

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A210592	11-06-2021	Mrs E Davies	Erection of a dwelling	Plot Rear Of Brynmorwel, Brynhoffnant, Llandysul, SA44 6DS	Refuse
2	A211168	13-12-2021	(The Luxury Lodge Group Limited)	The development of bases for the siting of lodges, falling under the definition of static caravans, the erection of a building for plant, and the construction of ponds, with associated access, car parking, landscaping and drainage infrastructure works.	Land to the South of Seven Springs Lodge Park, Llanon, SY23 5LZ	Approve Subject to Conditions
3	A211191	24-12-2021	Mr and Mrs Edwards-Phillips	Change of use of land to tourism use, 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, Llanon, SY23 5NR	Refuse
4	A220476	28-06-2022	Mr J Holmes (Cela Associates)	Residential Development.	Aberporth Sports & Social Club, Club House, Parcllyn, Cardigan, SA43 2DH	Approve Subject to Conditions

Rhif y Cais / Application Reference	A210592
Derbyniwyd / Received	11-06-2021
Y Bwriad / Proposal	Erection of a dwelling
Lleoliad Safle / Site Location	Plot Rear Of Brynmorwel, Brynhoffnant, Llandysul, SA44 6DS
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mrs E Davies, Brynmorwel, Brynhoffnant, Llandysul, Ceredigion, SA44 6DS
Asiant / Agent	Mr Roger Bell (Bell Designs), 34 St Mary Street, Cardigan, Ceredigion, SA43 1DH

Y SAFLE A HANES PERTHNASOL

Mae Brynhoffnant wedi'i leoli yn Ne Ceredigion ar gyffordd pum ffordd ar gefnffordd yr A487, y B4334 ac isffordd, 16km (10 milltir) i'r gogledd ddwyrain o Aberteifi.

Mae'r anheddiad yn cynnwys tua 45-50 o anheddau. Mae'r cyfleusterau yn y pentref yn cynnwys archfarchnad fach/gorsaf betrol, Capel, Ysgol Gynradd (ardal), a thafarndy a bragdy. Mae'r anheddiad hefyd ar y llwybr bysiau rhwng Aberystwyth ac Aberteifi sydd â gwasanaeth dyddiol.

Mae'r safle wedi'i leoli i'r De o'r anheddiad, ar hyd y ffordd tuag at Ysgol T Llew Jones. Mae'r safle dan sylw yn ardd ar hyn o bryd ar gyfer eiddo Brynmorawel ac mae wedi'i leoli yng nghefn yr eiddo, ond mae hefyd yn elwa o'r ffaith bod ffrynt y safle'n wynebu'r ffordd Sirol i Rydlewis.

Does dim hanes cynllunio blaenorol ar y safle.

MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn caniatâd cynllunio llawn ar gyfer un byngalo dormer marchnad agored. Mae'r ymgeisydd yn byw yn Brynmorawel ar hyn o bryd ac mae'r safle o fewn gardd gefn yr eiddo hwnnw. Rhoddwyd cyngor cyn ymgeisio gan yr adran yn Nhachwedd 2020, oedd yn nodi bod yna bryderon ynghylch p'un ai oedd digon o le ar y safle ar gyfer annedd. Nodwyd hefyd nad oedd modd darparu mynedfa ddiogel ac ardal amwynder, a allai olygu bod yr eiddo'n edrych dros eiddo arall, yn groes i bolisiau'r CDLI.

Byddai hyd yr eiddo arfaethedig yn 12.53m gyda dyfnder o 7.978m, byddai'r llawr gwaelod yn cynnwys ystafell fyw, cegin/ardal fwyta, ystafell cyfleustodau, ystafell ymolchi ac ystafell wely, gyda'r llawr cyntaf yn darparu dwy ystafell wely *en-suite*. Byddai'r uchder ar y grib yn 6.789m. Byddai'r ardd yn y cefn oddeutu 5.82m yn y man culaf o'r wal gefn ar yr ochr Ddwyreiniol, ac yn 9.2m yn y man lletaf o'r wal gefn. Byddai lle i barcio un car ar ochr yr eiddo, a lle i barcio a throi yn y ffrynt. Byddai gan yr eiddo ddwy ystafell ddormer yn wynebu'r ffrynt a ffenestri velux yn y to, y ddwy yn y cefn ar gyfer yr ystafelloedd ymolchi *en-suite*.

Mae ffrynt y portsh yn dod o fewn 2.5m i ymyl y ffordd. Byddai'r ardal amwynder laswelltog i'r Gogledd o'r annedd.

Mae annedd Brynmorawel wedi'i lleoli i'r Gogledd ac mae'n nodi yn y cynllun bloc arfaethedig y bydd y ddwy sied sydd ar y safle ar hyn o bryd yn cael eu symud i ddarparu ardal amwynder. Mae wal gefn Brynmorawel 6.73m o ardd gefn yr annedd arfaethedig.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisiau 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
- 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
- LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai
- LU24 Darparu Mannau Agored Newydd
- S01 Twf Cynaliadwy
- S03 Datblygu mewn Canolfannau Gwasanaethau Gwledig

- S05 Tai Fforddiadwy
- CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Mannau Agored Ebrill 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
- Taflenni Cymorth CCA Tai Fforddiadwy 2014
- FW21 Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- PPW21 Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN12 Dylunio (2016)
- TAN18 Trafnidiaeth (2007)
- TAN20 Cynllunio a'r Iaith Gymraeg (2017)
- TAN5 Cadwraeth Natur a Chynllunio (2009)

YSTYRIAETHAU PERTHNASOL ERAILL

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

Cyngor Cymuned Penbryn – Yn cefnogi

Priffyrdd – Yn gwrthwynebu'r datblygiad arfaethedig

Draenio Tir – Gwybodaeth gyffredinol

Ecoleg – Dim gwrthwynebiad

Asiantaeth Cefnffyrdd Llywodraeth Cymru – Dim gwrthwynebiad

Dŵr Cymru – Dim gwrthwynebiad

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

ASESIAD:

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".

Yn unol â pholisïau cenedlaethol a lleol mae datblygiadau preswyl yn anelu at greu aneddiadau cynaliadwy a dylent ddigwydd o fewn ffiniau aneddiadau presennol yn unig. Strategaeth y CDLI yw bod 51% o'r datblygiadau tai newydd ledled y Sir, yn ystod cyfnod y cynllun, yn digwydd o fewn Canolfannau Gwasanaethau Trefol, 24% o fewn Canolfannau Gwasanaethau Gwledig, a 25% o fewn aneddiadau a lleoliadau eraill (gan gynnwys aneddiadau cyswllt).

Mae'r safle o fewn anheddiad Brynhoffnant sydd wedi'i ddynodi'n Anheddiad Cyswllt o fewn grŵp aneddiadau Aberporth / Parclynn. Mae Polisi S04 y CDLI yn caniatáu datblygu tai ychwanegol o fewn aneddiadau cyswllt yn amodol ar fodloni nifer o feini prawf.

Mae Maen Prawf 2(d) yn nodi - O fewn 'Aneddiadau Cyswllt' yn unig, nad yw'n gronol uwch na 12% o'r stoc dai yn 2007 o fewn yr 'Anheddiad Cyswllt' hwnnw. Mae'r datblygiad arfaethedig wedi'i leoli ym Mrynhoffnant sydd wedi'i ddynodi'n anheddiad cyswllt lle cynlluniwyd twf cyfyngedig dros gyfnod y cynllun. Pennodd y CDLI 12% o stoc dai 2007 ar gyfer pob anheddiad cyswllt dros gyfnod y cynllun, ac i Brynhoffnant mae hynny'n cyfateb i 6 uned. Hyd yn hyn cwblhawyd 4 uned o fewn Brynhoffnant dros gyfnod y cynllun, a gwnaed 2 ymrwymiad arall. Felly, does dim gofyniad ar ôl o fewn strategaeth dai y CDLI ar gyfer unedau preswyl pellach o fewn yr anheddiad.

Mae'r cynnig felly yn mynd yn groes i bolisi S04 ac nid yw'n cydymffurfio â'r strategaeth dai a osodwyd yn y CDLI ac a nodir ym mholisi S01.

Serch y gwrthdaro uchod â pholisiau'r Cynllun Lleol, mae'r Awdurdod Cynllunio Lleol yn cydnabod bod yna gyfyngiad amser ar y CDLI ac nad oedd yn rhagweld twf tu hwnt i 31ain Mawrth 2022. Mae'n amlwg nad yw'r CDLI mabwysiedig bob amser yn darparu cyfleoedd digonol ar gyfer tai newydd i gwrdd â'r galw a nodwyd mewn rhai lleoliadau mwy cynaliadwy ar draws y Sir yn y dyfodol. Mewn amgylchiadau o'r fath, dylid rhoi ystyriaeth i'r modd y mae'r cais yn cydymffurfio â Pholisi Cynllunio Cymru a Chymru'r Dyfodol – Cynllun Cenedlaethol 2040.

Mae'r anheddiad yn cynnwys tua 45-50 o anheddau. Mae'r cyfleusterau yn y pentref yn cynnwys archfarchnad fach/gorsaf betrol, Capel, Ysgol Gynradd (ardal), a thafarndy a bragdy. Mae'r anheddiad hefyd ar y llwybr bysiau rhwng Aberystwyth ac Aberteifi, sydd â gwasanaeth dyddiol.

Ystyrir felly bod Brynhoffnant yn anheddiad cynaliadwy o fewn cyd-destun gwledig a gellir cefnogi datblygu pellach yno.

Yn nhermau lleoliad ffisegol, dylid lleoli datblygiadau mewn 'Aneddiadau Cyswllt' o fewn, neu'n union gerllaw'r ardaloedd adeiledig presennol. Am fod y cynnig yn ddatblygiad mewnlenwi yng nghanol Brynhoffnant, mae'n cydymffurfio â'r meini prawf uchod.

Effeithiau ar y Gymraeg

Nid oes unrhyw Asesiad Ardrawiad Cymunedol ac Ieithyddol (CLIA) wedi ei gyflwyno i gefnogi'r cais ac felly nid yw'r awdurdod cynllunio lleol mewn sefyllfa i asesu effaith y datblygiad arfaethedig ar broffil ieithyddol Brynhoffnant.

Cymeriad a Golwg yr Ardal Leol

Mae'r annedd arfaethedig yn draddodiadol o ran ffurf a natur ac yn elwa o do brig sy'n gyson ag eiddo eraill yn yr ardal leol. Ni ystyrir y bydd y datblygiad arfaethedig yn cael effaith ar gymeriad ac ansawdd gweledol yr ardal leol .

Amwynder Preswyl

Nod Maen Prawf 7 Polisi DM06 yw gwarchod amwynder deiliaid eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfa. Ceir eiddo preswyl yn union gerllaw'r safle hwn.

Mae'r cynlluniau drychiad a gyflwynwyd fel rhan o'r cais yn dangos na fydd yr eiddo yn fwy na 6.8m ar y crib o edrych arno o'r ffordd sy'n dalach nag eiddo eraill yn y cyffiniau. Fodd bynnag, nid yw'r cynllun safle a gyflwynwyd yn dangos sut y gellir lleoli'r anheddau arfaethedig er mwyn sicrhau na fyddai'r datblygiad arfaethedig yn achosi unrhyw niwed andwyol i fwynderau preswyl y trigolion presennol.

Ystyrir hefyd nad yw'r bwriad yn gallu sicrhau pellteroedd gwahanu digonol rhwng ystafelloedd cyfanheddol anheddau unigol fel y nodir yn CCA Amgylchedd Adeiledig a Dylunio Ceredigion. Mae'r CCA yn nodi'n glir:

"I ddarparu digon o le amwynder ac i osgoi edrych dros eiddo arall, dylid dilyn y canllawiau canlynol:

- bwlch o 21 metr rhwng ffenestri ystafelloedd cyfanheddol sy'n wynebu'i gilydd
- bwlch o 10.5m rhwng y prif ffenestri â wal wag; a
- dylid darparu dyfnder gardd o 10 metr."

Nid yw'r lle sydd ar gael o faint digonol yn yr achos hwn i ddarparu'r bwlch 21 metr, ac felly ystyrir na ellir cyflenwi'r datblygiad arfaethedig heb gael effaith andwyol ar amwynder yr eiddo cyfagos a phreswylwyr y dyfodol.

Ystyrir hefyd nad oes modd i'r datblygiad arfaethedig ddarparu digon o ardal amwynder preifat awyr agored ar gyfer y datblygiad, gyda dyfnder yr ardd gefn yn 9m yn unig yn y man lletaf, a'r ardal honno'n cael ei defnyddio i barcio ceir hefyd.

O ystyried yr uchod, bernir y byddai'r datblygiad arfaethedig yn cael effaith andwyol ar amwynder preswyl, yn groes i bolisi DM06 y CDLI.

Effaith ar Briffyrdd

Byddai cerbydau'n cael mynediad at y datblygiad arfaethedig drwy fynedfa newydd oddi ar y ffordd dosbarth B gerllaw. Darperir 3 lle parcio ar y safle. Ystyrir felly bod y cynnig yn cydymffurfio â'r safonau parcio mabwysiedig a osodir yn y CCA.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol am y cais ac maent yn gwrthwynebu'r datblygiad arfaethedig. Mae'r awdurdod priffyrdd lleol yn ystyried nad yw'r lleiniau gweledded arfaethedig yn cydymffurfio â'r llawlyfr cynllunio perthnasol, a byddent yn tansellio diogelwch y priffyrdd, ac yn peri risg i ddefnyddwyr priffyrdd oherwydd presenoldeb clawdd o fewn tir 3ydd parti sy'n ffurfio rhan o'r lleiniau gweledded gofynnol.

O ystyried yr uchod, bernir y byddai caniatáu'r datblygiad yn niweidiol i ddiogelwch y priffyrdd, yn groes i Nodyn Cyngor Technegol 18 Polisi Cynllunio Cymru, a Pholisi DM06 y CDLI sy'n gofyn, ymhlith pethau eraill, bod datblygiadau newydd yn darparu amgylchedd diogel, drwy sicrhau bod cynllun yr adeiladau a'r llwybrau mynediad cysylltiedig yn rhoi egwyddorion diogelwch sylfaenol ar waith. Ni ellir sicrhau'r lleiniau gwelededd gofynnol ar gyfer cerbydau, beicwyr a cherddwyr o fewn y tir sydd dan berchnogaeth/rheolaeth yr ymgeisydd yn yr achos hwn.

Ymgynghorwyd ag Asiantaeth Cefnffyrdd Llywodraeth Cymru hefyd mewn perthynas â'r cynllun, ac yn sgil cyflwyno gwybodaeth bellach mewn perthynas â lleoedd parcio ar gyfer yr annedd bresennol, nid ydynt yn cynnig unrhyw gyfarwyddyd mewn perthynas â'r cynllun.

