

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A230210	20-03-2023	Mr D J Evans	Erection of a new build detached block of flats, four storeys in height, containing 8 no flats with associated car parking and communal amenity spaces.	Bryn Derw Stanley Road, Aberystwyth, Ceredigion, SY23 1LB	Approve Subject to Conditions
2	A230304	20-04-2023	Mr D J Evans	Proposed development consists of a new build detached block of flats, three storeys in height, containing 6 no flats with associated car parking and communal amenity spaces. (Block 1B).	Block 1B, Bryn Derw, Stanley Road, Aberystwyth, SY23 1LB	Approve Subject to Conditions
3	A230306	20-04-2023	Mr D J Evans	The proposed development consists of a new build detached block of flats, three storeys in height, containing 6 no flats with associated car parking and communal amenity spaces. (Block 1C)	Block 1C, Bryn Derw Stanley Road, Aberystwyth, Ceredigion, SY23 1LB	Approve Subject to Conditions
4	A230308	21-04-2023	Mr D J Evans	Proposed development consists of a new build detached block of flats, two storeys in height with roof accommodation, containing 4 no flats with associated car parking and communal amenity spaces. (Block 1D).	Brynderw, Stanley Road, Aberystwyth, SY23 1LB	Approve Subject to Conditions
5	A230612	21-08-2023	Mr and Miss A and B James and Jones	Erection of dwelling	Land On Bron Y Glyn Glynarthen, Llandysul, SA44 6PS	Refuse

2.1. A230210



Rhif y Cais A230210

Derbyniwyd 20-03-2023

Codi bloc newydd o fflatiau ar wahân, pedwar llawr o uchder, sy'n cynnwys 8 fflat, gyda meysydd parcio cysylltiedig a manau amwynder cymunedol.

Y Bwriad

Lleoliad Safle

Bryn Derw, Ffordd Stanley, Aberystwyth, Ceredigion, SY23 1LB

Math o Gais

Cynllun llawn

Ymgeisydd Mr D J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY

Asiant

Mr Mark Bedder (BCD-Architecture), Creative Units 2, Arts Centre Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3GL

Y SAFLE A'I HANES PERTHNASOL O RAN CYNLLUNIO

Mae safle'r cais yn ddarn o dir hir a chul ar lethr sydd wedi'i leoli rhwng safle parcio'r hen swyddfeydd trethi ym Mhlascrug a heol mynediad sy'n darparu mynediad i gerddwyr a cherbydau i adeiladau Bryn Derw ac ardal Buarth, Aberystwyth.

Ar dir uwch i'r gogledd ddwyrain o'r safle mae adeilad rhestredig Edward Davies sy'n rhan o ystâd Prifysgol Aberystwyth. Mae'r tir rhwng adeilad Edward Davies a safle'r cais yn nodweddiadol yn cynnwys manau gwyrdd a choed hen. Mae adeilad yr hen swyddfa dreth i'r de tra i'r gogledd orllewin mae Heol y Buarth a Ffordd Stanley. Mae'r safle wedi'i leoli o fewn ardal gadwraeth y dref.

Nid oes unrhyw hanes cynllunio i'r rhan benodol hwn o dir, er i ganiatâd gael ei roi yn ddiweddar i adnewyddu adeilad Bryn Derw, codi bloc o fflatiau i'r dwyrain o Bryn Derw a newid defnydd rhan o'r adeilad treth ac estyniad at bwrpas llety preswyl.

MANYLION Y DATBLYGIAD

Mae'r cais yn un o bedwar cais llawn sy'n cael eu hystyried ac sy'n gofyn am ganiatâd i adeiladu hyd at 24 o fflatiau. Mae'r ceisiadau wedi'u cyflwyno arwahân ac yn cynnwys pedwar bloc o fflatiau ar gyfer pob safle sydd i'w lleoli mewn llinell a fydd yn rhedeg o'r gogledd-orllewin i'r de-ddwyrain.

Mae'r cais sy'n cael ei ystyried fel rhan o'r cais hwn yn cynnwys yr adeilad a nodwyd fel Bloc 1A a dyma'r uned fwyaf dwyreiniol o'r pedwar.

Adeilad pedwar llawr yw Bloc 1A sy'n darparu cyfanswm o wyth fflat. Bydd pob llawr yn darparu 2 x 1 uned ystafell wely gyda gofod i ystafell fyw, ystafell fwyta ac ystafell ymolchi.

Yn wahanol i'r blociau eraill, mae Bloc 1A yn gwynebu'r dwyrain. Prif nodweddion ei edrychiad fydd ffenestri bae *bay windows*) a balconïau *juliette* ar y llawr uchaf. Bydd yn cysylltu â'r blociau cysylltiedig gan ardal gyntedd allanol a fydd yn cynnwys grisiau a lifft i'r lloriau uchaf.

Yn allanol, bydd yr adeilad yn cael ei orffen gyda rendr llyfn gyda chwonau (*quoins*) brics a dur wedi'i galfaneiddio ar gyfer y balconi allanol. Bydd manylion asio yn llwyd anthratig, gyda balwstradau (*balustrades*) y balconi yn cael eu cwblhau gyda gwyrdr. Bydd y to yn cael ei wneud gan ddefnyddio llechen naturiol.

POLISIŶAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Gymraeg

DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol

DM05 Datblygiad Cynaliadwy a Budd Cynllunio

DM06 Dylunio a Chreu Lle o Safon Uchel

DM07 Ardaloedd Cadwraeth

DM09 Dylunio a Symudiad

DM10 Dylunio a Thirweddu
DM13 Systemau Draenio Cynaliadwy
DM14 Cadwraeth Natur a Chysylltedd Ecolegol
DM15 Cadw Bioamrywiaeth Leol
DM17 Y Dirwedd yn Gyffredinol
DM19 Tirwedd Hanesyddol a Diwylliannol
DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
LU02 Gofynion ar gyfer pob datblygiad preswyl
LU04 Diwallu amrywiaeth o anghenion tai
LU05 Sicrhau bod datblygiad tai yn cael ei gyflawni
LU06 Dwysedd Tai
LU24 Darparu Gofod Agored Newydd
S01 Twf Cynaliadwy
S02 Datblygu mewn Canolfannau Gwasanaeth Trefol (USCs)
S05 Tai Fforddiadwy
SPG 2015 Y Gymuned a'r Gymraeg
SPG Ebrill 2014 Mannau Agored
Taflen Gymorth SPG 2015 Y Gymuned a'r Gymraeg
SPG 2015 Safonau Parcio CSC
SPG 2015 Aseiad Trafnidiaeth
SPG 2015 Amgylchedd a Dylunio Adeiledig
SPG 2015 Cadwraeth Natur
SPG 2014 Tai Fforddiadwy
Taflen Gymorth SPG 2014 Tai Fforddiadwy
Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
TAN1 Cyd-astudiaeth Argaeledd Tir ar gyfer Tai (2015)
TAN2 Cynllunio a Thai Fforddiadwy (2006)
TAN5 Cadwraeth Natur a Chynllunio (2009)
TAN12 Cynllunio (2016)
TAN18 Trafnidiaeth (2007)
TAN20 Cynllunio a'r Iaith Gymraeg (2017)
TAN24 Yr Amgylchedd Hanesyddol (2017)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; 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 anfanteision a wynebwr gan bobl oherwydd eu nodweddion gwarchoddedig; • cymryd camau i ddiwallu anghenion pobl sy'n perthyn i grwpiau gwarchoddedig pan fydd yr anghenion hyn yn wahanol i anghenion pobl eraill;
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i nodir yn Neddf 2015. Wrth roi'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 I'R YMGYNGHORIAD

