbryn Beach, Sarnau, Llandysul, Ceredigion, SA44 6QL	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-08-2023
60	A230512	Mr Robert Joyce (Longwood Community Woodland)	Erection of a workshop in the Mill for woodworking and a drying shed to dry timber that is milled on site	Workshop and Drying Shed in Mill, Canolfan Longwood, Llanfair Clydogau, Lampeter. SA48 8NE	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	06-09-2023
61	A230516	Mr Andrew Gardner (Wynne Construction)	Variation of condition 2 of planning permission A230102 - approved plans, finished floor level raised by 300mm	Aeron Valley Primary School, Lampeter Road, Felinfach, Lampeter. SA48 8AD	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-09-2023
62	A230520	Mr Philippe Morgan	Re-slate of roof	Plas Wenallt, Llanafan, SY23 4AX	Dychwelwyd yn annilys / Returned Invalid	18-08-2023
63	A230521	Mr Philippe Morgan	Re-slate of roof	Plas Wenallt, Llanafan, SY23 4AX	Dychwelwyd yn annilys / Returned Invalid	18-08-2023
64	A230522	Mr Paul Adams	Install a log burner and flue to exit through the roof.	Vronwen, Llanarth, Ceredigion, SA47 0RG	Dychwelwyd yn annilys / Returned Invalid	22-08-2023
65	A230528	(Home Office)	Discharge condition 5 of planning permission A210256 - Written Scheme of Investigation	Land At Bryngwyn, Forestry Track, Nant Y Moch Reservoir, Aberystwyth, SY23 3AG	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	18-08-2023
66	A230534	Mr Ian Jones (Rheidol Properties)	Discharge condition 15 planning permission A220853 - Construction Site and Traffic Management Plan	Land adjacent to Brynteg, Primrose Hill, Llanbadarn Fawr, Aberystwyth. SY23 3AT	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	18-08-2023
67	A230552	Mr D Little (TJ Morris Limited)	Discharge of condition 3 of planning permission A230028 - Refuse storage	Land At Bath House Road, Cardigan, Ceredigion, SA43 1JY	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	17-08-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
68	A230553	Mr D Little (TJ Morris Limited)	Discharge of condition 4 of planning permission - A230028 - Construction traffic management plan	Land At Bath House Road, Cardigan, Ceredigion, SA43 1JY	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	01-09-2023
69	A230554	Mr D Little (TJ Morris Limited)	Discharge of condition 10 of planning permission - A230028 - Construction method statement	Land At Bath House Road, Cardigan, Ceredigion, SA43 1JY	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	17-08-2023
70	A230565	Mr D Little (TJ Morris Limited)	Non material amendment to planning permission - A230028 - amended plans	Land At Bath House Road, Cardigan, Ceredigion, SA43 1JY	Caniatawyd / Approved	17-08-2023
71	A230574	Mr Vince Morgan	Internal alterations to bedrooms to create an en-suite within each one.	Plas Abermad Nursing Home, Abermad Mansion, Llanfarian, Aberystwyth. SY23 4ES	Tynnwyd yn ôl / Withdrawn	01-09-2023
72	A230583	Mr Dylan Davies	Non material amendment to planning permission - A220507 - Change of design	Cwmporthman, From The Junction Of The A487t To Disused Waterwheel, Blaenporth, Cardigan, Ceredigion, SA43 2AY	Caniatawyd / Approved	06-09-2023
73	A230594	Mr R Manteuffel	Discharge condition 5 of planning permission A180555 - Landscaping Scheme - partial discharge A190356	Land Adjacent To Ty Mawr Lady Road, Blaenporth, Cardigan, SA43 2BE	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	01-09-2023
74	A230596	Mr R Manteuffel	Discharge condition 9 of planning permission A180555 - Package Treatment Plant	Land Adjacent To Ty Mawr Lady Road, Blaenporth, Cardigan, SA43 2BE	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	01-09-2023

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# 4. Penderfyniadau Apeliadau/Appeal Decisions

03-08-2023 - 06-09-2023

#	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

03-08-2023 - 06-09-2023

#	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-02653-H7P4P4	A210091	Ms Jane C Morgan	Refuse planning permission for the proposed development	Land opposite Tan Yr Allt, Coxhead, Tregaron		
2	CAS-02678-N1G3P1	A211174	Mr Simon Palmer	Against refusal of planning permission	10-11 High Street, Lampeter. SA48 7BG		
3	CAS-02693-L5G4X5	A220077	Mr C Scragg	Against refusal	Brynawel, Llaingarreglwyd, Llanarth, SA47 0QA		