Effaith Ecolegol

Ymgynghorwyd ag Ecolegydd Cynllunio Sir Ceredigion mewn perthynas â'r cais ac nid yw wedi mynegi unrhyw wrthwynebiad, yn unol ag amodau'n ymwneud â chyflwyno arolygon adar sy'n nythu, ac arolygon amffibiaid i'r awdurdod lleol cyn clirio'r safle, yn ogystal â rhai'n ymwneud â goleuadau allanol a gwella bioamrywiaeth.

Tai Fforddiadwy

Yn yr achos hwn, er mwyn bodloni polisi S05, mae'n ofynnol bod gwerth cyfatebol o 10% o dai fforddiadwy'n cael eu darparu un ai ar y safle, neu drwy swm gohiriedig. Mae'r ymgeisydd wedi nodi y byddent yn fodlon ymrwymo i A106 i sicrhau swm o'r fath tuag at ddarparu tai fforddiadwy er hyn, ar hyn o bryd does dim A106 wedi'i arwyddo mewn perthynas â'r datblygiad arfaethedig, ac felly nid yw'r cynnig yn bodloni maen prawf S05 yn llawn.

Draenio Tir a Pherygl Llifogydd

Ystyrir bod y safle o fewn parth llifogydd A fel y dangosir ar Fap Cyngor Datblygu Cyfoeth Naturiol Cymru, a pharth Llifogydd 1, fel y dangosir ar y Map Llifogydd ar gyfer cynllunio, sef yr wybodaeth orau a mwyaf cyfredol ynghylch llifogydd. Fel y cyfryw, ni ystyrir bod y datblygiad arfaethedig yn un lle mae perygl o lifogydd.

Mae adran gwasanaethau technegol y Cyngor ei hun wedi dweud bod angen cymeradwyaeth SuDs ac maent wedi darparu manylion ar gyfer lleihau'r perygl o lifogydd dŵr wyneb. Ystyrir felly y gellid rheoli'r broses o gael gwared â dŵr wyneb yn briodol drwy broses gymeradwyo SuDs, ac felly ni ystyrir bod y datblygiad arfaethedig yn cynyddu'r perygl o lifogydd.

ARGYMHELLIAD:

1. Ystyrir bod y datblygiad arfaethedig yn cael effaith andwyol ar amwynder preswyl eiddo cyfagos, yn groes i bolisi DM06 y CDLI.
2. Mi fyddai'r cynnig yn niweidiol i ddiogelwch y priffyrdd, yn groes i Nodyn Cyngor Technegol 18 Polisi Cynllunio Cymru, a pholisi DM06 y CDLI sy'n gofyn, ymhlith pethau eraill, bod datblygiadau newydd yn darparu amgylchedd diogel, drwy sicrhau bod cynllun yr adeiladau a'r llwybrau mynediad cysylltiedig yn rhoi egwyddorion diogelwch sylfaenol ar waith.
3. Yn absenoldeb cytundeb cyfreithiol adran 106 llofnodedig, mae'r datblygiad arfaethedig yn methu â bodloni Polisi S05 Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 2013).
4. Nid oes unrhyw Asesiad Ardrawiad Cymunedol ac Ieithyddol (CLIA) wedi ei gyflwyno i gefnogi'r cais ac felly nid yw'r awdurdod cynllunio lleol mewn sefyllfa i asesu effaith y datblygiad arfaethedig ar broffil Ieithyddol Brynhoffnant yn groes i bolisi DM01 Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 2013).

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

Mae'r Cynghorydd Gwyn James wedi cyfeirio'r cais i'r Pwyllgor Rheoli Datblygu i'w ystyried oherwydd y rhesymau a ganlyn:

Disgwylir i'r terfyn cyflymder ar y fynedfa i'r safle gael ei ostwng i 20mya erbyn diwedd 2023

Mae niferoedd llai o ddisgyblion yn Ysgol T Llew Jones yn awgrymu bod angen mwy o dai er mwyn sicrhau bod yr ysgol yn parhau ar agor.

Mae Brynhoffnant yn anheddiad cynaliadwy gyda siop, tafarn a bwyty yn ogystal ag ysgol gynradd fawr.

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Derbyniwyd / Received	11-06-2021
Y Bwriad / Proposal	Erection of a dwelling
Lleoliad Safle / Site Location	Plot Rear Of Brynmorwel, Brynhoffnant, Llandysul, SA44 6DS
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mrs E Davies, Brynmorwel, Brynhoffnant, Llandysul, Ceredigion, SA44 6DS
Asiant / Agent	Mr Roger Bell (Bell Designs), 34 St Mary Street, Cardigan, Ceredigion, SA43 1DH

THE SITE AND RELEVANT PLANNING HISTORY

Brynhoffnant is situated in South Ceredigion at a five-way junction of the A487 trunk road, the B4334 and a minor road 16km (10 miles) north-east of Cardigan.

The settlement comprises of approximately 45-50 dwellings. Facilities within the village include a mini supermarket / petrol station, a Chapel, an area Primary School and a public house and brewery. The settlement also lies on a bus route from Aberystwyth to Cardigan which is serviced daily.

The site is located to the South of the settlement, along the road which leads to Ysgol T Llew Jones. The site currently acts as the garden area for the property of Brynmorawel and is located to the rear of this property, but also benefits from a frontage along the County road leading to Rhydlewis.

The site has no previous planning history.

DETAILS OF DEVELOPMENT

Full planning permission is sought for one open market dormer bungalow. The applicant currently lives in Brynmorawel and the site is within the rear garden of this property. Pre-application advice was given by the department in November 2020 which advised that there were concerns whether the site could adequately accommodate a dwelling. It also noted that the site fails to provide a safe access, amenity space and result in potential overlooking and does not accord with the LDP policies.

The length of the property is proposed as 12.53m with a depth of 7.978m, the ground floor will accommodate a lounge, kitchen/diner, utility room, bathroom and bedroom with the first floor providing two en suite bedrooms. The height to ridge would be 6.789m. The garden area to the rear would amount to approximately 5.82m at its narrowest from the rear wall at the Eastern end and 9.2m at its widest from the rear wall. There would be a parking space for one car to the side of the property, with parking and turning to the front. The dwelling would have two dormer windows facing the front and velux windows in the roof, the two to the rear to serve the en-suite bathrooms.

The front of the porch comes within 2.5m of the roadside. The amenity area will be to the North of the dwelling and grassed.

The dwelling of Brynmorawel is located to the North and it states on the proposed block plan that two existing sheds at this property will be removed to provide amenity space. The rear wall of Brynmorawel is located 6.73m from the rear garden of the proposed dwelling

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain

- DM06 High Quality Design and Placemaking
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- S05 Affordable Housing
- Community and the Welsh Language SPG 2015

- Open Space SPG April 2014
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Affordable Housing SPG 2014
- Affordable Housing SPG Help Sheets 2014
- FW21 Future Wales: The National Plan 2040
- PPW21 Planning Policy Wales (edition 11, February 2021)
- TAN12 Design (2016)
- TAN18 Transport (2007)
- TAN20 Planning and the Welsh Language (2017)
- TAN5 Nature Conservation and Planning (2009)

OTHER MATERIAL CONSIDERATIONS

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 Pebryn Community Council – Support

Highways – Object to the proposed development

Land Drainage – General informative

Ecology – No Objection STC

Welsh Government Trunk Road Agency – No objection

Dwr Cymru Welsh Water – No Objection

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

ASSESSMENT:

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”.

In accordance with national and local planning policies residential development is directed towards sustainable settlements and should be contained within existing settlement boundaries. The Strategy of the LDP is that over the plan period 51% of new housing development across the County will occur in the Urban Service Centres, 24% in the Rural Service Centres and 25% in other settlements and locations (including linked settlements).

The site is within the settlement of Brynhoffnant which is designated as a Linked Settlement within the Aberporth / Parcllyn settlement group. Policy S04 of the LDP allows additional housing development within linked settlements subject to a number of criteria being met.

Criterion 2(d) states - In the 'Linked Settlements' only, it does not cumulatively exceed 12% of the existing level of housing as at 2007 in that 'Linked Settlement'. The proposed development is located in Brynhoffnant which is designated as a linked settlement where limited growth is planned for over the plan period. The LDP designated 12% of 2007 housing stock to each linked settlement for the plan period, for Brynhoffnant this equates to 6 units. There have so far been 4 completions within Brynhoffnant over the plan period with 2 further commitments. Therefore, there is no remaining requirement with the LDP housing strategy for additional residential units with Brynhoffnant.

The proposal is therefore contrary to policy S04 and is not compliant with the housing strategy as set out in the LDP and specified within policy S01.

Notwithstanding the above conflict with Local Plan Policies, the Local Planning Authority (LPA) recognises that the LDP is time expired and did not envisage growth beyond the 31st of March 2022. It is evident that the adopted LDP does not always provide adequate opportunities for new housing to meet the identified demand in some more sustainable locations across the County moving forward. In such circumstance consideration should be given to the way in which application accord with Planning Policy Wales and future Wales 2040 The National Plan.

The settlement comprises of approximately 45-50 dwellings. Facilities within the village include a mini supermarket / petrol station, a Chapel, an area Primary School and a public house and brewery. The settlement also lies on a bus route from Aberystwyth to Cardigan which is serviced daily.

It is therefore considered Brynhoffnant represents a sustainable settlement in a rural context and further development can be supported.

In terms of the physical location, development in 'Linked Settlements' should be located within or immediately adjacent to the substantive-built form. As the proposal entails infill development in the centre of Brynhoffnant, it complies with the above criteria.

Welsh Language Impacts

No Community and Linguistic Impact Assessment (CLIA) has been submitted in support of the application however and as such the local planning authority is not in a position to assess the impacts of the proposed development on the Linguistic profile of Brynhoffnant.

Character and Visual Appearance

The proposed dwelling is traditional in form and nature benefitting from a pitched roof which is consistent with other properties within the locality. The proposed development is not considered to impact the character and visual quality of 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 property will be no more than 6.8m at the ridge when viewed from the road which is taller than other properties in the vicinity. However, the site plan submitted fails to demonstrate how the proposed dwellings could be positioned as to ensure that the proposed development would not give rise to any detrimental harm to residential amenity of current residents.

It is also considered that the proposed development is incapable of ensuring adequate separation distances between habitable rooms of individual dwellings as specified with the Ceredigion Built Environment and Design SPG. The SPG clearly states that:

"To provide adequate amenity space and prevent overlooking the following should be applied as a guide:

- 21 meter gap between opposing windows of habitable rooms
- 10.5m gap between main windows and a blank wall; and
- A 10 meter garden depth should be provided."

The space is not sufficient in size in this instance to meet the 21 meter gap, as such it is considered that the proposed development is incapable of being implemented without giving rise to detrimental impact on the amenity of adjoining properties and future residents.

It is also considered that the proposed development is incapable of accommodating a sufficient amount of outdoor private amenity space to serve the proposed development. With a rear garden depth of just 9m being provided at the widest point, with this area also being utilized for the parking of cars.

Given the above it is considered that the proposed development would give rise to a detrimental impact on residential amenity contrary to DM06 of the LDP.

Highway Impact

Vehicular access to the proposed development would be via a new access off the adjoining B classified road, with 3 parking spaces provided on site. The proposal is therefore considered to accord with the adopted parking standards as set out in the SPG.

However the Local Highway Authority have been consulted on the application and object to the proposed development. The local highway authority considers the proposed visibility splays fail to conform with the relevant design manual and undermine highway safety and poses a risk to highway users owing to the presence of a hedge within 3rd party land which forms part of the required visibility splays.

Given the above it is considered that allowing the development would be harmful to highway safety, contrary to Planning Policy Wales Technical Advice Note 18: and LDP Policy DM06 that inter alia requires new development to provide a safe environment by ensuring that the design of buildings and associated access routes implement fundamental safety principles. The requisite visibility splays for emerging vehicles, cyclists and pedestrians cannot be secured within the land identified within the applicant's ownership/control.

The Welsh Government Trunk Road Agency have also been consulted in respect of the scheme, and following the submission of additional information in regard to the parking provision of the existing dwelling offer no direction in respect of the scheme.

Ecological Impact

Ceredigion County Planning Ecologist has been consulted in respect of the application and offers no objection subject to conditions relating to nesting bird surveys, and amphibian surveys being submitted to the local authority prior to site clearance taking places as well as relating to external lighting and biodiversity enhancements.

Affordable Housing

In this instance, in order to satisfy policy S05, there is a requirement for the equivalent value of 10% affordable dwellings to be provided either on site or by a commuted sum. The applicant has indicated that they would be agreeable to entering into a S106 to secure such a sum towards the provision of affordable housing, however, there is currently no signed S106 in respect of the proposed development as such the proposal has failed to fully satisfy the criteria of S05.

Land Drainage and Flood risk.

The site is considered to be in floodzone A as shown on NRW's Development Advice Map, and Flood zone 1 as shown of 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 councils 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:

1. The proposed development is considered to detrimentally impact the residential amenity of neighbouring properties contrary to DM06 of the LDP.
2. The proposal would be harmful to highway safety, contrary to Planning Policy Wales Technical Advice Note 18: and LDP Policy DM06 that inter alia requires new development to provide a safe environment by ensuring that the design of buildings and associated access routes implement fundamental safety principles
3. In the absence of a signed section 106 legal agreement, the proposed development has failed to satisfy Policy S05 of the Ceredigion Local Development Plan 2007-2022 (adopted 2013).
4. No Community and Linguistic Impact Assessment (CLIA) has been submitted in support of the application and as such the local planning authority is not in a position to assess the impacts of the proposed development on the Linguistic profile of Brynhoffnant contrary to DM01 of the Ceredigion Local Development Plan 2007-2022 (adopted 2013).

Reasons for referring the application to the Development Management Committee:

Councillor Gwyn James has referred the application to the Development Management committee for consideration owing to the following reasons:

The speed limit at the site access is set to be reduced to 20mph by the end of 2023

Reduced pupil numbers at Ysgol T Llew Jones suggest a need for more housing in order to ensure the school remains open.

Brynhoffnant is a sustainable settlement with a shop, public house and restaurant as well as a large primary school.

2.2. A211168



Rhif y Cais / Application Reference	A211168
Derbyniwyd / Received	13-12-2021
Y Bwriad / Proposal	The development of bases for the siting of lodges, falling under the definition of static caravans, the erection of a building for plant, and the construction of ponds, with associated access, car parking, landscaping and drainage infrastructure works.
Lleoliad Safle / Site Location	Land to the South of Seven Springs Lodge Park, Llanon, SY23 5LZ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	(The Luxury Lodge Group Limited), Northern Assurance Buildings 9-21 Princess Street, Manchester, M2 4DN
Asiant / Agent	Ms Helen Ashby-Ridgway (Lichfields), Belmont House Churchill Way, Cardiff, CF10 2HE

Y SAFLE A HANES PERTHNASOL

Mae'r safle wedi'i leoli ar y ffordd rhwng Llanon a Phennant, gyferbyn â Bryn Lluest. Mae pentref Llanon 3km i ffwrdd ac Aberaeron 8km i ffwrdd. Rhoddwyd caniatâd cynllunio yng Ngorffennaf 2007 Cyf. A060282 i adleoli 30 o garafannau o Blasmorfa, Llanon i Frynlluest. Ar hyn o bryd mae'r safle wedi'i dirlunio, crëwyd dau lyn, adeiladwyd swyddfa ar gyfer y safle, ac mae tua 20 o gabanau yn y Seven Springs Lodge Park presennol. Rhoddwyd caniatâd pellach ar gyfer annedd rheolwr ar 7fed Ionawr 2015.