Cyngor Tref Aberystwyth – Dim ymateb

Gwasanaethau Prifffyrdd Ceredigion – Dim gwrthwynebiad, yn ddibynol ar amodau

Gwasanaethau Draenio Tir – Angen cymeradwyaeth gan SUDs

Ecoleg – Dim gwrthwynebiad, yn ddibynol ar amodau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad, yn ddibynol ar amodau

Dŵr Cymru – Dim gwrthwynebiad, yn ddibynol ar amodau

Derbyniwyd un gwrthwynebiad gan drydydd parti yn gwrthwynebu'r cynllun ar sail cynnig darpariaeth parcio sy'n annigonol ac a fyddai'n gwaethygu problemau parcio yn ardal Ffordd y Buarth; gor-ddatblygu safle ac effaith niweidiol ar adeilad rhestredig cyfagos.

CASGLIAD

Dywed Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004: "Os rhoddir ystyriaeth i'r cynllun datblygu er mwyn gwneud penderfyniad o dan y Deddfau Cynllunio, bydd yn rhaid i'r penderfyniad hwnnw fod yn unol â'r cynllun oni bai fod ystyriaethau perthnasol yn awgrymu fel arall."

Er bod y cynllun cyffredinol wedi'i gyflwyno mewn pedwar cais sy'n cawmpasu pedwar bloc, er mwyn penderfyni ar y ceisiadau bydd ystyriaeth yn cael ei rhoi i'r cynnig yn ei gyfanrwydd ac nid ar y cynlluniau'n unigol.

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

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

Mae Polisi S02 y CDLI yn ymwneud â 'Datblygu mewn Canolfannau Gwasanaethau Trefol' ac mae hyn yn ei gwneud yn ofynnol bod pob datblygiad o fewn terfynau diffiniedig y Canolfannau Gwasanaethau Trefol. Yn Aberystwyth, mae hefyd yn

ofynnol i ddatblygiad gyfrannu at ei arwyddocâd cenedlaethol a'i rôl fel canolfan strategol Canolbarth Cymru ac yn cefnogi amcanion a chynlluniau gweithredu cyfredol sy'n ymwneud â'i Statws Adfywio Strategol.

Cyfanswm y gofynion ar gyfer darparu tai yn Aberystwyth fel y nodir yn y CDLI yw 1877. Mae'r ffigurau monitro tai CDLI diweddaraf (Ebrill 2023) yn dangos mai dim ond 647 o anheddau sydd wedi'u cwblhau yn y Ganolfan Gwasanaethau Trefol gyda chaniatâd ar gyfer 230 o anheddau pellach. Felly, gan gyfrif eiddo sydd wedi'u dymchwel a'u haddasu (-71) mae lle i 1071 o anheddau eraill yn Aberystwyth. Oherwydd hyn, ystyrir y byddai'r cynigion yn cydymffurfio â Pholisïau S01 a S02 y CDLI a derbynnir yr egwyddor o ddatblygu.

Mae polisi DM01 sy'n Rheoli Effeithiau Datblygu ar Gymunedau a'r Gymraeg yn ei gwneud yn ofynnol i Asesiad Effaith ar Gymunedau a'r Gymraeg (CLIA) i gael ei ddarparu mewn perthynas â datblygiadau tai o fewn canolfannau gwasanaeth lle byddai'r ddarpariaeth yn cael ei gynnis ynghynt na'r hyn a cyfeirir ato yn Natganiad y Grŵp Anheddu.

Ni fyddai'r ddarpariaeth tai arfaethedig yn cael ei gynnis ynghynt na'r hyn y cyfeirir ato yn y Datganiad Grŵp Anheddu, ac oherwydd hyn, ystyrir y gellir cyflawni'r datblygiad heb effeithio'n negyddol ar broffil Cymunedol ac Ieithyddol Aberystwyth.

Mae Polisi S05 y CDLI sy'n ymdrin â Thai Fforddiadwy yn ei gwneud yn ofynnol i bob datblygiad preswyl ddarparu tai fforddiadwy ar y safle neu gyfraniad tuag at ddarpariaeth tai fforddiadwy. Yn yr achos hwn, ac o ystyried bod cyfanswm o 24 o fflatiau i'w darparu yn gyfangwbl, er mwyn bodloni polisi S05, mae'n ofynnol i'r gwerth cyfatebol o 4.8 annedd fforddiadwy gael eu darparu naill ai ar y safle neu drwy swm cymudo.

Yn dilyn trafodaethau gyda'r datblygwr, cytunwyd y bydd cyfanswm o bedair uned fforddiadwy yn cael eu darparu ynghyd â swm cymudol i osgoi unrhyw ddiffyg.

Bydd y bedair uned fforddiadwy yn cael eu gosod ar y llawr gwaelod a byddant yn addas ar gyfer mynedia di gadeiriau olwyn. Bydd yr unedau fforddiadwy yn cael eu dyrannu yn gyntaf fel aneddau Rhenti Canolradd gyda'r opsiwn o fewn polisi S106 i droi'r cytundeb i Swm Gostyngol i'w Werthu. Bydd y swm cymudo'n cael ei wneud cyn i'r bumed uned gael ei darparu.

Mae Polisi DM06 yn ceisio diogelu amwynder preswylwyr sy'n byw gerllaw rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfeydd. Nid oes unrhyw eiddo preswyl yn ffinio â'r safle.

DM06 yw'r polisi CDLI ac yn nodi y dylai Datblygiad gael ei ystyried yn llawn a chyfrannu'n gadarnhaol at yr amgylchedd leol a'r ardal leol sy'n cwmpasu safle. Dylai'r datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, cyflwr, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dylunio arloesol wrth ystyried arbenigrwydd lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a deunydd. Dylai cynigion datblygu hefyd ategu'r safle a'i amgylchoedd o ran cynllun, parchu safbwyntiau i mewn ac allan o'r safle, gan gynhyrchu ffurf gydlynol mewn perthynas â graddfa, uchder a chyfran y ffurf adeiledig bresennol.

Mae polisi DM06 Dylunio ac Amgylchedd Adeiledig o'r Canllawiau Cynllunio Atodol (CCA) sydd wedi'i fabwysiadu gan y cyngor yn rhoi arweiniad ar y materion y mae angen eu hystyried wrth ddatblygu amrywiol adeiladau. Mae Adran 2 o'r CCA yn ystyried sut y dylai cynigion ymateb i Gymeriad Ceredigion. Mae Ceredigion yn ffodus o fod â hanes cyfoethog, sy'n cael ei adlewyrchu yn gyson mewn adeiladau a lleoedd niferus ar draws y sir. Er mwyn gwella ansawdd amgylchedd adeiledig Ceredigion, mae'n hanfodol bod datblygiadau newydd yn seiliedig ar asesiad trylwyr o gymeriad lleol.