Mae'r safle o fewn Ward Cyngor Cymuned Llansantffraed, ac nid yw'r parc cabanau presennol na'r estyniad arfaethedig yn ddarostyngedig i unrhyw ddynodiadau statudol. Mae gwrychoedd aeddfed o amgylch y safle y bwriedir ei ehangu, sy'n gorwedd i'r de o'r datblygiad presennol ac ar hyn o bryd mae'n dir pori.

Hanes y Safle:

- A060282 - *Adleoli 30 o garafannau o Blas Morfa i Flaen Lluest, Llanon* -Cymeradwywyd 30ain Gorffennaf 2007
- A110962 – *Codi annedd rheolwr* -Cymeradwywyd 7fed Ionawr 2015

MANYLION Y DATBLYGIAD

Bydd y cynnig arfaethedig yn ymestyn dros tua 3.5 hecтар, ac mae'r cais yn gofyn caniatâd i osod 37 llain galed ar gyfer carafannau statig, ni fydd unrhyw gyfleusterau ychwanegol ar y safle, a'r bwriad yw hyrwyddo defnydd o gyfleusterau lleol ac archwilio ardaloedd cefn gwlad cyfagos. Bydd y 37 o leiniau caled wedi'u lleoli i'r de o'r safle presennol a bydd modd cael mynediad atynt drwy ddau agoriad newydd yn y gwrychoedd ffiniol presennol, a fydd yn cysylltu â chynllun ffyrdd mewnl presennol parc cabanau Seven Springs. Crëir tri llyn newydd a fydd yn ganolbwynt ar gyfer y carafannau perthnasol.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

Polisiau Cynllunio Cenedlaethol a Chanllawiau Perthnasol:

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- TAN6: Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy
- TAN12: Dylunio
- TAN13: Twristiaeth
- TAN18: Trafnidiaeth
- TAN23: Datblygu Economaidd

Polisïau Cynllunio Lleol Perthnasol:

- S01: Twf Cynaliadwy
- S04: Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- DM03: Teithio Cynaliadwy
- DM06: Dylunio a Chreu Lle o Safon Uchel
- DM09: Dylunio a Symud

- DM10: Dylunio a Thirlunio
- DM14: Cadwraeth Natur a Chysylltedd Ecolegol
- DM15: Cadw Bioamrywiaeth Leol
- DM17: Y Dirwedd yn Gyffredinol
- DM20: Gwarchod Coed, Gwrychoedd a Choetiroedd
- DM22: Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- LU14: Safleoedd Llety Twristiaeth Ledled y Sir: Carafannau Statig a Theithiol, Lleiniau Gwersylla, Cabanau a Chalets

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 priodol i hyrwyddo cydraddoldeb yn golygu:

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

- Cyngor Cymuned Llansantffraed: Dim gwrthwynebiad
- Priffyrdd – Cynnig nifer o amodau i'w hychwanegu at unrhyw ganiatâd
- Cyfoeth Naturiol Cymru – Ddim yn gwrthwynebu'r cynnig ac yn nodi y gellid datrys eu pryderon drwy osod amod yn gofyn bod Cynllun Adeiladu a Rheoli Amgylcheddol (CEMP) yn cael ei gyflwyno a'i gymeradwyo'n ysgrifenedig gan yr Awdurdod Cynllunio Lleol
- Iechyd yr Amgylchedd - Dim gwrthwynebiad i'r cynnig, argymhell gosod amod ynghylch yr oriau adeiladu a ganiateir
- Dŵr Cymru - Dim sylwadau

Derbyniwyd sylwadau gan ddau drydydd parti, gydag un yn gwrthwynebu a'r llall yn gwneud sylwadau o bersbectif niwtral. Mae eu pryderon wedi'u crynhoi isod:

Gwrthwynebwyr:

- Datblygu o fewn cefn gwlad agored
- Mae newid defnydd tir o dir ffermio i safle carafannau yn anghydnaws ac yn weledol andwyol
- Pryderon ynghylch llygredd golau
- Sŵn a cholli preifatrwydd
- Colli golygfeydd

Sylwebydd Niwtral:

- Pryderon ynghylch llygredd golau'n effeithio ar yr awyr dywyll bresennol dros y safle
- Yn nodi y byddai'n rhaid i'r ffiniau fod yn ystyriol o geffylau
- Mi all effeithio ar yr olygfa o Fae Ceredigion

ASESIAD

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 twristiaeth yn un o brif sectorau cyflogaeth Ceredigion, ac un o amcanion y CDLI yw datblygu economi dwristiaeth y sir yn gynaliadwy drwy:

- Annog datblygiad twristiaeth gynaliadwy;
- Cynorthwyo i wneud Ceredigion yn fwy deniadol fel cyrchfan dwristiaeth drwy'r flwyddyn gyfan;
- Sicrhau bod llety twristiaeth yn cael ei ddatblygu mewn ffordd gynaliadwy a'i leoli'n briodol;
- Annog darpariaeth bellach o atyniadau a chyfleusterau twristiaeth.

Mae'r cais hwn am estyniad i faes carafannau statig presennol sydd wedi'i leoli tu allan i ffiniau anheddiad Llanon, sydd 3km i ffwrdd, ac sydd felly o fewn 'lleoliadau eraill' fel y'u nodir yn y Cynllun Datblygu Lleol (CDLI). Mae Polisi S01 yn cyfeirio'r rhan fwyaf o ddatblygiadau i'r Canolfannau Gwasanaethau Gwledig am mai nhw yw'r lleoliadau mwyaf cynaliadwy, ond mae'r CDLI yn cydnabod bod angen rhywfaint o ddatblygu o fewn 'Aneddiadau Cyswllt a Lleoliadau Eraill' i ddiwallu anghenion cymunedau presennol. O ganlyniad, mae Polisi S04 yn nodi y caniateir datblygu o fewn Aneddiadau Cyswllt a Lleoliadau Eraill ar yr amod (lle bo'n berthnasol)

- maen prawf 1 – nad yw'n arwain at golli gwasanaethau a chyfleusterau oni bai bod yna ddarpariaeth ddigonol mewn anheddiad neu Ganolfan Wasanaethau gyfagos;
- maen prawf 3 – yn achos datblygu economaidd, ei fod:
 - ar raddfa fach sy'n cwrdd ag angen lleol penodol;
 - yn cydymffurfio â gofynion TAN 6 yn nhermau menter wledig;
- maen prawf 4 – bod yr holl ddatblygu o fewn 'Lleoliadau Eraill' yn cwrdd â gofynion TAN 6.

O ran maen prawf 1, nid yw'r cynnig yn arwain at golli gwasanaethau a chyfleusterau. Mae paragraff ategol 6.171 yn cyfeirio at ddatblygu economaidd 'ar raddfa fach' ac mae'n gofyn bod datblygiadau twristiaeth yn cydweddu â maint yr anheddiad y'u bwriedir ar ei gyfer – does dim arwynebedd tir / nifer unedau diffiniedig. Mae TAN 6 yn cyfeirio at ddatblygu tir fel eithriad i'r cyfyngiadau polisi arferol o leoli datblygiadau yng nghefn gwlad. Mae datblygu sy'n gysylltiedig â thwristiaeth yn cael ei gydnabod fel menter wledig gymwys o fewn TAN 6. Felly ni fyddai'r cynnig yn mynd yn groes i TAN 6. Mae'r datblygiad arfaethedig yn dderbyniol yn ôl Polisi S04.

Y prif bolisi sy'n berthnasol i'r cynnig yw LU14 sy'n cyfeirio at ddatblygu sy'n gysylltiedig â llety carafannau statig, carafannau teithiol, lleiniau gwrsylla, cabanau a chalets. Mae safle'r cais wedi'i leoli tu allan i'r Ardal Arfordirol lle mae'r polisi'n datgan y caniateir estyniadau i safleoedd carafannau statig, carafannau teithiol, cabanau a chalets presennol, yn amodol ar y canlynol:

- bod asesiad o effaith anghenion a datblygu twristiaeth yn cael ei gyflwyno
- nad yw unrhyw gyfleusterau newydd sydd eu hangen oherwydd yr estyniad yn effeithio ar fywiogrwydd y cyfleusterau a gynigir eisoes o fewn yr anheddiad agosaf

Asesiad o Effaith Twristiaeth a Datblygu

Cyflwynwyd asesiad o effaith anghenion a datblygu twristiaeth gan Lichfields, a oedd yn amlinellu natur foethus, pen ucha'r farchnad y parc presennol a'r estyniad arfaethedig, yr honnir y bydd yn ychwanegu at yr amrywiaeth o lety gwyliau sydd ar gael yn yr ardal leol. Roedd 'cynnig unigryw' y parc fel 'parc gwyliau moethus, pen ucha'r farchnad' yn debygol o ddenu lefelau uwch na'r cyfartaledd o wariant gan ymwelwyr carafannau statig/parciau cabanau gwyliau. Roedd yr adroddiad yn tynnu sylw at y ffaith bod Ceredigion yn denu llai o ymwelwyr nag ardaloedd awdurdodau lleol cyfagos, ond eto'n elwa o lefelau sylweddol o wariant ymwelwyr.

Gosodwyd buddiannau economaidd y cynnig i'r sir yn yr asesiad, gan honni y byddai cyfanswm o tua £1 filiwn o fuddsoddiad sector preifat yn deillio o'r cynllun, gan greu 14 FTE person-blwyddyn o waith adeiladu dros dro, sy'n gyfwerth ag 17 o swyddi FTE yn ystod y cyfnod adeiladu o 10 mis, yn ogystal â chreu 18 o swyddi FTE anuniongyrchol ac ysgogedig yn ystod y cyfnod adeiladu o fewn gwasanaethau a busnesau eraill yn sgil dod o hyd i gyflenwyr, a gweithwyr adeiladu'n

gwario'u cyflogau. Ystyriwyd y byddai'r cynnig yn cefnogi 1.8 o swyddi FTE uniongyrchol yn y dyfodol ac yn arwain at gyfanswm gwariant ymwelwyr uniongyrchol ac anuniongyrchol/ysgogedig o £740,000, a allai gefnogi 14 o swyddi FTE yn yr economi leol.

Roedd cyfraddau llenwi'r unedau rhent sydd ar gael ar y safle presennol gan Hoseasons, a fesurwyd rhwng 2il Ebrill ac 16eg Gorffennaf 2021 yn 95%, sydd ychydig yn uwch na chyfartaledd y cwmni ledled Cymru, sef 92%. Roedd cyfartaledd ehangach Cymru ar gyfer carafannau statig / cabanau yn 56% ac yn 50% ar gyfer Ceredigion.

Yn ôl arolwg o gronfa ddata cynllunio Ceredigion gan Lichfields rhwng 1af Mehefin 2016 ac 16eg Mehefin 2021, roedd 61 o gabanau gwyliau neu garafannau statig wedi'u cymeradwyo, a doedd dim o'r rhain wedi'u lleoli o fewn ward Llansantffraed.

Bywiogrwydd yr anheddiad agosaf

Ni fwriedir cael unrhyw gyfleusterau arlwyio neu hamdden/adloniant ar y safle y tybir fyddai'n amharu ar fywiogrwydd anheddiad Llanon gerllaw. Mae hyn yn cyd-fynd â natur wreiddiol a phresennol y safle, sydd â chabanau hunanddarpar, gyda defnyddwyr y cabanau hynny'n defnyddio'r gwasanaethau sydd eisoes ar gael yn yr anheddiadau a threfi cyfagos.

Ystyrir bod yna alw amlwg am y math arbennig hwn o lety, sy'n darparu ar gyfer pen uchaf, foethus y farchnad, ac mae galw o'r fath, fel y'i gosodir yn yr asesiad a gyflwynwyd, yn bodloni gofynion Polisi LU14. Mae'r gyflogaeth yn ystod y cyfnod adeiladu, yn ogystal â'r cyfnod pan fydd y safle'n weithredol, yn uniongyrchol ac yn anuniongyrchol, drwy gadwyni cyflenwi a chyfraniadau i'r economi leol, yn gyfle i ehangu ac arallgyfeirio'r ddarpariaeth dwristiaeth yng Ngheredigion.

Dyluniad:

Mae Polisi Cynllunio Cymru'n datgan "mae dylunio da yn hollbwysig i greu mannau cynaliadwy lle mae pobl eisiau byw, gweithio a chymdeithasu. Mae mwy i ddylunio na phensaernïaeth adeilad; mae'n golygu'r berthynas rhwng holl elfennau'r amgylchedd naturiol ac adeiledig."

Trafodwyd sawl dyluniad gwahanol gyda'r cyngor a'r ymgeisydd fel rhan o'r broses cyn ymgeisio. Cyflwynwyd 3 dyluniad a dewiswyd yr ail opsiwn fel yr un fwyaf ffafriol ar ôl gwneud gwelliannau iddo. Mi fydd y dyluniad terfynol yn cynnwys 37 uned gyda system unffordd ar gyfer mynediad ledled y safle. Mi fydd gan y rhan fwyaf o'r unedau newydd olygfa o nodweddion mewnol, ac eithrio 5 caban ar hyd y ffin ddwyreiniol, a fydd yn mwynhau golygfa o'r môr.

Bydd y cabanau arfaethedig yn dod dan y diffiniad o garafán statig. Yn unol â Deddf Carafannau Statig 1968, ni fydd yr unedau'n fwy nag 20m o hyd, 6.8m o led a 3.05m o uchder. Bydd y ffyrdd mynediad o fewn y safle'n adlewyrchu'r rhai presennol, gydag arwyneb graean ac ymylon cwrw.

Bydd cynllun y rhwydwaith ffyrdd mewnol a lleoliad y lleiniau caled ar gyfer y carafannau statig yn dilyn gwyrriad y safle, sydd ar siâp pedol o edrych arno i gyfeiriad y gogledd. Bydd y 37 o leiniau caled wedi'u lleoli'n bennaf o amgylch dau bwl dŵr gwahanol. Bydd 15-21 ohonynt yn rheiddio o amgylch ardal blanedig a fydd yn cynnwys coed, creigiau, glaswelltir blodau gwyllt a meinciau. Bydd y lleiniau caled hyn yng nghornel de-ddwyreiniol y safle a bydd ganddynt olygfeydd o'r môr, am eu bod wedi'u lleoli ar ben uchaf y safle, sydd ar oledf.

Ystyrir bod y cynnig yn cydymffurfio â pholisïau DM06, DM09, DM10 a DM17 y CDLI, sydd â'r nod o:

- ategu at y safle a'r ardal gyfagos yn nhermau ei gynllun, gan greu ffurf cydlynus mewn perthynas â maint, uchder a chyfrannedd y ffurf adeiledig presennol
- sicrhau defnydd o dirlunio caled a meddal o ansawdd da a gwneud y mwyaf o gyfleoedd i wella bioamrywiaeth a chysylltedd ecolegol
- gwarchod amwynder deiliaid eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, swm, a golygfa
- dangos sut y mae'r datblygiad arfaethedig yn parchu ac yn gwarchod barn leol a strategol.

Arolwg Coed:

Cynhaliwyd arolwg coed gan yr ymgeiswyr, a chanfuwyd bod y coed ar y safle o ansawdd gradd B neu C gydag un (C4) â chanopi wedi'i ddifrodi gan stormydd. Y radd orau o goeden ar y safle yw C5, sydd o fewn y gwrych aeddfed sy'n ffinio â'r parc cabanau presennol, a bydd y gwrych hwn yn cael ei gadw ar y cyfan, ar wahân i adrannau bach i ganiatáu mynediad at y safle newydd arfaethedig. Darperir y mynediad hwnnw drwy ddau gysylltiad newydd â'r rhwydwaith ffyrdd mewnol presennol, bydd yr allanfa i'r gogledd-orllewin o'r safle newydd a'r fynedfa i'r gogledd-ddwyrain. Bydd rhywogaethau brodorol yn cael eu plannu ar y naill ochr a'r llall i'r ddau agoriad yn y gwrych presennol i hwyluso'r mynediad hwn, yn unol â Pholisi DM10 y CDLI: Dylunio a Thirlunio, sy'n mynnu cyfiawnhad mewn amgylchiadau lle na ellir osgoi tynnu'r gwrych presennol, a manylion creu un newydd yn ei le. Mae swyddog coed Ceredigion wedi cadarnhau nad oes unrhyw Orchmyinion Cadw Coed a fyddai'n effeithio ar y safle.

Ecoleg:

Fel rhan o'r arfarniad safle cyntaf, cynhaliwyd Asesiad Ecolegol Cychwynnol (PEA) gan Cambrian Ecology Ltd ym Mehefin 2021 i nodi unrhyw rywogaethau a chynefinoedd a warchodir. Canfu'r asesiad hwn bod adar sy'n nythu ac ystumod yn rhywogaethau sydd angen eu hystyried wrth ddatblygu'r dyluniad, oherwydd bydd y ddwy rywogaeth yn defnyddio'r coed a'r gwrychoedd presennol ar y safle.

Mae dynodiad Blines anstatudol yn rhedeg drwy'r Parc Cabanau presennol, sy'n anelu at greu 'llwybrau pryfed' i adfer 'bywyd pryfed' a chreu cynefinoedd llawn blodau gwyllt er mwyn creu rhwydwaith cysylltiedig o fewn y dirwedd ehangach. Canfuwyd y bydd yna golli cynefin o'r glaswelltir presennol, ond ystyrir bod hynny'n gymharol 'ddibwys' am nad yw â gwerth bioamrywiaeth uchel. Yn ogystal â'r adroddiad, yn ôl Map Rhagweld Categoriâu Tir Amaethyddol Llywodraeth Cymru, mae safle'r cynnig wedi'i gategoreiddio'n un Gradd 3b (tir amaethyddol o ansawdd cymedrol).

Bwriedir plannu gwrych newydd o rywogaethau brodorol, a chodi twmpath ar hyd y ffin ddeheuol i leihau'r effaith weledol a nodwyd yn y lleoliad hwn ac i adlewyrchu'r ardal gyfagos. Bydd yr ardaloedd planedig gerllaw'r pyllau dŵr a'r cabanau'n cael eu gwella gyda rhywogaethau amwynder, plannu ymylol, a blodau gwyllt.

Ystyrir y bydd y cynnig hwn, serch yn amharu ar rannau o wrych aeddfed, hirsefydlog er mwyn cael mynediad, yn arwain at welliant net o ran bioamrywiaeth. Mae hyn am nad yw'r glaswelltir presennol yn darparu fawr o werth o ran bioamrywiaeth, ac mi ddylai cyfuno hynny â'r bwriad i liniaru'r effaith drwy blannu rhywogaethau brodorol atal ymhellach unrhyw golled net o ran bioamrywiaeth.

Llifogydd a Draenio:

Mae'r safle wedi'i leoli'n gyfan gwbl o fewn Parth Llifogydd A yn ôl Map Cyngor Datblygu Cyfoeth Naturiol Cymru, ac felly ni ystyrir ei fod mewn perygl o lifogydd llanw na llifogydd afonol. Nododd adroddiad a baratowyd gan A.L.I Building Design Ltd fod y safle'n goleddfu o'r de i'r gogledd, gyda mannau isel ar y naill ochr a'r llall i'r cwrw dŵr presennol, a chanfuwyd bod y cwrw dŵr hwn yn 1.1m o ddyfnder ar gyfartaledd.

Bydd y pyllau ychwanegol arfaethedig yn yr estyniad hwn yn casglu dŵr ffo o doeau'r cabanau, gan berfformio rôl nodwedd ddraenio gynaliadwy. Dylai'r bwriad i ychwanegu pyllau pellach o ddefnydd deuol, sef darparu amwynder gweledol yn ogystal â draenio cynaliadwy, olygu mai ychydig yn unig o ddŵr ffo ychwanegol fydd yn dod o'r safle. Hefyd, mae'r adran briffyrdd wedi awgrymu nifer o amodau mewn perthynas â deunydd arwyneb ac athreiddedd y ffyrdd o fewn y datblygiad newydd a fyddai'n rhan o unrhyw ganiatâd a roir. Ystyrir bod y cynnig yn cydymffurfio â TAN 15: Datblygu a Pherygl o Lifogydd.

Mynediad a Pharcio:

Mae Polisi Cynllunio Cymru, Paragraff 4.1.1 yn nodi "dylai'r system gynllunio alluogi pobl i gael mynediad at wasanaethau drwy gyfrwng siwrneiau byrrach a mwy effeithlon a chynaliadwy ar droed, beic a thrafnidiaeth gyhoeddus." Mae'r safle o fewn pellter cerdded i'r arfordir a'i gyfleusterau a'i ddefnyddiau hamdden cysylltiedig.

Darperir mynediad i gerbydau i'r safle arfaethedig ar hyd rhwydwaith o ffyrdd unffordd graeanog, a bydd gan bob caban hyd at 2 le parcio cysylltiedig.

Mae'r parc carafannau presennol yn ddatblygiad preifat gyda mynediad ar gyfer perchnogion cabanau'n unig ac nid y cyhoedd yn gyffredinol, a byddai'r estyniad arfaethedig yn darparu mynediad tebyg.

Goleuo:

Paratowyd model goleuo gan Lumenata i ddangos y golau mewnol ac allanol a fyddai'n gorlifo o unedau a balconïau enghreifftiol. Gwnaeth lechyd yr Amgylchedd Ceredigion asesiad o'r model hwn a dod i'r casgliad bod y cynllun arfaethedig yn darparu ar gyfer y maint lleiaf o olau sydd ei angen, a'i fod yn bodloni'r angen o ran diogelwch, dibenion gwaith a diogelwch holl breswylwyr y safle.

Canfu lechyd yr Amgylchedd hefyd y byddai'r golau cronol sydd i'w weld o'r tu hwnt i ffiniau'r safle, yn ôl y cynlluniau a gyflwynwyd, wedi'i leihau hyd at lefel dderbyniol fel nad yw'n peri pryder ynghylch colli amwynder preswyl. Hefyd, bydd y llain clustogi golau lleiaf argymelledig, sef 1m ar lefel lwcs 0.5, oddi wrth gynefinoedd bywyd gwyllt cyfagos yn cael ei sicrhau, o 2.48m o leiaf.

- i. bod y cynnig yn cydymffurfio â Pholisi DM22 y CDLI, sy'n gofyn nad yw cynigion yn cael effaith andwyol sylweddol ar y lefelau sŵn a golau, ar, ac oddi ar y safle.

Sŵn:

Mae lechyd yr Amgylchedd Ceredigion wedi nodi nad oes ganddynt unrhyw bryderon ynghylch colli amwynder oherwydd sŵn yn amharu, gan nodi nad oedd safle o'r fath fel arfer yn cael ei gysylltu â safleoedd cyfagos yn colli amwynder o'r fath. Roedd unrhyw achosion o sŵn yn amharu yn debygol o fod yn achlysurol ac anrhagweladwy, a chynghorwyd y gellid rheoli ac ymateb i unrhyw amharu o'r fath drwy ddarpariaethau Deddf Diogelu'r Amgylchedd 1990 a Deddf Ymddygiad Gwrthgymdeithasol, Troseddau a Phlisma 2014.

Mae lechyd yr Amgylchedd wedi argymhell gosod amod ar unrhyw ganiatâd cynllunio posib o ran pryd y gall y gwaith adeiladu gymryd lle. Mae'r argymhelliad yn nodi na ddylid cynnal unrhyw waith adeiladu ar y safle ac eithrio rhwng 07:00 a 20:00 Llun-Sadwrn, ac na ddylid caniatáu unrhyw waith adeiladu ar ddyddiau Sul, gwyliau banc neu wyliau cyhoeddus.

Ystyrir bod y cynnig yn cydymffurfio â Pholisi DM22 y CDLI, sy'n gofyn nad yw cynigion yn cael effaith andwyol sylweddol ar y lefelau sŵn a golau, ar, ac oddi ar y safle.

Gwaredu Gwastraff a Gwasanaethau:

Mae lechyd yr Amgylchedd wedi nodi bod y darpariaethau gwastraff solet o fewn dogfennau'r cais ar gyfer storio gwastraff ar y safle cyn ei waredu yn foddhaol.

Bydd y safle'n cael ei wasanaethu yn nhermau dŵr yfed gan brif gyflenwad ac felly does dim ystyriaethau o ran cyflenwad dŵr preifat.

Halogi Tir:

Mae lechyd yr Amgylchedd wedi nodi na wyddys am unrhyw weithgareddau diwydiannol hanesyddol sydd wedi cymryd lle yn yr ardal, ac nad oedd y safle'n destun unrhyw bryderon o ran halogi tir ar y safle neu'r ardal gyfagos.

Y Dirwedd ac Effaith Weledol:

Nid yw'r safle'n destun unrhyw ddynodiadau statudol ac mae'n gorwedd tu allan i'r 'parth arfordirol' dynodedig. Bydd y cynllun tirlunio manwl a gyflwynwyd fel rhan o'r cais yn lleihau'r olygfa o'r safle, sy'n goleddfu o'r gogledd i'r de, a bydd y rhywogaethau brodorol a blannir o amgylch y safle'n lleihau effaith gweledol y safle ymhellach. Mae'r safle wedi'i wahanu oddi wrth y ffyrdd cyhoeddus cyfagos gan wrychoedd aeddfed, sydd i'w cadw, gan olygu na fydd y safle i'w weld cymaint o'r ffyrdd dan sylw.

Sylwadau i Gloi:

Mae'r Seven Springs Lodge Park presennol yn cael ei gynnal yn dda a phrin y gellir ei weld o'r briffordd gyhoeddus gyfagos, sy'n rhedeg ar hyd ffin orllewinol y safle presennol a'r safle arfaethedig sydd dan sylw yn y cais hwn. Mae'r estyniad a fwriedir yn un o faint sylweddol, a fydd bron yn dyblu nifer y safleoedd ar gyfer carafannau. Bydd y safle newydd hwn yn cael ei gysylltu â'r cynllun ffyrdd mewnol presennol, gan amharu cyn lleied â phosib â'r gwrych aeddfed ar hyd ffin y safle presennol. Er y bydd yna yn ddiamau waith sylweddol ar y safle, mi ddylai'r cynllun tirlunio arfaethedig, a'r rhywogaethau brodorol a blannir fel mesurau lliniaru, arwain at fudd ecolegol net i'r safle, gan olygu hefyd nad yw'r safle i'w weld cymaint, am ei fod yn goleddfu o'r gogledd i'r de.

Ni ddylai'r cynllun arwain at golli cynefin yn ddiangen, a thybir y bydd yr effaith ar yr amwynder preswyl cyfagos yn isel, gyda materion megis sŵn, golau a phreifatrwydd yn cael eu hystyried yn ofalus yn ystod y broses ymgeisio.

ARGYMHELLIAD:

Cymeradwyo yn unol ag amodau.

Mae'r cais hwn yn cael ei gyfeirio at sylw'r Pwyllgor Rheoli Datblygu am fod y cynllun yn ddatblygiad mawr.

Rhif y Cais / Application Reference	A211168
Derbyniwyd / Received	13-12-2021
Y Bwriad / Proposal	The development of bases for the siting of lodges, falling under the definition of static caravans, the erection of a building for plant, and the construction of ponds, with associated access, car parking, landscaping and drainage infrastructure works.
Lleoliad Safle / Site Location	Land to the South of Seven Springs Lodge Park, Llanon, SY23 5LZ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	(The Luxury Lodge Group Limited), Northern Assurance Buildings 9-21 Princess Street, Manchester, M2 4DN
Asiant / Agent	Ms Helen Ashby-Ridgway (Lichfields), Belmont House Churchill Way, Cardiff, CF10 2HE

THE SITE AND RELEVANT PLANNING HISTORY

The site is located along the Llanon to Pennant road opposite Bryn Lluest. The town of Llanon is 3km away and Aberaeron 8km away. Planning permission was granted in July 2007 Ref A060282 for the relocation of 30 vans from Plasmorfa, Llanon to Brynlluest. Currently the site has been landscaped, 3 lakes have been created, a site office has been built and there are around 20 lodges within the existing Seven Springs Lodge Park. Further permission for a managers dwelling was granted 7th January 2015.

The site is within the Llansantffraed Community Council Ward, both the existing lodge park and that of the proposed extension are not subject to any statutory designations. The proposed site for expansion is bounded by mature hedgerows, this site sits to the south of the existing development and is currently pastureland.