Mae'r CCA yn rhoi arweiniad ar yr elfennau perthnasol i'w hystyried wrth ddylunio cynnig sy'n ymateb i gymeriad lleol Ceredigion, gyda phobl a chysylltedd yn ddwy elfen bresennol o'r pedair prif elfen i'w hystyried.

Ystyrir maint a dyluniad y datblygiad arfaethedig i adlewyrchu yr anheddau a geir ar Coedlan y Llwyfen ac i Heol y Buarth o ran uchder.

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

Mae'r safle wedi'i leoli yn ardal gadwraeth Canol Tref Aberystwyth ac yn union islaw Adeilad rhestredig Gradd II* Edward Davies, er y nodir bod ardal werdd fawr a nodweddir gan goed aeddfed wedi'i lleoli rhwng safle'r cais a'r adeilad rhestredig.

Ystyrir bod y datblygiad arfaethedig wedi'i ddylunio'n bwrsol er mwyn peidio â chystadlu â'r ased o ran amlygrwydd ar ochr y bryn. Yn hytrach, fe'i cynlluniwyd i edrych fel estyniad i ddelwedd y stryd ar Ffordd Stanley / Coedlan y Llwyfen. O ystyried bod ardal werdd yng nghefn y safle a bod uchder y datblygiad, sy'n ymestyn hyd at Ffordd Stanley / Coedlan y Llwyfen, ac yn is nag adeilad Edward Davies, ystyrir na fydd y datblygiad arfaethedig yn arwain at niwed i leoliad yr adeiladau rhestredig hyn na'r ardal gadwraeth ehangach.

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

Byddai mynediad i gerbydau i'r datblygiad arfaethedig ar hyd Ffordd Stanley gyda chyfanswm o 55 o leoedd parcio ceir yn cael eu darparu i wasanaethu'r llety preswyl cyffredinol yng nghyfadeilad Brynderw.

Felly, ystyrir bod y cynnig yn cyd-fynd â'r safonau parcio mabwysiedig fel y nodir yn y CCA o ddarparu rhwng 0.5 ac 1 lle parcio ceir fesul fflat.

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

Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a symudiad ar briffyrdd, ac mae digon o gapasiti o fewn y rhwydwaith priffyrdd presennol i ymdopi a'r traffig ychwanegol o ganlyniad i'r datblygiad hwn ac felly mae'n cydymffurfio ag egwyddorion creu lleoedd sef PPW, Cymru'r Dyfodol, TAN18, a pholisïau DM03 a DM04 Cynllun Datblygu Lleol Ceredigion.

Mae DM14 a DM15 o'r Cynllun Datblygu Lleol yn ceisio cynnal a gwella bioamrywiaeth a diogelu safleoedd pwysig sydd dan warchodaeth. Bydd safleoedd, cynefinoedd a rhywogaethau sy'n cael eu gwarchod yn benodol, yn amhenodol, neu'n gyfuniad o'r ddau, ond yn cael eu caniatáu lle y gwelir bod y cynnig yn cyfrannu at amddiffyn, gwella neu reolaeth buddiol o'r safle, cynefin neu rywogaeth neu mewn amgylchiadau penodol eraill sydd wedi'i nodi mewn polisi. Mae CCA y cyngor ar fioamrywiaeth yn darparu arweiniad ar sut i asesu'r effaith y mae datblygiad yn ei gael ar safleoedd penodol neu ar rywogaethau sydd dan warchodaeth.

Cynhaliwyd Arfarniad Ecolegol Rhagarweiniol gan gynnwys arolwg estynedig ar gynefin ei gynnal a noswyd bod y safle'n cael ei gydnabod fel brydgywydd a glaswlltir wedi'i wella. Ystyriwyd bod y cynefinoedd ar y safle o werth ecolegol isel er eu bod yn medru ymgatrefu moch daear, draenogod ac ymlusgiaid.

Ymgynghorwyd â'r Ecolegydd Cynllunio Sirol wrth ystyried y cais cynllunio ac nid yw'n codi unrhyw wrthwynebiad yn ddibynnol ar amod.

O ystyried faint mor agos ydyw at ffos Plascrug, sydd wedi'i chysylltu'n hydrolegol âg ardal sydd wedi'i ddynodi'n SAC Morol Gorllewin Cymru ac SPA Gogledd Bae Ceredigion, cynhaliwyd Asesiad Rheoleiddio Cynefinoedd a ddaeth i'r casgliad bod effaith posibl ar nodweddion dynodedig yr SAC ac SPA o lygredd ac argaeledd ysglyfaeth yn ystod cyfnod adeiladu'r datblygiad.

O ganlyniad, argymhellir gosod amod wedi'i eirio'n briodol pe bai'r cynnig yn cael ei gefnogi sy'n mynnu bod gwaith yn cael ei wneud yn unol â Chynllun Rheoli Amgylcheddol Adeiladu y cytunwyd arno.

Ystyrir bod y safle ym mharth llifogydd A, fel sy'n cael ei ddangos ar Fap Cyngor Datblygu Cyfoeth Naturiol Cymru, ac ym mharth llifogydd 2 sydd i'w gweld ar y map llifogydd ar gyfer cynllunio, sef y wybodaeth ddiweddaraf a'r wyboeth orau posibl mewn perthynas â llifogydd. O ystyried lle mae'r llifogydd yn effeithio ar safle'r cais, mae Cyfoeth Naturiol Cymru wedi dod i'r casgliad y byddai cynigion i'r safle yn dderbyniol, ar yr amod bod y datblygwr yn ymwybodol am y risgiau llifogydd posibl i'r ardaloedd hyn.

Mae adran gwasanaethau technegol y cyngor eu hunain wedi cynghori bod angen cymeradwyaeth gan yr adran System Ddraenio Cynaliadwy (SUDs) gan ddarparu manylion ynghylch sut i leihau'r risg o lifogydd dŵr arwyneb. Felly, ystyrir y gellid rheoli gwaredu dŵr wyneb yn briodol drwy broses gymeradwyo'r SUDs, oherwydd hynny ni ystyrir bod y datblygiad arfaethedig yn cynyddu'r risg o lifogydd.

Wrth ddod i gasgliad felly, ystyrir bod y cynnig yn dderbyniol ac y gellir ei gefnogi. Nid oes unrhyw wrthwynebiadau perthnasol i'r cynllun cyffredinol ac argymhellir cymeradwyo'r cais yn amodol ar gwblhau cytundeb A106 ynghylch darparu tai fforddiadwy.

ARGYMHELLIAD

GOHIRIO'r cais er mwyn cwblhau cytundeb A106 ynghylch darparu tai fforddiadwy a chymeradwyo'r cais yn yn ddibynnol ar amodau wedi i'r cytundeb A106 gael ei gwblhau.