Site History:

- A060282 - *Adleoli 30 o garafanau o Blas Morfa i Flaen Lluest, Llannon / Relocation of 30no caravans from Plas Morfa to Blaen Lluest, Llannon* - Approved 30th July 2007

- A110962 - *Erection of a managers dwelling* -Approved 7th January 2015

DETAILS OF DEVELOPMENT

The current proposal will cover approximately 3.5 hectares, the application seeks permission for 37 no. bases for static caravans, there will be no additional facilities on site with the intention of promoting the use of local facilities and exploration of the surrounding countryside. The 37 bases will be situated to the south of the existing site and will be accessed via 2 new openings through the existing hedgerow boundary and will link to the existing internal road layout of the Seven Springs Lodge Park. There will be three new ponds created that will serve as a focal point for the relevant caravans.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

Relevant National Planning Policies and Guidances:

- Future Wales: The National Plan 2040
- TAN6: Planning for Sustainable Rural Communities
- TAN12: Design
- TAN13: Tourism
- TAN18: Transport
- TAN23: Economic Development

Relevant Local Planning Policies:

- S01: Sustainable Growth
- S04: Development in Linked Settlements and Other Locations
- DM03: Sustainable Travel
- DM06: High Quality Design and Placemaking
- DM09: Design and Movement
- DM10: Design and Landscaping
- DM14: Nature Conservation and Ecological Connectivity

- DM15: Local Biodiversity Conservation
- DM17: General Landscape
- DM20: Protection of Trees, Hedgerows and Woodlands
- DM22: General Environment Protection and Enhancement
- LU14: Countrywide Tourism Accommodation Sites: Static and Touring Caravans, Camping Pitches, Cabins and Chalets

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

- Llansantffraed Community Council: Offered no objection
- Highways - Offered a number of conditions to be added to any permission
- Natural Resources Wales - Did not object to the proposals and noted that their concerns could be overcome by attaching a condition requiring a CEMP to be submitted to and approved in writing by the Local Planning Authority
- Environmental Health - Offered no objection to the proposal, recommended a condition regarding the permitted hours of construction
- Dwr Cymru Welsh Water - Offered no comments

Representations have been received from 2 third parties, one commenter objected with the other offering comments from a neutral stance. Their concerns are summarised below:

Objector:

- Development in open countryside
- Change of use of land from farmland to a caravan site is out of character and visually detrimental
- Concerns about light pollution
- Noise and loss of privacy
- Loss of views

Neutral Commenter:

- Concerns of light pollution affecting the currently dark skies over the site
- Noted that the boundaries would have to be horse friendly
- View to Cardigan Bay could be affected

ASSESSMENT:

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:

Tourism is one of Ceredigion's main employment sectors and one of the objectives of the LDP is to sustainably develop its tourism economy through:

- Encouraging the development of sustainable tourism;
- Assisting in improving the attractiveness of Ceredigion as a year round tourism destination;
- Ensuring that tourism accommodation is developed in a sustainable manner and appropriately located; and
- Encouraging the provision of further tourism attractions and facilities.

This application is for an extension of an existing static caravan site that lies outside the settlement boundary of Llannon, which is 3km away, and is therefore within 'other locations' as identified within the Local Development Plan (LDP). Policy S01 directs the majority of development to the Urban and Rural Service Centres as they represent the most sustainable location, however the LDP recognises that a degree of development is required within the 'Linked Settlements and Other Locations' to meet the needs of existing communities. As a result, Policy S04 states that development within Linked Settlements and Other Locations will be permitted where (of relevance):

- criterion 1 - it does not result in the loss of services and facilities unless there is adequate provision in an adjacent settlement or Service Centre;
- criterion 3 - in the case of economic development is:
 - of a small scale meeting a specific local need;
 - accords with TAN 6 requirements in terms of a rural enterprise
- criterion 4 - all development within 'Other Locations' accords with the requirements of TAN 6.

In terms of criterion 1, the proposal does not result in the loss of services and facilities. Supporting paragraph 6.171 refers to 'small scale' economic development and requires tourism developments to be commensurate with the scale of the settlement in which it is proposed - there is no defined amount of land area / number of units. TAN 6 refers to land based development as an exception to the usual policy constraints of locating development within the countryside. Tourism related development is recognised as a qualifying rural enterprise within TAN 6. Therefore the proposal would not be at odds with TAN 6. The proposed development is acceptable in line with Policy S04.

The main policy of relevance to the proposal is LU14 which refers to development relating to static caravans, touring caravans, camping pitches, cabins and chalet accommodation. The application site lies outside of the Coastal Area where the policy states that extensions to existing static caravan, cabin and chalet sites, will be permitted provided that:

- a tourism need and development impact assessment is submitted
- any new facilities required due to the extension do not affect the vitality of facilities already offered within the nearest settlement

Tourism and Development Impact Assessment

A tourism needs and development impact assessment was submitted by Lichfields, this outlined the high-end luxury nature of both the existing park and proposed extension which is claimed to provide variety in the types of available holiday accommodation in the local area. The park's 'distinctive offer' as a 'high-end luxury holiday park' was likely to attract higher-than-average levels of visitor expenditure for static caravan / holiday lodge parks. The report highlighted the fact that Ceredigion attracts fewer visitors than its neighbouring local authority areas and yet benefits from substantial levels of visitor expenditure.

The economic benefits of the proposal for the county were set out within the assessment, claiming that c.£1 million of total private sector investment would stem from the scheme, creating 14 FTE person-years of temporary construction work, equivalent to 17 FTE jobs during the 10-month build period as well as supporting an additional 18 indirect and induced FTE jobs during the build period in services and other businesses from supplier sourcing and the wage spending of construction workers. The proposal was considered to support 1.8 direct FTE jobs going forward and total direct and indirect / induced visitor expenditure of £740,000, which could support 14 FTE jobs in the local economy.

The occupancy of the rental units available on the existing site service by Hoseasons which was measured between 2nd April to the 16th July 2021 was at 95%, slightly above the companies average across Wales at 92%. The wider Wales average for static caravans / lodges was 56% and for Ceredigion it was 50%.

A review of the Ceredigion planning database by Lichfields between 1st June 2016 and 16th June 2021 showed that 61 holiday lodges or static caravans were approved, with none of these being sited in the Llansantffraed ward.

Vitality of nearest settlement

There are no catering or leisure/entertainment amenities proposed for the site that would be considered to detract from the vitality of the nearby settlement of Llanon. This is in keeping with the original and existing nature of the site with self-catered cabins with users of said cabins availing of services already on offer from the surrounding settlements and towns.

It is considered that there is demonstrated demand for this particular style of accommodation which caters to the high-end luxury market, such demand as set out within the submitted assessment satisfies the requirements of Policy LU14. The employment in the construction phase as well as during the active use of the site both directly and indirectly through supply chains and contributions to the local economy represent an opportunity for the expansion and diversification of the tourism offer within Ceredigion.

Design:

Planning Policy Wales states that "good design is fundamental to creating sustainable places where people want to live, work, and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment."

Several design variations were discussed with the council and applicant as part of the pre-application process, 3 layouts were presented with the second option being chosen as the most favourable after amendments were made. The final design is to have 37 units with a one-way system for access throughout the site. Most of the new units will have views of internal features with the exception of 5 no. lodges along the eastern boundary that will enjoy a view of the sea.

The proposed lodges will fall under the definition of a static caravan. In line with the Caravan Sites Act 1968, the units will not exceed 20m in length, 6.8m wide and 3.05m high. The access roads within the site will mirror the treatment of the existing park with a gravel surface and kerb edges.

The layout of the internal road network and placement of the bases for the static caravans will follow the curvature of the site which appears as a U-shape when viewed in a northerly direction. The 37 bases will be largely centred around two separate pool water features. Bases 15-21 will radiate around a planted feature that will include trees, rocks, wildflower grasslands and benches, these bases will be at the south-east corner of the site and will have views of the sea given their siting at the highest part of the sloping site.

The proposal is considered to be in compliance with LDP policies DM06, DM09, DM10 and DM17, which seek to:

- complement the site and its surroundings in terms of layout, producing a cohesive form in relation to the scale, height and proportion of existing built form
- ensure the use of good quality hard and soft landscaping and embracing opportunities to enhance biodiversity and ecological connectivity
- protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook
- demonstrate how the proposed development respects and protects local and strategic views

Tree survey:

A tree survey was undertaken by the applicants where it was found that the trees on the site are of B or C grade quality with one (T4) being identified as having a storm damaged canopy. The best grade of tree on site is T5 which is within the mature hedgerow adjoining the existing lodge park, this hedgerow is largely to be retained apart from small sections for access to the newly proposed site. This access will be facilitated through two new links to the existing internal road network, one to the north-west of the new site will facilitate the exit, with the entrance being to the north-east. The openings in the existing hedgerow to facilitate this access will see remedial native planting implemented either side of the access in compliance with LDP Policy DM10: Design and Landscaping which seeks justification for circumstances where the removal of existing hedgerow cannot be avoided and detail is provided of a replacement. Ceredigion's tree officer confirmed there are no Tree Preservation Orders that would affect the site.

Ecology:

As part of the initial site appraisal, a preliminary ecological assessment (PEA) was undertaken to identify any protected species and habitats by Cambrian Ecology Ltd in June 2021. This assessment found that nesting birds and bats are species that need to be considered as part of the design development as both species will utilise the existing trees and hedgerows on the site.

There is a non-statutory B Lines designation that runs through the existing Lodge Park, which looks to create 'insect pathways' to restore 'bug life' and create wildflower-rich habitats to create a linked network in the wider landscape. It was found that there will be a habitat loss from the existing grassland, but this is considered to be 'negligible' as it does not have a high biodiversity value. In addition to the report, according to the Welsh Government's Predictive Map for Agricultural Land Classification (ALC), the proposal site is classified as Grade 3b (moderate quality agricultural land).

There is to be a new native hedgerow, native planting and mounding along the southern boundary to reduce the visual impact identified at this location and reflect the locality. The areas of planting associated with the water features and lodges will be enhanced with amenity species, marginal planting and wildflower.

It is considered that this proposal, while disrupting parts of an established mature hedgerow to facilitate access, will see a net gain in biodiversity. This is due to the existing grassland providing little biodiversity value and combined with the proposed mitigation through native planting should further prevent any net loss in biodiversity.

Flooding and Drainage:

The site is located entirely within Flood Zone A according to Natural Resources Wales Development Advice Map, and is therefore not considered to be at risk of tidal or fluvial flooding. A report prepared by A.L.I Building Design Ltd noted that the site falls south to north with low points either side of the existing watercourse, this watercourse was found to be on average 1.1m deep.

The additional ponds proposed in this extension will collect water run-off from the lodge roofs performing the role of a sustainable drainage feature. This addition of further ponds for a dual use of visual amenity and for sustainable drainage should see little additional run-off generated from this site. Additionally, highways suggested a number of conditions regarding the treatment and permeability of road surfaces within the new development that would form part of any permission granted to this proposal. The proposal is considered to be in compliance with TAN15: Development and Flood Risk.

Access and Parking:

Planning Policy Wales, Paragraph 4.1.1 states that "the planning system should enable people to access services through shorter, more efficient and sustainable journeys by walking, cycling and public transport." The site is within walking distance of the coast and its associated amenities and leisure uses.

Vehicular access to the proposed site will be accommodated via a one-way road network completed in gravel with each lodge having a up to 2no. parking spaces associated with it.

The existing lodge park is a private development with access to lodge owners and not the general public, the proposed extension would be subject to the same access.

Lighting:

Light modelling was prepared by Lumenata to demonstrate light spillage internally and externally of illustrative units and balconies. Ceredigion Environmental Health assessed this modelling and concluded that the proposed scheme is for the minimum amount of lighting required and caters for the need for security, working purposes and for the safety of all occupants on the site.

Environmental Health also found that cumulative light trespass beyond the site boundary in accordance with the plans submitted will be minimised to an acceptable level which does not give rise to concern about loss of residential amenity. Furthermore, a recommended minimum 1m buffer of light at 0.5 lux level from the habitats of neighbouring wildlife will be maintained by at least 2.48m.

The proposal is considered to be in compliance with LDP Policy DM22 which requires that proposals do not have a significant adverse effect on noise and light levels, both on and off site.

Noise:

Ceredigion Environmental Health noted that they have no concerns regarding amenity loss through noise break out, noting that such a site was not typically associated with such a loss of amenity to neighbouring sites. Any noise disturbances were likely to be sporadic and unpredictable and it was advised that such disturbances could be regulated reactively via provisions under The Environmental Protection Act 1990 and The Anti-Social Behaviour, Crime and Policing Act 2014.

Environmental Health recommended that a condition on when construction can take place should be added to any potential planning permission. The recommendation stated that no construction related activities should occur on site except between the hours of 07:00 and 20:00 Monday-Saturday with no construction permitted on a Sunday, bank or public holiday.

The proposal is considered to be in compliance with LDP Policy DM22 which requires that proposals do not have a significant adverse effect on noise and light levels, both on and off site.

Waste Disposal and Servicing:

Environmental Health noted that the solid waste provisions within the application documentation for the storage of waste on site prior to disposal were satisfactory.

The site is to be serviced in terms of potable water by mains supply therefore there is no private water supply considerations.

Land Contamination:

Environmental Health noted that no historic industrial activities were known to have occurred in the vicinity and that the site presented no concerns for potential land contamination at or surrounding the site.

Landscape and Visual Impact:

The site is not subject to any statutory designations and sits outside of the designated 'coastal zone'. The detailed landscaping scheme submitted as part of the application will break up any view of the site as it rises from north to south, native planting will feature heavily around the site further minimising the visual impact of the site. The site is separated from the nearby public roads by mature hedging that is to be retained helping to obscure site lines into the site from said roads.

Conclusion:

The existing Seven Springs Lodge Park is well maintained and is minimally visible from the nearby public highway that runs along the western boundary of both the existing and proposed site under consideration in this application. The extension proposed is considerable in size with a near doubling of the number of sites for sites for caravans, this new site will be linked to the existing internal road layout with minimal disturbance to the mature hedgerow that bounds the current site. While there will undoubtedly be significant works to the site, the proposed landscaping scheme and introduction of native planting as mitigation should see a net ecological benefit to the site while also helping to break up sight lines of the site as the topography rises from north to south.

The scheme should not result in undue loss of habitat and the effect on nearby residential amenity is determined to be low with issues such as noise, light and privacy being carefully considered during the application process.

RECOMMENDATION:

Approve subject to conditions.

This application is being referred to the Development Management Committee due to the scheme being a major development.

2.3. A211191



Rhif y Cais /	A211191
Application Reference	
Derbyniwyd / Received	24-12-2021
Y Bwriad / Proposal	Change of use of land to tourism use, 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.
Lleoliad Safle / Site Location	Hafodhir Uchaf, Bethania, Llanon, SY23 5NR
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr and Mrs Edwards-Phillips, Plas Y Bryniau, Bethania, Llanon, Ceredigion, SY23 5NR
Asiant / Agent	Iwan Thomas, Rhandir, Ciliau Aeron, Lampeter, Ceredigion, SA48 8DE

Y SAFLE A HANES PERTHNASOL

Mae'r cais yn ymwneud â 2 barsel o dir sy'n gorwedd o fewn coedlan yng nghanol cae amaethyddol/tir pori ehangach. Mae cyfres o byllau dŵr artiffisial wedi'u lleoli o fewn y goedlan hefyd, sy'n union gerllaw'r parseli o dir sydd dan sylw yn y cais hwn. Mae'r annedd breswyl a elwir yn Hafodhir Uchaf wedi'i lleoli 120 i'r gogledd orllewin.