Application Reference	A230210
Received	20-03-2023
Proposal	Erection of a new build detached block of flats, four storeys in height, containing 8 no flats with associated car parking and communal amenity spaces.
Site Location	Bryn Derw Stanley Road, Aberystwyth, Ceredigion, SY23 1LB
Application Type	Full Planning
Applicant	Mr D J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY
Agent	Mr Mark Bedder (BCD-Architecture), Creative Units 2, Arts Centre Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3GL

THE SITE AND RELEVANT PLANNING HISTORY

The application site is a sloping elongated parcel of land located between the parking area serving the former tax offices at Plascrug and an access road which provides both pedestrian and vehicular access to the Bryn Derw building in the Buarth area of Aberystwyth.

On higher ground to the north east of the site is the listed Edward Davies Building which is part of the Aberystwyth University's estate. Land between the Edward Davies building and the application site is characterised by greenery and mature trees. The former tax office building is to the south whilst to the north-west are Buarth Road and Stanley Road. The site is located within the town's conservation area.

There is no planning history to this particular parcel of land although planning permission was recently granted for the refurbishment of the Bryn Derw building, the erection of a block of flats to the east of Bryn Derw and the change of use of part of the former tax building and its extension to residential accommodation.

DETAILS OF DEVELOPMENT

The application is one of four full applications under consideration which in total seeks to provide a total of 24 flats. The applications have been submitted separately and cover four blocks each to be sited in a linear fashion running from north-west to south-east.

The application under consideration as part of this application covers the building identified as Block 1A and is the most easterly unit of the four.

Block 1A is a four floor building providing a total of eight flats. Each floor looks to provide 2 x 1 bedroomed units with living dining space and bathroom.

Contrary to the other blocks, Block 1A orientates towards the east and its main elevation incorporates bay windows and Juliette balconies on the upper floor. It is linked to the associated blocks by an external concourse area which includes stairwells and lift area to the upper floors.

Externally the building would be finished in smooth render with facing brickwork quoins and galvanised steel to the external balcony. Joinery details would be finished in anthracite grey, with balcony balustrades finished in glass. The pitched roof would be finished in natural slate.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking

DM07 Conservation Areas

DM09 Design and Movement
DM10 Design and Landscaping
DM13 Sustainable Drainage Systems
DM14 Nature Conservation and Ecological Connectivity
DM15 Local Biodiversity Conservation
DM17 General Landscape
DM19 Historic and Cultural Landscape
DM20 Protection of Trees| Hedgerows and Woodlands
LU02 Requirements Regarding All Residential Developments
LU04 Meeting a Range of Housing Needs
LU05 Securing the Delivery of Housing Development
LU06 Housing Density
LU24 Provision of New Open Space
S01 Sustainable Growth
S02 Development in Urban Service Centres (USCs)
S05 Affordable Housing

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

Future Wales: The National Plan 2040
Planning Policy Wales (edition 11, February 2021)
TAN1 Joint Housing Land Availability Studies (2015)
TAN2 Planning and Affordable Housing (2006)
TAN5 Nature Conservation and Planning (2009)
TAN12 Design (2016)
TAN18 Transport (2007)
TAN20 Planning and the Welsh Language (2017)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Tref Aberystwyth Town Council – No response

Ceredigion Highways – No Objection STC

Land Drainage – SUDs approval required

Ecology – No Objection STC

Natural Resources Wales – No Objection STC

Dŵr Cymru / Welsh Water – No Objection STC

One third party objection was received objecting the scheme on grounds of inadequate parking provision being proposed which would exacerbate parking problems in the Buarth Road area; over-development of site and detrimental impact on neighbouring listed building.

CONCLUSION

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

Notwithstanding that the overall scheme has been submitted in four applications covering four blocks, for the purpose of the determination of the applications consideration will be given to the proposal as a whole and not on an individual basis.

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

Policy S01 of the LDP relates to Sustainable Growth and this identifies that approximately 6,544 dwellings are required to be developed by the end of the plan period in 2022 The Strategy of the LDP is that over the plan period 51% of new housing development across the County will occur in the Urban Service Centres, 24% in the Rural Service Centres and 25% in other

settlements and locations (including linked settlements).

The application site lies within the defined settlement boundary of Aberystwyth, which is identified as an Urban Service Centre (USC) within the Local Development Plan (LDP).

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

The total requirement for housing delivery within the Aberystwyth as set out in the LDP is 1877. The latest LDP housing monitoring figures (April 2023) shows that only 647 dwellings have been completed in the Urban Service Centre with extant permission for a further 230 dwellings. Therefore, accounting for demolitions and conversions (-71) there is capacity for a further 1071 dwellings in Aberystwyth. As such, it is considered that the proposals would comply with Policies S01 and S02 of the LDP and the principle of development is accepted.

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

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

Policy S05 of the LDP which deals with Affordable Housing requires all residential development to provide onsite affordable housing or a contribution towards affordable housing provision. In this instance, and given that there are a total of 24 flats to be provided overall, in order to satisfy policy S05 there is a requirement for the equivalent value of 4.8 affordable dwellings to be provided either on site or by a commuted sum.

Following negotiations with the developer it has been agreed that a total of four affordable units will be provided together with a commuted sum to make the shortfall.

The four affordable units will all be located on the ground floor and will be wheelchair accessible. The affordable units will firstly be allocated as Intermediate Rents with the option within the S106 agreement to flip to Discounted for Sale. The commuted sum will be made prior to the occupation of the fifth unit.

Policy DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. There are no residential properties to the immediate vicinity of the site.

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

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

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

The scale and design of the proposed development is considered to reflect that of the dwellings found on Elm Tree Avenue and to Buarth Road in terms of height.

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

The site is situated within the Aberystwyth Town Centre conservation area and directly below the grade II* listed Edward Davies Building although it is noted that a large green area characterised by mature trees is positioned between the application site and the listed building.

The proposed development is considered to be sensitively designed as not to compete with the asset in terms of

prominence on the hillside, rather it has been designed as to appear as an extension to the streetscene of Stanley Road / Elm Tree Avenue. Given that there is a green area to the rear of the site and that height of the development, which cascades down towards Stanley Road / Elm Tree Avenue, is below the Edward Davies building it is considered that the proposed development will not give rise to detrimental harm to the setting of these listed buildings or the wider conservation area.

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

Vehicular access to the proposed development would be via Stanley Road with a total of 55 car parking spaces will be provided to serve the overall residential accommodation at the Brynderw complex.

The proposal is therefore considered to accord with the adopted parking standards as set out in the SPG of providing between 0.5 and 1 car parking space per apartment.

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

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

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

A Preliminary Ecological Appraisal including extended habitat survey was carried out and the site was identified as scrub and improved grassland. Habitats on site were considered to be of low ecological value although capable of supporting badgers, hedgehogs and reptiles.

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

In view of its proximity to the Plascrug ditch, which is hydrologically connected to the designated West Wales Marine SAC and the Northern Cardigan Bay SPA, a Habitats Regulation Assessment was undertaken which concluded potential impact on designated features of the SAC and SPA from pollution and prey availability during the construction phase of development.

As a result it is recommended that an appropriately worded condition be imposed should the proposal be supported requiring works to be undertaken in strict accordance with an agreed Construction Environmental Management Plan.

The site is considered to be in flood zone A as shown on NRW's Development Advice Map, and Flood zone 2 as shown on the Flood map for planning which is the most up to date and best available information in respect of flooding. NRW have concluded that given the location of flood risk shown to be affecting the application site the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

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.

In conclusion it is considered that the proposal is acceptable and can be supported. There are no material objections to the overall scheme and it is recommended that the application be approved subject to conditions subject to the completion of a S106 agreement regarding the provision of affordable housing.

RECOMMENDATION:

To DEFER the application for completion of a S106 agreement regarding the provision of affordable housing and to approve the application subject to conditions once the S106 agreement is complete.

2.2. A230304



Rhif y Cais A230304

Derbyniwyd 20-04-2023

Y Bwriad Datblygiad arfaethedig yn cynnwys bloc newydd ar wahân o fflatiau, tri llawr o uchder, sy'n cynnwys 6 fflat gyda meysydd parcio cysylltiedig a manau amwynder cymunedol. (Bloc 1B).

Lleoliad Safle Bloc 1B, Bryn Derw, Ffordd Stanley, Aberystwyth, SY23 1LB

Math o Gais Cynllunio llawn

Ymgeisydd Mr D J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY

Asiant Mr Mark Bedder (BCD-Architecture), Creative Units 2, Arts Centre Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3GL

Y SAFLE A'I HANES PERTHNASOL O RAN CYNLLUNIO

Mae safle'r cais yn ddarn o dir hir a chu lar lethr sydd wedi'i leoli rhwng safle parcio'r hen swyddfeydd trethi ym Mhlascrug a heol mynediad sy'n darparu mynediad i gerddwyr a cherbydau i adeiladau Bryn Derw ac ardal Buarth, Aberystwyth.

Ar dir uwch i'r gogledd ddwyrain o'r safle mae adeilad rhestredig Edward Davies sy'n rhan o ystâd Prifysgol Aberystwyth. Mae'r tir rhwng adeilad Edward Davies a safle'r cais yn nodweddiadol yn cynnwys manau gwyrdd choed hen. Mae adeilad yr hen swyddfa dreth i'r de tra i'r gogledd orllewin mae Heol y Buarth a Ffordd Stanley. Mae'r safle wedi'i leoli o fewn ardal gadwraeth y dref.

Nid oes unrhyw hanes cynllunio i'r rhan penodol hwn o dir, er i ganiatad gael ei roi yn ddiweddar i adnewyddu adeilad Bryn Derw, codi bloc o fflatiau i'r dwyrain o Bryn Derw a newid defnydd rhan o'r adeilad treth ac estyniad at bwrpas llety preswyl.

MANYLION Y DATBLYGIAD

Mae'r cais yn un o bedwar cais llawn sy'n cael eu hystyried ac sy'n gofyn am ganiatad i adeiladu hyd at 24 o fflatiau. Mae'r ceisiadau wedi'u cyflwyno arwahân ac yn cynnwys pedwar bloc o fflatiau ar gyfer pob safle sydd i'w lleoli mewn llinell a fydd yn rhedeg o'r gogledd-orllewin i'r de-ddwyrain.

Mae'r cais sy'n cael ei ystyried fel rhan o'r cais hwn yn cynnwys yr adeilad a nodwyd fel Bloc 1B a dyma'r uned ail fwyaf dwyreiniol o'r pedwar.

Mae Bloc 1B yn adeilad tri llawr sy'n darparu cyfanswm o chwe fflat. Bydd pob llawr yn darparu 2 x 1 unedau ystafell wely gyda gofod i ystafell fyw, ystafell fwyta ac ystafell ymolchi.

Bloc 1B yw'r ail bloc o fflatiau ar yr ochr ddwyreiniol o'r holl ddatblygiad gyda'r prif edrychiad yn gwynebu'r de-orllewin â Phlascrug. Fel pob uned arall, prif nodweddion ei edrychiad fydd ffenestri bae (bay windows) a balconïau juliette ar y llawr uchaf. Bydd mynediad i'r fflatiau ar y llawr gwaelod yn cael eu darparu gan ddrysau blaen ochr tra bo mynediad i'r lloriau uchaf yn cael eu darparu gan y cyntedd allanol.

Yn allanol, bydd yr adeilad yn cael ei orffen gyda rendr llyfn gyda chwonau (quoins) brics a dur wedi'i galfaneiddio ar gyfer y balconi allanol. Bydd manylion asio yn llwyd anthratig, gyda balwstradau (balustrades) y balconi yn cael eu cwblhau gyda gwydr. Bydd y to yn cael ei wneud gan ddefnyddio llechen naturiol.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Gymraeg

DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol

DM05 Datblygiad Cynaliadwy a Budd Cynllunio

DM06 Dylunio a Chreu Lle o Safon Uchel

DM07 Ardaloedd Cadwraeth

DM09 Dylunio a Symudiad

DM10 Dylunio a Thirweddu
DM13 Systemau Draenio Cynaliadwy
DM14 Cadwraeth Natur a Chysylltedd Ecolegol
DM15 Cadw Bioamrywiaeth Leol
DM17 Y Dirwedd yn Gyffredinol
DM19 Tirwedd Hanesyddol a Diwylliannol
DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
LU02 Gofynion ar gyfer pob datblygiad preswyl
LU04 Diwallu amrywiaeth o anghenion tai
LU05 Sicrhau bod datblygiad tai yn cael ei gyflawni
LU06 Dwysedd Tai
LU24 Darparu Gofod Agored Newydd
S01 Twf Cynaliadwy
S02 Datblygu mewn Canolfannau Gwasanaeth Trefol (USCs)
S05 Tai Fforddiadwy

SPG 2015 Y Gymuned a'r Gymraeg
SPG Ebrill 2014 Mannau Agored
Taflen Gymorth SPG 2015 Y Gymuned a'r Gymraeg
SPG 2015 Safonau Parcio CSC
SPG 2015 Asesiad Trafnidiaeth
SPG 2015 Amgylchedd a Dylunio Adeiledig
SPG 2015 Cadwraeth Natur
SPG 2014 Tai Fforddiadwy
Taflen Gymorth SPG 2014 Tai Fforddiadwy

Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
TAN1 Cyd-astudiaeth Argaeledd Tir ar gyfer Tai (2015)
TAN2 Cynllunio a Thai Fforddiadwy (2006)
TAN5 Cadwraeth Natur a Chynllunio (2009)
TAN12 Cynllunio (2016)
TAN18 Trafnidiaeth (2007)
TAN20 Cynllunio a'r Iaith Gymraeg (2017)
TAN24 Yr Amgylchedd Hanesyddol (2017)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; 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 anfanteision a wynebir gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl sy'n perthyn i grwpiau gwarchoddedig pan fydd yr anghenion hyn yn wahanol i anghenion pobl eraill;
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i nodir yn Neddf 2015. Wrth roi'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 I'R YMGYNGHORIAD

Cyngor Tref Aberystwyth— Gwrthwynebu'r cais ar sail bod seilwaith y ffordd yn annigonol ar gyfer y traffig a fydd o ganlyniad i ddatblygiad o'r maint hwn gyda'r heolydd a nodwyd sy'n cael eu defnyddio gan gerddwyr / llwybrau i'r ysgol ac ati; effaith ar yr Ysgol Gelf gyfagos; diffyg lle parcio; diffyg storio gwastraff; diffyg storio beiciau; mae tynnu'r coed cyn cael caniatad cynllunio yn hollol annerbyniol yn ogystal â'r niwed i fioamrywiaeth yr ardal leol; mae'r system ddraenio yn annigonol i ddarparu ar gyfer y datblygiad.