Mae'r parseli ar ffurf afreolaidd ac mae'r safle'n ymestyn dros tua 0.08 ha. Gellir cyrraedd y safle ar hyd y lôn breifat bresennol at Hafodhir Uchaf. Gellir cyrraedd y lôn, yn ei thro, o'r ffordd sirol dosbarth C gerllaw tua'r dwyrain. Mae'r safle'n anghysbell, a'r anheddiad dynodedig agosaf yw Bethania, sydd tua 2.5km i'r gogledd ddwyrain.

Mae'r ardal o natur wledig yn gyffredinol.

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i newid y defnydd tir er mwyn gosod dau gaban gwyliau at ddibenion twristiaeth.

Mae'r cais ar gyfer 2 gaban. Mae'r mwyaf o'r 2 gaban yn un unllawr, ond mae'n gwneud darpariaeth ar gyfer ystafell wely ychwanegol yn y to. Mi fyddai'r mwyaf o'r cabanau tua 9.5m o led, tua 6.4m o ddyfnder a thua 5.75m o uchder ar y grib.

Byddai tu mewn y mwyaf o'r 2 gaban yn gwneud darpariaeth ar gyfer llety gyda 3 ystafell wely, ystafell gawod gan gynnwys sawna, yn ogystal ag ystafell fyw/cegin/ardal fwyta cynllun agored.

Byddai tu mewn y caban mwyaf ar ffurf draddodiadol, gyda tho goleddf â gorffeniad o gladin metel wedi'i broffilio, a waliau allanol â gorffeniad o gladin pren. Bwriedir cael ardal ddecin gyda tho uwchben rhan ohoni. Bwriedir cael ffenestri pren neu ddu.

Mae'r lleiaf o'r 2 gaban yn un deulawr, tua 7.5 metr o uchder, tua 7.0 meter o led, a thua 8.5 metr o ddyfnder. Y tu mewn gwneir darpariaeth ar gyfer cegin/ystafell fyw/ardal fwyta cynllun agored, ynghyd ag ystafell gawod ar y llawr gwaelod, gyda lle i gysgu ar y llawr cyntaf.

Bydd gan y lleiaf o'r ddau gaban do ffrâm A, eto â gorffeniad o fetel wedi'i broffilio. Eto, mi fyddai'r waliau allanol â gorffeniad o gladin pren, a bwriedir cael ffenestri pren neu ddu.

Byddai'r cabannau wedi'u lleoli ar y safle fel eu bod yn edrych dros y pyllau cyfagos. Darperir cyfleusterau parcio ar gyfer 6 o geir, gyda phob caban yn elwa o 3 lle parcio.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- Cymru'r Dyfodol – Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN12 Dylunio (2016)

- TAN13 Twristiaeth (1997)
- TAN5 Cadwraeth Natur a Chynllunio (2009)
- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)
- LU14 Safleoedd Llety Twristiaeth Ledled y Sir: Carafanau Sefydlog a Theithiol, Lleiniau Gwersylla, Cabanau a Chalets
- S01 Twf Cynaliadwy
- S04 Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

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

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth wneud penderfyniad am y cais hwn. Ystyrir nad yw'r datblygiad

arfaethedig yn un sydd â goblygiadau sylweddol o ran pobl sydd â nodwedd warchoddedig, nac yn un a fydd yn cael effaith sylweddol arnynt, o'i gymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor Cymuned Llansantffraid - Gwrthwynebiad

Priffyrdd – Dim gwrthwynebiad yn amodol ar gontract

Draenio Tir – angen cymeradwyaeth SuDs

Ecoleg – Dim gwrthwynebiad yn amodol ar gontract

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad

Dŵr Cymru – Dim gwrthwynebiad

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

ASESIAD:

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

Yn unol â pholisïau cenedlaethol a lleol mae datblygiadau preswyl yn anelu at greu aneddiadau cynaliadwy.

Ystyrir bod safle'r cais wedi'i leoli o fewn 'lleoliadau eraill' at ddibenion cynllunio a rhaid ystyried yr egwyddor datblygu yn erbyn polisi S04 y CDLI Datblygu mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'.

Yn nhermau lleoliad ffisegol y datblygiad, a chan ystyried amcanion cynaliadwyedd cyffredinol Polisi S04, mae paragraff 7.90 testun ategol Polisi LU14 y CDLI yn egluro y dylai safleoedd twristiaeth newydd fod yn addas ar gyfer eu lleoliad. Er enghraifft, er y dylai safleoedd mwy o faint gael eu lleoli o fewn, neu gerllaw, canolfannau gwasanaethau, gellir gosod safleoedd twristiaeth llai, megis yr un dan sylw yma, sy'n darparu 5 llain a chyfleusterau sylfaenol efallai, o fewn Aneddiadau Cyswllt neu gerllaw ffermydd, os ydyn nhw wedi'u sgrinio'n addas. Mae hyn yn adlewyrchu TAN 6, sy'n cefnogi mentrau newydd er mwyn arallgyfeirio'r economi wledig ehangach ond sydd, yn nhermau lleoliad ffisegol, yn gofyn, lle bo modd, bod safleoedd yn cael eu lleoli o fewn, neu gerllaw aneddiadau, er mwyn lleihau'r effeithiau ar y gymuned leol a'r amgylchedd.

Mae'r safle 2.5km o anheddiad cydnabyddedig. Nid yw safle'r cais o fewn, nac yn gyfagos i unrhyw ffin anheddiad a nodwyd. Yn methu â bodloni polisi sy'n ei gwneud yn ofynnol i ddatblygiad fod o fewn neu'n gyfagos i aneddiadau neu estyniad i safle presennol.

Wrth ystyried cynigion ar gyfer arallgyfeirio busnesau gwledig mae paragraff 5.6.11 o'r PCC yn dweud – er y dylid rhoi ystyriaeth yn y lle cyntaf i addasu adeiladau presennol er mwyn arallgyfeirio busnes gwledig, gall fod yn briodol darparu adeilad newydd, wedi'i ddylunio mewn ffordd sensitif, ar fferm weithredol o fewn cyfadeiladau presennol y fferm, os nad oes cyfle ar gael i drosi adeilad.

Mi fyddai'r datblygiad arfaethedig wedi'i leoli dros 100m o'r annedd breswyl yn Hafodhir Uchaf. Er bod y safle arfaethedig wedi'i leoli ynghanol coedlan bresennol, mae'r ardal o'i amgylch yn gefn gwlad agored ac mi fyddai'r safle i'w weld o'r briffordd. Mae'r cynnig felly yn annhebygol o fod yn gyfan gwbl o olwg y cyhoedd, ac o ystyried ei bellter o unrhyw fferm gyfagos, mi fyddai'n ymddangos fel datblygiad anghysbell ac anghydnaws ynghanol cefn gwlad. Cydnabyddir y byddai'r cabanau â gorffeniad pren, ond mi fyddai'r adeiladau eu hunain, ynghyd ag unrhyw baraffernalia cysylltiedig, yn creu nodweddion trefol a fyddai'n ychwanegu at anghydnawsedd y cynnig. Mi fyddai'r cynnig yn ymddangos fel datblygiad anghydweddol, ar wahân, heb fod yn perthyn i unrhyw fferm, ac mi fyddai'n amharu at y dirwedd amaethyddol agored a hyfryd.

Ni cheir unrhyw ddiffiniad o 'fferm' (*farmstead*) yn y Polisi, ond mae penderfyniad cynllunio diweddar dan gyfeirnod CAS-01347-X6P3Q3 yn esbonio bod fferm, at ddibenion rhoi'r polisi ar waith, yn cyfeirio at y ffermdy a'r adeiladau fferm o'i amgylch. Yn ystod yr apêl honno, gwrthodwyd awgrym yr apelydd y dylid ehangu'r diffiniad i gynnwys caeau ar gyfer cadw stoc gan yr Arolygydd, oedd o'r farn nad oedd y diffiniad hwnnw'n adlewyrchu nod strategol Polisi S04 o sicrhau datblygu cynaliadwy, na'r cyngor polisi cenedlaethol o gyfyngu cyffredinol ar ddatblygu o fewn ardaloedd cefn gwlad agored.

Am y rhesymau uchod, ystyrir bod y cynnig yn mynd yn gwbl groes i bolisiau S01, S04, LU14 a pholisiau DM06 a DM17, sy'n anelu at ddiogelu a gwella cymeriad a golwg yr ardal a'r dirwedd ehangach.

EFFAITH AR BRIFFYRDD

Mi fydd cerbydau'n cael mynediad at y datblygiad arfaethedig ar hyd y lôn bresennol i Hafodhir Uchaf a byddai 3 lle parcio'n cael eu darparu ar y safle, sef un ar gyfer pob uned llety. Mae'r datblygiad arfaethedig hefyd yn gwneud darpariaeth ar gyfer troi cerbydau ar y safle fel bod modd cyrraedd a gadael yn y gêr blaen. Ystyrir felly bod y cynnig yn cydymffurfio â'r safonau parcio mabwysiedig fel y'u gosodir yn y CCA.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol am y cais 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 llyf 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.

EFFAITH ECOLEGOL

Wrth ystyried y cais, codwyd pryderon am y posibilrwydd y gallai'r cynnig effeithio ar rywogaethau a warchodir gan Ewrop (ystlumod a llygod y dŵr) ac o ganlyniad, gofynnwyd am gyflwyno adroddiad Arfarniad Ecolegol, gan gynnwys arolygon priodol i gefnogi'r cynllun.

Cyflwynwyd adroddiad erbyn hyn ac mae Cyfoeth Naturiol Cymru ac Ecolegydd Cynllunio CSC yn fodlon bod modd rhoi'r datblygiad arfaethedig ar waith heb greu unrhyw effeithiau niweidiol i rywogaeth a warchodir, yn unol ag amodau.

DRAENIO TIR

Mae'r safle arfaethedig gerllaw ardal sydd â risg uchel o lifogydd dŵr wyneb.

Mae Draenio Tir y Cyngor wedi argymhell nifer o amodau, gan gynnwys cyflwyno gwybodaeth bellach. Ni ystyrir bod angen cyflwyno gwybodaeth bellach oherwydd gellid ymdrin â'r dŵr wyneb yn briodol fel rhan o broses gymeradwyo SuDS, a fyddai'n cael ei ystyried gan Gorff Cymeradwyo Draenio Cynaliadwy (SAB) y Cyngor cyn dechrau gweithio ar y safle.

SYLWADAU I GLOI:

Am y rhesymau a osodir uchod, ystyrir bod y datblygiad arfaethedig yn mynd yn groes i bolisiau S01, S04, LU14, DM06, DM17 a DM18 y Cynllun Datblygu Lleol.

Serch y gwrthdaro uchod o ran polisi, mae'r ymgeisydd yn dadlau y byddai'r safle'n ffurfio rhan o gynllun arallgyfeirio fferm. Cyflwynwyd holiadur menter wledig i gefnogi'r cynllun, yn dangos bod gan yr ymgeisydd ddiadell o 50 o famogiaid, ac felly ystyrir bod lefel y gweithgaredd amaethyddol ar y daliad yn isel ac nad yw'n cyfiawnhau'r angen am weithiwr llawn amser. Fel y cyfryw, mae ffrydiau incwm eraill ar gael i'r ymgeisydd. Yn yr achos hwn, nid yw arallgyfeirio daliad fferm yn ystyriaeth gynllunio berthnasol sy'n cyfiawnhau gwyro oddi ar y cynllun datblygu a fabwysiadwyd.

ARGYMHELLIAD:

Argymhellir bod y datblygiad uchod yn cael ei wrthod am y rhesymau isod:

1. Mae'r cynnig wedi'i leoli'n anghynaliadwy ac ystyrir ei fod yn mynd yn groes i bolisiau S01, S04 ac LU14 Cynllun Datblygu Lleol Ceredigion 2007-2022 (Mabwysiadwyd 25ain Ebrill, 2013)
2. Ystyrir y bydd safle'r cynnig yn cael effaith weledol annerbyniol ar gymeriad ac amwynder gweledol yr ardal yn ogystal â'r dirwedd ehangach, yn groes i bolisiau DM06 a DM17 Cynllun Datblygu Lleol Ceredigion 2007-2022 (Mabwysiadwyd 25ain Ebrill 2013)

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

Mae'r Cynghorydd Keith Henson wedi gofyn i'r cais gael ei gyfeirio at y Pwyllgor Rheoli Datblygu i'w ystyried am y rhesymau a ganlyn:

1. TAN 6 - Arallgyfeirio ffermydd i alluogi mentrau gwledig fod yn gynaliadwy.

2. TAN 16 - Chwaraeon, Hamdden a mannau agored (3.37 & 3.48) - sicrhau bod cefn gwlad ar gael i bawb - nodau iechyd a lles

3. Datblygu busnes twristiaeth natur mewn lleoliad gwledig gan sicrhau bod cabanau gwyliau newydd yn rhyddhau cartrefi preswyl yn yr ardal ar gyfer tai

Rhif y Cais / Application Reference	A211191
Derbyniwyd / Received	24-12-2021
Y Bwriad / Proposal	Change of use of land to tourism use, 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.
Lleoliad Safle / Site Location	Hafodhir Uchaf, Bethania, Llanon, SY23 5NR
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr and Mrs Edwards-Phillips, Plas Y Bryniau, Bethania, Llanon, Ceredigion, SY23 5NR
Asiant / Agent	Iwan Thomas, Rhandir, Ciliau Aeron, Lampeter, Ceredigion, SA48 8DE

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to 2 parcels of land which lie within a small, wooded area located centrally within a wider agricultural/pastoral field. A series of manmade ponds are also located within the wooded area and are in close proximity to the parcels of land subject to this application. The residential dwelling known as Hafodhir Uchaf is located 120m to the northwest.

The parcels are irregular in shape and the site extends to approximately 0.08 ha. The site is accessible via an existing private drive which serves Hafodhir Uchaf. The drive is in turn accessed from the nearby class C county-maintained road to the east. The site is remote with the closest defined settlement of Bethania being approximately 2.5km to the northeast.

The general character of the locality is rural.

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the change of use of the land to allow for the siting of two holiday cabins for tourism purposes.

2 cabins are proposed. The larger of the 2 cabins is single storey however makes provision for further bedroom accommodation within the roof space. The larger of the cabins would be circa 9.5m in width and circa 6.4m in depth and circa 5.75 meters in height at the ridge.

Internally the larger of the 2 cabins would make provision for 3 bedrooms of accommodation, a shower room to include sauna, as well as an open plan lounge/kitchen/dining area.

Externally the larger pod would be traditional in form benefitting from a pitched roof finished in profile metal cladding with external walls finished in wood cladding, a decking area is proposed and will be in part covered by an overhanging roof. Either timber or steel windows are proposed.

The smaller of the 2 pods is two storeys being circa 7.5 meters in height and being circa 7.0 meters in width and of circa 8.5 meters in depth. Internally provision is made for an open plan kitchen/living/dining area along with a shower room at ground floor level with sleeping accommodation provided at first floor level.

Externally the smaller of the pods would benefit from an A frame roof again finished in profile metal. Again, external elevations would be timber clad with either timber or steel windows are proposed.

The cabins would be located within the site as to command views over the adjoining ponds. Parking provision is made for the parking of 6 cars with each cabin benefitting from 3 spaces.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

- TAN12 Design (2016)
- TAN13 Tourism (1997)
- TAN5 Nature Conservation and Planning (2009)
- TAN6 Planning for Sustainable Rural Communities (2010)
- LU14 Countywide Tourism Accommodation Sites: Static and Touring Caravans| Camping pitches| Cabins and Chalets.
- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- DM06 High Quality Design and Placemaking
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

The above duty has been given due consideration in the determination of this application. It is considered that the proposed

development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llansantffraid Community Council - Objection

Highways – No Objection STC

Land Drainage – SUDs approval is required

Ecology – No Objection STC

Natural Resources Wales – No Objection

Dwr Cymru Welsh Water – No Objection

No third party comments have been received in respect of the application.

ASSESSMENT:

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

In accordance with national and local planning policies development is directed towards sustainable locations.

The application site is considered as being located within 'other locations' for planning policy purposes and the principle of development must be considered against policy S04 of the LDP Development 'Linked Settlements and Other Locations'.

In terms of the physical location of development, and having regard to the overarching sustainability objectives of Policy S04, the supporting text to LDP Policy LU14 at paragraph 7.90 clarifies that new tourism sites should be appropriate to the location. For example, whilst larger sites should be located within or adjacent to service centres, smaller tourism sites, such as the application proposal, which perhaps only cater for 5 pitches and offer basic facilities, can be accommodated in Linked Settlements or adjacent to farmsteads where suitably screened. This reflects TAN 6 which supports new enterprises to diversify the broader rural economy but which, in terms of a development's physical location, in order to minimise impacts on the local community and the environment, requires that, where possible, sites should be located within or adjacent to settlements.

The site is 2.5km from a recognised settlement. The application site does not lie within, nor adjacent to any identified settlement boundary. It therefore fails to meet policy which requires development to be in or adjacent to settlements or an extension to an existing site.

In considering proposals for rural business diversification PPW at paragraph 5.6.11 states that while initial consideration should be given to adapting existing buildings for rural business diversification, the provision of a sensitively designed new building on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist.

The proposed development would be located over 100m from the residential dwelling at Hafodhir Uchaf. Whilst the proposed site is set amongst a coppice of existing trees, the sites wider context is open in character and the site would be visible from the highway. The proposal is therefore unlikely to be wholly screened from public views and given its distance any neighbouring farmstead, would appear as an isolated and intrusive form of development in the open countryside. It is acknowledged that the pods would be finished in timber however they the buildings themselves along with any associated paraphernalia would result in an urbanizing feature that would add to the inharmoniousness of the proposal. The proposal would appear as a separate and incongruous development unrelated to any farmstead and would detract from the open and pleasant agricultural landscape.

No definition of 'farmstead' is contained within Policy, however a recent appeal decision referenced CAS-01347-X6P3Q3 clarifies that for the purposes of applying the policy a farmstead is a house belonging to a farm and the functional buildings around it. During that appeal the appellant suggestion a wider definition to include fields for tending stock was dismissed by the inspector who did not consider this definition to reflect the strategic aim of Policy S04 to secure sustainable development or national policy advice of general constraint in relation to development in the open countryside.

For the above reasons the proposal is considered to be in direct conflict with policies S01, S04, LU14 as well as policies DM06 and DM17 which seek to protect and enhance the character and visual appearance of the locality and wider landscape.

HIGHWAY IMPACT

Vehicular access to the proposed development would be via the existing drive which serves Hafodhir Uchaf with 3 parking spaces provided on site to serve each unit of accommodation. 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.

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.

ECOLOGICAL IMPACT

During the consideration of the application concerns were raised in regard to the potential for the proposal to impact on European protected species (bats and water voles) as such it was requested that an Ecological Appraisal report to include appropriate surveys be submitted in support of the scheme.

A report has now been submitted and both NRW and the CCC Planning Ecologist are satisfied that the proposed development can be implemented without giving rise to adverse impacts on protected species subject to condition.

LAND DRAINAGE

The proposed site is adjacent to an area at high risk of surface water flooding.

The Council's Land Drainage has recommended a number of conditions which includes the submission of further information. The submission of further information is not considered necessary as surface water can be adequately dealt with as part of the SuDS approval process which will be considered by the Council's SAB prior to works starting on site.

CONCLUSION:

For the reasons set out above the proposed development is considered to be in conflict with policies S01, S04, LU14, DM06, DM17 and DM18 of the local development plan.

Notwithstanding the above policy conflict, the applicant has progressed an argument that the site forms part of a farm diversification scheme. A rural enterprise questionnaire has been submitted in support of the scheme demonstrating that the applicant has a flock of 50 breeding ewes as such the level of agricultural activity of the holding is considered to be limited and would not justify the need for a full time worker. As such alternative income streams are available to the applicant. In this instance the diversification of a farm holding is not considered to be a material planning consideration to depart from the adopted development plan.

RECOMMENDATION:

It is recommended that the above development is refused for the below reasons

1. The proposal is unsustainably located and considered to be in conflict with policies S01, S04 & LU14 of the Ceredigion Local Development Plan 2007-2022 (Adopted 25th April, 2013)
2. The siting of the proposal is considered to give rise to an unacceptable visual impact on character and visual amenity of the locality as well as the wider landscape in conflict with polies DM06 and DM17 of the Ceredigion Local Development Plan 2007-2022 (Adopted 25th April 2013)

REASONS FOR REFERRING THE APPLICATION TO THE DEVELOPMENT MANAGEMENT COMMITTEE:

Cllr Keith Henson has requested the application be referred to the Development Management Committee for consideration for the following reasons:

1. TAN 6 - Farm diversification to enable rural enterprise be sustainable.
2. TAN 16 - Sport, Recreation and open space (3.37 & 3.48) - ensuring countryside is available for all - health & wellbeing goals
3. Develop Nature based tourism business in rural setting ensuring that new holiday lodges free up residential homes within the area for housing

2.4. A220476



Rhif y Cais / Application Reference	A220476
Derbyniwyd / Received	28-06-2022
Y Bwriad / Proposal	Residential Development.
Lleoliad Safle / Site Location	Aberporth Sports & Social Club, Club House, Parclynn, Cardigan, SA43 2DH
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr J Holmes (Cela Associates), Gwynt Y Mynydd, Penparc, Cardigan, Ceredigion, SA43 1RN
Asiant / Agent	Mrs Gwennan Jenkins (JMS Planning and Development), Hafan Y Coed, Maeshyfryd, Lampeter, SA48 8AN

Y SAFLE A HANES PERTHNASOL

Mae'r safle wedi'i leoli i'r De o Heol Hillfield a'r Weinyddiaeth Amddiffyn, Aberporth ym Mharcllyn. Mae wedi'i amgylchynu i'r Dwyrain, De a Gorllewin gan ystadau preswyl a adnabyddir fel Erw Las, Hillfield Place a Parc y Delyn yn y drefn honno.

Mae'r safle ar hyn o bryd yn gartref i adeilad Clwb Chwaraeon a Chymdeithasol RAE Aberporth gynt, y rhoddodd yr Awdurdod Cynllunio Lleol ganiatâd i'w ddymchwel yn ddiweddar.

I'r Gogledd Orllewin o'r safle mae'r Weinyddiaeth Amddiffyn wedi cadw Ardal Chwarae Parclynn.

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i ail-ddatblygu'r safle ar gyfer datblygiad preswyl yn cynnwys 43 o unedau preswyl. Mae'r cynllun yn darparu amrywiaeth o anheddau gydag 1, 2, 3, 4 a 5 ystafell wely.

Mae'r anheddau arfaethedig o gymeriad a golwg traddodiadol, gyda waliau wedi'u rendro a gwaith bric, gyda thoeau llechi neu deils.

Bydd lle i barcio o flaen prif weddlun pob annedd.

Mae'r tirlunio'n cynnwys plannu coed brodorol.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

Polisi Cynllunio Cenedlaethol

- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- TAN2 Cynllunio a Thai Fforddiadwy (2006)
- TAN5 Cadwraeth Natur a Chynllunio (2009)
- TAN12 Dylunio (2016)
- TAN16 Chwaraeon, Hamdden a Mannau Agored (2009)
- TAN18 Trafnidiaeth (2007)
- TAN20 Cynllunio a'r Iaith Gymraeg (2017)

Polisi Cynllunio Lleol

Cynllun Datblygu Lleol Ceredigion 2007-2022 Cyfrol 1

- S01 Twf Cynaliadwy
- S03 Datblygu Mewn Canolfannau Gwasanaethau Gwledig
- 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 Lleodedd

- 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
- LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl
 - LU04 Diwallu Amrywiaeth o Anghenion Tai
 - LU05 Sicrhau Cyflenwi Datblygiadau Tai
 - LU22 Darpariaeth Gymunedol
 - LU24 Darparu Mannau Agored Newydd

Cynllun Datblygu Lleol Ceredigion 2007-2022 Cyfrol 2A Datganiad Grŵp Aneddiadau

- Mae'r safle wedi'i glustnodi i'w ddatblygu o fewn y Datganiad Grŵp Aneddiadau dan gyfeirnod M0802.

Canllawiau Cynllunio Atodol Lleol

- CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Mannau Agored Ebrill 2014
- CCA Ardaloedd Tirwedd Arbennig Ebrill 2014
- Taflen Gymorth CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Safonau Parcio CSC 2015
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015
- CCA Tai Fforddiadwy 2014
- Tafleenni 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 priodol i hyrwyddo cydraddoldeb yn golygu:

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

- Awdurdod Prifffyrdd Lleol – Dim gwrthwynebiad yn unol ag amodau
- Awdurdod Draenio Lleol – Dim gwrthwynebiad – angen cymeradwyaeth SuDS

- Cyfoeth Naturiol Cymru – Dim gwrthwynebiad
- Cyngor Cymuned Aberporth –
- Y Weinyddiaeth Amddiffyn – Dim gwrthwynebiad
- Sustrans Cymru – Pryderon ynghylch cymaint o fannau parcio
- Dŵr Cymru – Dim gwrthwynebiad yn unol ag amodau

Sylwadau trydydd parti:

- Pryderon ynghylch edrych dros gardd
- Yn gwrthwynebu'r llwybr cerdded yng nghefn yr ardd a'r fainc ddarllen
- Mannau agored heb eu goleuo
- Pryderon ynghylch problemau parcio
- Pryderon ynghylch traffig ychwanegol

ASESIAD

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 Aberporth/Parclyn, sef Canolfan Gwasanaethau Gwledig cydnabyddedig a diffiniedig dan Bolisi S03 y CDLI. Mae'r safle'n rhan o ddyraniad ehangach ar gyfer datblygu at ddefnydd cymysg, sy'n cynnwys darpariaeth breswyl a chymunedol - cyfeirnod M0802.

Mae atodlen y safle'n gosod y dyheadau ar gyfer y safle, sy'n cynnwys ail-ddatblygu ac adleoli'r clwb cymdeithasol a'r parc chwarae presennol i'r parcel o dir i'r gogledd o'r ffordd, er mwyn gallu datblygu'r ardal dan sylw yn y cais hwn i ddarparu tai.

Fodd bynnag, mae'r Weinyddiaeth Amddiffyn wedi cadw'r cae pêl-droed ar yr ochr arall i'r ffordd a'r parc chwarae i blant i'r Dwyrain o'r safle hwn – felly nid yw'r rhain dan reolaeth yr ymgeisydd ac nid ydynt yn rhan o'r cais hwn.

Nid yw'r ymgeisydd mewn sefyllfa felly i gyflwyno atodlen y safle yn ei chyfanrwydd.

Mewn perthynas â darparu clwb cymdeithasol, mae'r Awdurdod Cynllunio Lleol yn cydnabod bod y clwb cymdeithasol gynt wedi cau, a'i fod yn anhyfyw ac anghynaliadwy ar ôl i'r Weinyddiaeth Amddiffyn roi'r gorau i'w ariannu, a bod caniatâd eisoes wedi'i roi ar gyfer y dull arfaethedig o ddymchwel y clwb yn gynharach eleni. Ystyrir bod modd cyfiawnhau colli'r clwb yn unol ag LU22 y CDLI. Ni ystyrir ei fod yn briodol yn yr achos hwn felly i ofyn am ddarparu clwb cymdeithasol newydd fel rhan o'r broses o ailddatblygu'r safle hwn.

Mewn perthynas â'r parc chwarae a'r cae chwarae, mae'r rhain yn dal i fod yn berchen i'r Weinyddiaeth Amddiffyn ac mi allai mynediad i'r cyhoedd gael ei ddiddymu ar unrhyw adeg, felly mae'r ymgeisydd wedi ymrwymo i gytundeb cyfreithiol Adran 106, sy'n gwneud darpariaeth bod swm o £47,500 ar gael i'r cyngor cymuned i brynu'r parc chwarae a'r cae chwarae oddi wrth y Weinyddiaeth Amddiffyn, at ddefnydd y gymuned am byth.

O ystyried y cyfiawnhad dros golli'r clwb cymdeithasol, y cyfraniad tuag at ddarparu cae chwarae a pharc chwarae i'w defnyddio gan y gymuned am byth, ystyrir bod y datblygiad arfaethedig yn dderbyniol yn unol ag atodlen y safle, a bod modd cefnogi'r cynnig mewn egwyddor.

Yr Iaith Gymraeg

Mae Polisi DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith 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 datblygu'n digwydd ar raddfa gyflymach na'r hyn a osodwyd yn y Datganiad Grŵp Aneddiadau perthnasol.

Ni fyddai'r cyflenwad tai arfaethedig yn digwydd ar raddfa gyflymach na'r hyn a osodwyd yn y Datganiad Grŵp Aneddiadau, ac felly ystyrir bod modd darparu'r datblygiad heb gael effaith negyddol ar broffil Cymunedol ac Ieithyddol Parclyn.

Tai Fforddiadwy

Mae Polisi S05 – 'Tai Fforddiadwy' yn gofyn bod pob datblygiad preswyl yn darparu tai fforddiadwy ar y safle neu'n cyfrannu tuag at y ddarpariaeth o dai fforddiadwy. Yn yr achos hwn, er mwyn bodloni polisi S05, mae'n ofyniad bod gwerth cyfatebol 8.6 o anheddau fforddiadwy'n cael eu darparu, un ai ar y safle neu drwy swm gohiriedig.

Cyflwynwyd gwybodaeth ariannol i gefnogi'r cais sy'n dangos nad yw'r cynllun yn ymarferol yn nhermau darparu 8.6 o

unedau.

Felly mae'r cais sydd dan sylw'n gofyn am ddarparu 6 uned fforddiadwy ar y safle, heb orfod talu unrhyw swm gohiriedig. Mae'r Awdurdod Cynllunio Lleol yn ystyried bod cyfraniad o'r fath yn dderbyniol, o ystyried y cyfraniad ariannol mae'r datblygiad arfaethedig yn ei wneud tuag at ddarparu cae chwarae a pharc chwarae at ddefnydd cymunedol am byth.