Gwasanaethau Priffyrdd Ceredigion – Dim gwrthwynebiad, yn ddibynnol ar amodau

Gwasanaethau Draenio Tir – Angen cymeradwyaeth gan SUDs

Ecoleg – Dim gwrthwynebiad, yn ddibynnol ar amodau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad, yn ddibynnol ar amodau

Dŵr Cymru— Dim gwrthwynebiad, yn ddibynnol ar amodau

Cafwyd tri gwrthwynebiad gan drydydd parti yn gwrthwynebu'r cynllun ar sail y bydd datblygiad yn effeithio ar ddatblygiad yr hen swyddfa dreth; effeithio ar yr Ysgol Gelf; Pryderon diogelwch priffyrdd; colli manau gwyrdd; nad oes darpariaeth parcio wedi'i chynnal; cysgodi / colli golau i Rhodfa Plascrug; a gor-ddatblygiad y safle.

CASGLIAD

Dywed Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004: "Os rhoddir ystyriaeth i'r cynllun datblygu er mwyn gwneud penderfyniad o dan y Deddfau Cynllunio, bydd yn rhaid i'r penderfyniad hwnnw fod yn unol â'r cynllun oni bai fod ystyriaethau perthnasol yn awgrymu fel arall."

Er bod y cynllun cyffredinol wedi'i gyflwyno mewn pedwar cais sy'n cawmpasu pedwar bloc, er mwyn penderfyni ar y ceisiadau bydd ystyriaeth yn cael ei rhoi i'r cynnig yn ei gyfanrwydd ac nid ar y cynlluniau'n unigol.

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

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

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

Cyfanswm y gofynion ar gyfer darparu tai yn Aberystwyth fel y nodir yn y CDLI yw 1877. Mae'r ffigurau monitro tai CDLI diweddaraf (Ebrill 2023) yn dangos mai dim ond 647 o anheddau sydd wedi'u cwblhau yn y Ganolfan Gwasanaethau Trefol gyda chaniatâd ar gyfer 230 o anheddau pellach. Felly, gan gyfrif eiddo sydd wedi'u dymchwel a'u haddasu (-71) mae lle i 1071 o anheddau eraill yn Aberystwyth. Oherwydd hyn, ystyrir y byddai'r cynigion yn cydymffurfio â Pholisïau S01 a S02 y CDLI a derbynnir yr egwyddor o ddatblygu.

Mae polisi DM01 sy'n Rheoli Effeithiau Datblygu ar Gymunedau a'r Gymraeg yn ei gwneud yn ofynnol i Asesiad Effaith ar Gymunedau a'r Gymraeg (CLIA) i gael ei ddarparu mewn perthynas â datblygiadau tai o fewn canolfannau gwasanaeth lle byddai'r ddarpariaeth yn cael ei gynnig ynghynt na'r hyn a cyfeirir ato yn Natganiad y Grŵp Anheddu.

Ni fyddai'r ddarpariaeth tai arfaethedig yn cael ei gynnig ynghynt na'r hyn y cyfeirir ato yn y Datganiad Grŵp Anheddu, ac oherwydd hyn, ystyrir y gellir cyflawni'r datblygiad heb effeithio'n negyddol ar broffil Cymunedol ac Ieithyddol Aberystwyth.

Mae Polisi S05 y CDLI sy'n ymdrin â Thai Fforddiadwy yn ei gwneud yn ofynnol i bob datblygiad preswyl ddarparu tai fforddiadwy ar y safle neu gyfraniad tuag at ddarpariaeth tai fforddiadwy. Yn yr achos hwn, ac o ystyried bod cyfanswm o 24 o fflatiau i'w darparu yn gyfangwbl, er mwyn bodloni polisi S05, mae'n ofynnol i'r gwerth cyfatebol o 4.8 annedd fforddiadwy gael eu darparu naill ai ar y safle neu drwy swm cymudo.

Yn dilyn trafodaethau gyda'r datblygwr, cytunwyd y bydd cyfanswm o bedair uned fforddiadwy yn cael eu darparu ynghyd â swm cymudol i osgoi unrhyw ddiffyg.

Bydd y bedair uned fforddiadwy yn cael eu gosod ar y llawr gwaelod a byddant yn addas ar gyfer mynedia di gadeiriau olwyn. Bydd yr unedau fforddiadwy yn cael eu dyrannu yn gyntaf fel aneddau Rhenti Canolradd gyda'r opsiwn o fewn polisi S106 i droi'r cytundeb i Swm Gostyngol i'w Werthu. Bydd y swm cymudo'n cael ei wneud cyn i'r bumed uned gael ei darparu.

Mae Polisi DM06 yn ceisio diogelu amwynder preswylwyr sy'n byw gerllaw rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfeydd. Nid oes unrhyw eiddo preswyl yn ffinio â'r safle.

DM06 yw'r polisi CDLI ac yn nodi y dylai Datblygiad gael ei ystyried yn llawn a chyfrannu'n gadarnhaol at yr amgylchedd leol a'r ardal leol sy'n cwmpasu safle. Dylai'r datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, cyflwr, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dylunio arloesol wrth ystyried arbenigrwydd lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a deunydd. Dylai cynigion datblygu hefyd ategu'r safle a'i amgylchoedd o ran cynllun, parchu safbwyntiau i mewn ac allan o'r safle, gan gynhyrchu ffurf gydlynol mewn perthynas â graddfa, uchder a chyfran y ffurf adeiledig bresennol.

Mae polisi DM06 Dylunio ac Amgylchedd Adeiledig o'r Canllawiau Cynllunio Atodol (CCA) sydd wedi'i fabwysiadu gan y cyngor yn rhoi arweiniad ar y materion y mae angen eu hystyried wrth ddatblygu amrywiol adeiladau. Mae Adran 2 o'r CCA yn ystyried sut y dylai cynigion ymateb i Gymeriad Ceredigion. Mae Ceredigion yn ffodus o fod â hanes cyfoethog, sy'n cael ei adlewyrchu yn gyson mewn adeiladau a lleoedd niferus ar draws y sir. Er mwyn gwella ansawdd amgylchedd adeiledig Ceredigion, mae'n hanfodol bod datblygiadau newydd yn seiliedig ar asesiad trylwyr o gymeriad lleol.