Bydd yr unedau fforddiadwy'n cael eu dyrannu yn y lle cyntaf fel Tai Rhent Canolradd, gyda'r opsiwn o newid i Gwerthu ar Ddisgownt dan y cytundeb Adran 106. Fe'u dyrennir fel a ganlyn:

- 3 fflat 1 ystafell wely
- 2 annedd 2 ystafell wely
- 1 annedd 3 ystafell wely

Ymgynghorwyd â'r gofrestr anghenion tai wrth ystyried y cais ac mae'r gymysgedd hon o dai fforddiadwy'n cael ei hystyried yn dderbyniol gan yr Awdurdod Cynllunio Lleol.

Dyluniad, cymeriad a golwg

DM06 yw polisi creu lleoedd y CDLI ac mae'n dweud y dylai datblygiad roi ystyriaeth lawn, a chyfrannu mewn ffordd bositif at gyd-destun ei leoliad a'r cyffiniau. Dylai datblygiad ddangos dealltwriaeth glir o egwyddorion dylunio, y cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol, ac mi ddylai hyrwyddo dylunio arloesol, gan roi ystyriaeth i wahanolrwydd lleol a threftadaeth ddiwylliannol yn nhermau ei ffurf, dyluniad a deunyddiau. Dylai'r datblygiad hefyd fod yn ategiad i'r safle a'i gyffiniau yn nhermau ei gynllun, a dylai barchu'r olygfa i mewn ac allan o'r safle, gan greu ffurf sy'n cydweddu â maint, uchder a chyfrannedd yr adeiladau presennol.

Mae'r cynllun yn darparu dyluniad o ansawdd da gyda chymysgedd dda o dai deniadol yr olwg. Yn ystod cyfnod ystyried y cais, gwnaed gwelliannau iddo i sicrhau bod ffrynt y tai'n wynebu'r ffordd sirol.

Mae'r arwyneb 'grasscrete' (cymysgedd o goncrid a glaswellt) a fwriedir ar gyfer y manau parcio yn helpu i leddfu rhai o'r pryderon am yr holl fannau parcio ar y safle hefyd.

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

Amwynder Preswyl

Maen Prawf 7 Polisi DM06 yw gwarchod amwynder deiliaid eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfa. Ceir eiddo preswyl yn union gerllaw'r safle hwn.

Mae'r gweddlluniau a gyflwynwyd fel rhan o'r cais yn dangos na fydd crib unrhyw eiddo'n uwch na 10m.

Mae cynllun safle'n dangos sut y gellid gosod yr anheddau arfaethedig i sicrhau na fyddai'r datblygiad arfaethedig yn amharu ar amwynder preswyl y trigolion presennol.

Ystyrir hefyd y gellid cyflenwi'r datblygiad arfaethedig gan sicrhau pellterau gwahanu digonol rhwng ystafelloedd cyfanheddol anheddau unigol, fel y nodir yn CCA Dylunio Amgylchedd Adeiledig Ceredigion. Ystyrir hefyd y gall y datblygiad arfaethedig ddarparu ardal ddigonol o amwynder preifat awyr agored i wasanaethu'r datblygiad, fel y gosodir yn CCA Amgylchedd Adeiledig Ceredigion.

Dwysedd

Yn nhermau dwysedd tai o fewn canolfannau gwasanaethau, mae Polisi LU06 yn nodi y dylid dilyn y canllawiau dwysedd a osodir yn y datganiad grŵp aneddiadau ar gyfer yr atodlen safle berthnasol. Nodwyd bod y safle hwn yn darparu 40 uned yr hectar, mae'r safle'n mesur 1.026ha ac mae'r cynnig ar gyfer 43 o unedau preswyl – felly mae'n cydymffurfio â Pholisi LU06.

Mannau Cyhoeddus Agored

Mae Polisi LU24: Darparu Mannau Cyhoeddus Newydd yn gofyn bod datblygu ar safleoedd dyranedig yn darparu manau agored. Mi fydd angen i'r datblygiad sicrhau felly bod manau agored digonol yn cael eu darparu.

Dylid darparu manau agored yn unol â'r meincnodau a osodir ym 'Mhecyn Cymorth Mannau Gwyrdd' Cyngor Cefn Gwlad Cymru (Cyfoeth Naturiol Cymru erbyn hyn) a Safonau FIT (Fields in Trust).

Mae CCA Mannau Agored Ceredigion yn darparu eglurder pellach ar y gofyniad o ran darparu manau agored, sef 2.8ha fesul 1000 o bobl. Mae'r fformiwla ar gyfer cyfrifo arwynebedd cyfan y manau agored gofynnol fel a ganlyn:

$$2.8\text{ha fesul } 1000 \text{ o bobl } 2.8/1000 * \text{ nifer ystafelloedd gwely} = \text{cyfanswm man agored}$$

Bydd y datblygiad arfaethedig yn cynnwys tua 70 o ystafelloedd gwely, ac felly mae gofyn darparu 0.196 ha o fan agored yn unol â pholisi LU24.

Prin yw'r manau agored cyhoeddus ar y safle, ond ystyrir bod y cyfraniad tuag at brynu'r cae chwarae a'r parc chwarae at ddefnydd y gymuned am byth yn bodloni gofyniad polisi LU24 a dyheadau atodlen y safle.

Priffyrdd

Mae nifer y lleoedd parcio wedi'u cynllunio'n unol â Chanllaw Cynllunio Atodol Parcio Ceir Ceredigion a Pholisi DM03 a DM06. Noda'r rhain, ar gyfer adeiladau newydd ym Mharthau 2-6 bod gofyn cael 1 lle parcio fesul ystafell wely (gofyniad uchaf o 3 lle parcio) ar gyfer tai a fflatiau, ac 1 lle parcio ychwanegol fesul 5 uned ar gyfer ymwelwyr. Mae'r maen prawf hwn wedi'i fodloni o fewn y cynllun presennol.

Bydd gan y lleoedd parcio arwyneb 'grasscrete' neu debyg, ac mi fydd hynny'n golygu llai o darmac, gan olygu bod y safle'n fwy gwyrdd a deniadol yr olwg,

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 modd i'r rhwydwaith priffyrdd presennol ymdopi â'r traffig a grëir o ganlyniad i'r datblygiad hwn.

Ecoleg

Mae polisïau DM14 a DM15 y Cynllun Datblygu Lleol yn anelu at gynnal a gwella bioamrywiaeth a diogelu safleoedd pwysig a warchodir. Ni fydd safleoedd, cynefinoedd neu rywogaethau a warchodir, yn uniongyrchol, yn anuniongyrchol, neu gyfuniad o'r ddau, yn cael caniatâd oni bai bod modd dangos bod y cynnig yn cyfrannu at y nod o warchod, gwella neu reoli'r safle, cynefin neu rywogaeth mewn ffordd bositif, neu o dan amgylchiadau eraill arbennig a osodir yn y polisi. Mae CCA y Cyngor ar fioamrywiaeth yn darparu arweiniad ar asesu effaith y datblygiad ar safleoedd dynodedig neu rywogaethau a warchodir.

Ymgynghorwyd ag Ecolegydd Cynllunio CSC mewn perthynas â'r datblygiad arfaethedig ac nid yw'n gwrthwynebu'r datblygiad arfaethedig yn unol ag amodau.

Draenio Tir

Ystyrir bod y safle o fewn Parth Llifogydd A fel y dangosir ar Fap Cyngor Datblygu Cyfoeth Naturiol Cymru, a Pharth Llifogydd 1, fel y dangosir ar y Map Llifogydd ar gyfer cynllunio, sef yr wybodaeth orau a mwyaf cyfredol ynghylch llifogydd. Fel y cyfryw, ni ystyrir bod y datblygiad arfaethedig yn un lle mae perygl o lifogydd.

Mae adran gwasanaethau technegol y Cyngor ei hun wedi dweud bod angen cymeradwyaeth SuDs ac maent wedi darparu manylion ar gyfer lleihau'r perygl o lifogydd dŵr wyneb. Ystyrir felly y gellid rheoli'r broses o gael gwared â dŵr wyneb yn briodol drwy broses gymeradwyo SuDs, ac fel y cyfryw ni ystyrir bod y datblygiad arfaethedig yn cynyddu'r perygl o lifogydd.

ARGYMHELLIAD:

Cymeradwyo yn amodol ar gontract a A106

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

Cyfeirir y cais i'r pwyllgor rheoli datblygu gan fod y datblygiad arfaethedig wedi'i ddiffinio fel 'Datblygiad Mawr'.

Rhif y Cais / Application Reference	A220476
Derbyniwyd / Received	28-06-2022
Y Bwriad / Proposal	Residential Development.
Lleoliad Safle / Site Location	Aberporth Sports & Social Club, Club House, Parcllyn, Cardigan, SA43 2DH
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr J Holmes (Cela Associates), Gwynt Y Mynydd, Penparc, Cardigan, Ceredigion, SA43 1RN
Asiant / Agent	Mrs Gwennan Jenkins (JMS Planning and Development), Hafan Y Coed, Maeshyfryd, Lampeter, SA48 8AN

THE SITE AND RELEVANT PLANNING HISTORY

The site is located to the South of Hillfield Road and MOD Aberporth in Parcllyn. It is surrounded to the East, South and West by residential estates known as Erw Las, Hillfield Place and Parc y Delyn respectively.

The site is accommodated by the former RAE Sports and Social Club buildings, with prior approval recently granted by the Local Planning Authority for its demolition.

To the North West of the site the MOD have retained the Parcllyn Play Area.

DETAILS OF DEVELOPMENT

Proposal seeks full planning consent for the redevelopment of the site for residential development comprising of 43 residential units. The scheme provides a range of 1, 2, 3, 4 and 5 bedroom dwellings.

The proposed dwellings are of a traditional character and appearances being finished in render and brick, below a slate or tile roofs.

Parking provision is made forward of the principal elevation of each dwelling.

Landscaping provision includes native tree planting.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

National Planning Policy

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

Local Planning Policy

Ceredigion Local Development Plan 2007-2022 volume 1

- 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
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU22 Community Provision
- LU24 Provision of New Open Space

Ceredigion Local Development Plan 2007-2022 Volume 2A Settlement Group Statement

- The site is allocated for development within the Settlement Group Statement under ref M0802

Local Supplementary Planning Guidance

- Community and the Welsh Language SPG 2015
- Open Space SPG April 2014
- Special Landscape Areas SPG April 2014
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards 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 subject to conditions
- Local Drainage Authority – No objections – SUDS approval required
- Natural Resources Wales – No objection
- Aberporth Community Council –
- Ministry of Defence – No objection
- Sustrans Cymru – Concerns over dominance of car parking
- Dwr Cymru Welsh Water – No objection subject to conditions

Third party observations:

- Concerns over overlooking into garden
- Object to walk way at the back of garden and the reading bench
- No lighting of open space areas
- Concerns over parking issues
- Concerns over additional traffic

ASSESSMENT

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 Aberporth/Parcllyn, a recognised and defined Rural Service Centre under Policy S03 of the LDP, the site forms part of a wider allocation for a mix used development to include residential and community provision – referenced M0802.

The site schedule sets out the aspirations for the site, which included the redevelopment and relocation of the existing social club and play park to the parcel of land to the north of the road, in order to allow for the area of land subject to this application to be developed for housing.

However, the MOD have retained the football pitch on the other side of the road and the equipped children’s park to the East of this site – therefore these are out of the control of the applicant and are not subject to this application.

The applicant is not therefore in a position to deliver the site schedule in its entirety.

In respect of the social club provision, the LPA acknowledges that the former social club was closed, unviable and unsustainable following the withdrawal of MoD funding, and prior approval was granted for the proposed method of demolition of the club earlier this year. The loss of the club is therefore considered to be justified in accordance with LU22 of the LDP. It is not therefore considered appropriate in this instance to require the provision of a new social club as part of the redevelopment of the site.

In respect of the play park and playing field provision, these remain in the ownership of the MoD and as such public access could be withdrawn at any time, therefore the applicant has agreed to enter into a S106 legal agreement to make provision for a sum of £47,500 available to the community council to purchase the swing park and playing field from the MoD for community use in perpetuity.

Given the justification for the loss of the social club, the contribution towards the provision of the playing fields and swings park for community use in perpetuity it is considered that the proposed development is acceptable in accordance with the site schedule and the proposal can be supported in principle.

Welsh Language

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

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

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 8.6 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 8.6 units.

The application under consideration here therefore seeks the provision of 6 affordable housing units on site, with no commuted sum payable. The LPA consider a contribution to this effect acceptable, having regard to the financial contribution the proposed development is making towards the provision of the playing fields and swing park for community use in perpetuity

The affordable units will firstly be allocated as Intermediate Rents with the option within the S106 agreement to flip to Discounted For Sale. They will be allocated as follows:

- 3 x 1 bed apartments
- 2 x 2 bed dwellings
- 1 x 3 bed dwelling

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.

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. During the course of consideration, the application has been amended as to ensure that properties are outwardly facing as to front the county-maintained road.

The use of grass create for the proposed parking spaces helps to alleviate some of the concerns related to the dominance of vehicular parking within the street scene.

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 could be positioned as to ensure that the proposed development would not give rise to any detrimental harm to residential amenity of current residents.

It is also considered that the proposed development could be delivered as to ensure adequate separation distances between habitable rooms of individual dwellings as specified with the Ceredigion Built Environment and Design SPG. It is also considered that the proposed development can accommodate a sufficient amount of outdoor private amenity space to serve the proposed development as set out in the Ceredigion Built Environment SPG

Density

In terms of the housing density in line with Policy LU06 it states that in service centres the density guide set out in the settlement group statement in relation to the allocated site schedule should be followed. This site was identified as providing 40 units per ha, the site measures 1.026ha and the proposal is for 43 residential units – therefore Policy LU06 is adhered to.

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:

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

In total circa 70 bedrooms are proposed as part of the development, as such an open space requirement of 0.196 ha is required to be provided in accordance with LU24.

On site public open space is limited, however the provision of a contribution towards the purchase of the playing fields and swing park for the use of the community in perpetuity is considered to satisfy the policy requirement of LU24, and the aspirations of the site schedule.

Highways

The amount of car parking has been designed in accordance with Ceredigion's Car Parking Supplementary Planning Guidance and Policy DM03 and DM06. It states that for new buildings in Zones 2-6 there is a requirement for 1 car parking space per bedroom (maximum requirement 3 spaces) for houses and apartments and an additional 1 space per 5 units for visitors. This criterion has been met within the current design.

The car parking spaces will be of grasscrete or similar and therefore it will break up the mass of tarmac resulting in a more aesthetically pleasing and green site.

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.

The CCC Planning Ecologist has been consulted in respect of the proposed development and offers no objection in respect of the proposed development subject to conditions.

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:

Approve 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'