Mae'r CCA yn rhoi arweiniad ar yr elfennau perthnasol i'w hystyried wrth ddylunio cynnig sy'n ymateb i gymeriad lleol Ceredigion, gyda phobl a chysylltedd yn ddwy elfen bresennol o'r pedair prif elfen i'w hystyried.

Ystyrir maint a dyluniad y datblygiad arfaethedig i adlewyrchu yr anheddau a geir ar Coedlan y Llwyfen ac i Heol y Buarth o ran uchder.

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

Mae'r safle wedi'i leoli yn ardal gadwraeth Canol Tref Aberystwyth ac yn union islaw Adeilad rhestredig Gradd II* Edward Davies, er y nodir bod ardal werdd fawr a nodweddir gan goed aeddfed wedi'i lleoli rhwng safle'r cais a'r adeilad rhestredig.

Ystyrir bod y datblygiad arfaethedig wedi'i ddylunio'n bwrpasol er mwyn peidio â chystadlu â'r ased o ran amlygrwydd ar

ochr y bryn. Yn hytrach, fe'i cynlluniwyd i edrych fel estyniad i ddelwedd y stryd ar Ffordd Stanley / Coedlan y Llwyfen. O ystyried bod ardal werdd yng nghefn y safle a bod uchder y datblygiad, sy'n ymestyn hyd at Ffordd Stanley / Coedlan y Llwyfen, ac yn is nag adeilad Edward Davies, ystyrir na fydd y datblygiad arfaethedig yn arwain at niwed i leoliad yr adeiladau rhestredig hyn na'r ardal gadwraeth ehangach.

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

Byddai mynediad i gerbydau i'r datblygiad arfaethedig ar hyd Ffordd Stanley gyda chyfanswm o 55 o leoedd parcio ceir yn cael eu darparu i wasanaethu'r llety preswyl cyffredinol yng nghyfadeilad Brynderw.

Felly, ystyrir bod y cynnig yn cyd-fynd â'r safonau parcio mabwysiedig fel y nodir yn y CCA o ddarparu rhwng 0.5 ac 1 lle parcio ceir fesul fflat.

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

Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a symudiad ar briffyrdd, ac mae digon o gapasiti o fewn y rhwydwaith priffyrdd presennol i ymdopi a'r traffig ychwanegol o ganlyniad i'r datblygiad hwn ac felly mae'n cydymffurfio ag egwyddorion creu lleoedd sef PPW, Cymru'r Dyfodol, TAN18, a pholisïau DM03 a DM04 Cynllun Datblygu Lleol Ceredigion.

Mae DM14 a DM15 o'r Cynllun Datblygu Lleol yn ceisio cynnal a gwella bioamrywiaeth a diogelu safleoedd pwysig sydd dan warchodaeth. Bydd safleoedd, cynefinoedd a rhywogaethau sy'n cael eu gwarchod yn benodol, yn amhenodol, neu'n gyfuniad o'r ddau, ond yn cael eu caniatáu lle y gwelir bod y cynnig yn cyfrannu at amddiffyn, gwella neu reolaeth buddiol o'r safle, cynefin neu rywogaeth neu mewn amgylchiadau penodol eraill sydd wedi'i nodi mewn polisi. Mae CCA y cyngor ar fioamrywiaeth yn darparu arweiniad ar sut i asesu'r effaith y mae datblygiad yn ei gael ar safleoedd penodol neu ar rywogaethau sydd dan warchodaeth.

Cynhaliwyd Arfarniad Ecolegol Rhagarweiniol gan gynnwys arolwg estynedig ar gynefin ei gynnal a noswyd bod y safle'n cael ei gydnabod fel brydgydd a glaswlltir wedi'i wella. Ystyriwyd bod y cynefinoedd ar y safle o werth ecolegol isel er eu bod yn medru ymgatrefu moch daear, draenogod ac ymlusgiaid.

Ymgynghorwyd â'r Ecolegydd Cynllunio Sirol wrth ystyried y cais cynllunio ac nid yw'n codi unrhyw wrthwynebiad yn ddibynnol ar amod.

O ystyried faint mor agos ydyw at ffos Plascrug, sydd wedi'i chysylltu'n hydrolegol âg ardal sydd wedi'i ddynodi'n SAC Morol Gorllewin Cymru ac SPA Gogledd Bae Ceredigion, cynhaliwyd Asesiad Rheoleiddio Cynefinoedd a ddaeth i'r casgliad bod effaith posibl ar nodweddion dynodedig yr SAC ac SPA o lygredd ac argaeledd ysglyfaeth yn ystod cyfnod adeiladu'r datblygiad.

O ganlyniad, argymhellir gosod amod wedi'i eirio'n briodol pe bai'r cynnig yn cael ei gefnogi sy'n mynnu bod gwaith yn cael ei wneud yn unol â Chynllun Rheoli Amgylcheddol Adeiladu y cytunwyd arno.

Ystyrir bod y safle ym mharth llifogydd A, fel sy'n cael ei ddangos ar Fap Cyngor Datblygu Cyfoeth Naturiol Cymru, ac ym mharth llifogydd 2 sydd i'w gweld ar y map llifogydd ar gyfer cynllunio, sef y wybodaeth ddiweddaraf a'r wyboaeth orau posibl mewn perthynas â llifogydd. O ystyried lle mae'r llifogydd yn effeithio ar safle'r cais, mae Cyfoeth Naturiol Cymru wedi dod i'r casgliad y byddai cynigion i'r safle yn dderbyniol, ar yr amod bod y datblygwr yn ymwybodol am y risgiau llifogydd posibl i'r ardaloedd hyn.

Mae adran gwasanaethau technegol y cyngor eu hunain wedi cynghori bod angen cymeradwyaeth gan yr adran System Ddraenio Cynaliadwy (SUDs) gan ddarparu manylion ynghylch sut i leihau'r risg o lifogydd dŵr arwyneb. Felly, ystyrir y gellid rheoli gwaredu dŵr wyneb yn briodol drwy broses gymeradwyo'r SUDs, oherwydd hynny ni ystyrir bod y datblygiad arfaethedig yn cynyddu'r risg o lifogydd.

Wrth ddod i gasgliad felly, ystyrir bod y cynnig yn dderbyniol ac y gellir ei gefnogi. Nid oes unrhyw wrthwynebiadau perthnasol i'r cynllun cyffredinol ac argymhellir cymeradwyo'r cais yn amodol ar gwblhau cytundeb A106 ynghylch darparu tai fforddiadwy.

ARGYMHELLIAD

GOHIRIO'r cais er mwyn cwblhau cytundeb A106 ynghylch darparu tai fforddiadwy a chymeradwyo'r cais yn yn ddibynnol ar amodau wedi i'r cytundeb A106 gael ei gwblhau.

Application Reference	A230304
Received	20-04-2023
Proposal	Proposed development consists of a new build detached block of flats, three storeys in height, containing 6 no flats with associated car parking and communal amenity spaces. (Block 1B).
Site Location	Block 1B, Bryn Derw, Stanley Road, Aberystwyth, SY23 1LB
Application Type	Full Planning
Applicant	Mr D J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY
Agent	Mr Mark Bedder (BCD-Architecture), Creative Units 2, Arts Centre Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3GL

THE SITE AND RELEVANT PLANNING HISTORY

The application site is a sloping elongated parcel of land located between the parking area serving the former tax offices at Plascrug and an access road which provides both pedestrian and vehicular access to the Bryn Derw building in the Buarth area of Aberystwyth.

On higher ground to the north east of the site is the listed Edward Davies Building which is part of the Aberystwyth University's estate. Land between the Edward Davies building and the application site is characterised by greenery and mature trees. The former tax office building is to the south whilst to the north-west are Buarth Road and Stanley Road. The site is located within the town's conservation area.

There is no planning history to this particular parcel of land although planning permission was recently granted for the refurbishment of the Bryn Derw building, the erection of a block of flats to the east of Bryn Derw and the change of use of part of the former tax building and its extension to residential accommodation.

DETAILS OF DEVELOPMENT

The application is one of four full applications under consideration which in total seeks to provide a total of 24 flats. The applications have been submitted separately and cover four blocks each to be sited in a linear fashion running from north-west to south-east.

The application under consideration as part of this application covers the building identified as Block 1B and is the second most easterly unit of the four.

Block 1B is a three floor building providing a total of six flats. Each floor looks to provide 2 x 1 bedroomed units with living dining space and bathroom.

Block 1B is second block of flats on the eastern side of the overall development with its main elevation facing the south west and Plascrug Avenue. Like all other units, the main elevation incorporates bay windows and juliette balconies on the upper floor. Access to the ground floor flats are provided by front side doors whilst access to the upper floors are provided via the external concourse area.

Externally the building would be finished in smooth render with facing brickwork quoins and galvanised steel to the external balcony. Joinery details would be finished in anthracite grey, with balcony balustrades finished in glass. The pitched roof would be finished in natural slate.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking

DM07 Conservation Areas

DM09 Design and Movement
DM10 Design and Landscaping
DM13 Sustainable Drainage Systems
DM14 Nature Conservation and Ecological Connectivity
DM15 Local Biodiversity Conservation
DM17 General Landscape
DM19 Historic and Cultural Landscape
DM20 Protection of Trees| Hedgerows and Woodlands
LU02 Requirements Regarding All Residential Developments
LU04 Meeting a Range of Housing Needs
LU05 Securing the Delivery of Housing Development
LU06 Housing Density
LU24 Provision of New Open Space
S01 Sustainable Growth
S02 Development in Urban Service Centres (USCs)
S05 Affordable Housing

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

Future Wales: The National Plan 2040
Planning Policy Wales (edition 11, February 2021)
TAN1 Joint Housing Land Availability Studies (2015)
TAN2 Planning and Affordable Housing (2006)
TAN5 Nature Conservation and Planning (2009)
TAN12 Design (2016)
TAN18 Transport (2007)
TAN20 Planning and the Welsh Language (2017)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Tref Aberystwyth Town Council – Object the proposal on grounds that road infrastructure is inadequate for the traffic generated by this size of development with the said roads used by pedestrians /routes to schools etc; impact on the neighbouring School of Art; lack of parking; lack of waste storage; lack of bike storage; the removal of trees prior to planning consent is unacceptable as well as the damage done to the area's biodiversity; drainage system is inadequate to cater for the development.

Ceredigion Highways – No Objection STC

Land Drainage – SUDs approval required

Ecology – No Objection STC

Natural Resources Wales – No Objection STC

Dŵr Cymru / Welsh Water – No Objection STC

Three third party objections received objecting the scheme on grounds that development will impact the development of the former tax office; impact on the School of Art; highway safety concerns; loss of green space; no parking provision proposed; overshadowing / loss of light to Plasrug Avenue; and over-development of site.

CONCLUSION

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

Notwithstanding that the overall scheme has been submitted in four applications covering four blocks, for the purpose of the determination of the applications consideration will be given to the proposal as a whole and not on an individual basis.

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

Policy S01 of the LDP relates to Sustainable Growth and this identifies that approximately 6,544 dwellings are required to be developed by the end of the plan period in 2022. The Strategy of the LDP is that over the plan period 51% of new housing development across the County will occur in the Urban Service Centres, 24% in the Rural Service Centres and 25% in other settlements and locations (including linked settlements).

The application site lies within the defined settlement boundary of Aberystwyth, which is identified as an Urban Service Centre (USC) within the Local Development Plan (LDP).

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

The total requirement for housing delivery within the Aberystwyth as set out in the LDP is 1877. The latest LDP housing monitoring figures (April 2023) shows that only 647 dwellings have been completed in the Urban Service Centre with extant permission for a further 230 dwellings. Therefore, accounting for demolitions and conversions (-71) there is capacity for a further 1071 dwellings in Aberystwyth. As such, it is considered that the proposals would comply with Policies S01 and S02 of the LDP and the principle of development is accepted.

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

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

Policy S05 of the LDP which deals with Affordable Housing requires all residential development to provide onsite affordable housing or a contribution towards affordable housing provision. In this instance, and given that there are a total of 24 flats to be provided overall, in order to satisfy policy S05 there is a requirement for the equivalent value of 4.8 affordable dwellings to be provided either on site or by a commuted sum.

Following negotiations with the developer it has been agreed that a total of four affordable units will be provided together with a commuted sum to make the shortfall.

The four affordable units will all be located on the ground floor and will be wheelchair accessible. The affordable units will firstly be allocated as Intermediate Rents with the option within the S106 agreement to flip to Discounted for Sale. The commuted sum will be made prior to the occupation of the fifth unit.

Policy DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. There are no residential properties to the immediate vicinity of the site.

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

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

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

The scale and design of the proposed development is considered to reflect that of the dwellings found on Elm Tree Avenue and to Buarth Road in terms of height.

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

The site is situated within the Aberystwyth Town Centre conservation area and directly below the grade II* listed Edward

Davies Building although it is noted that a large green area characterised by mature trees is positioned between the application site and the listed building.

The proposed development is considered to be sensitively designed as not to compete with the asset in terms of prominence on the hillside, rather it has been designed as to appear as an extension to the streetscene of Stanley Road / Elm Tree Avenue. Given that there is a green area to the rear of the site and that height of the development, which cascades down towards Stanley Road / Elm Tree Avenue, is below the Edward Davies building it is considered that the proposed development will not give rise to detrimental harm to the setting of these listed buildings or the wider conservation area.

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

Vehicular access to the proposed development would be via Stanley Road with a total of 55 car parking spaces will be provided to serve the overall residential accommodation at the Brynderw complex.

The proposal is therefore considered to accord with the adopted parking standards as set out in the SPG of providing between 0.5 and 1 car parking space per apartment.

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

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

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

A Preliminary Ecological Appraisal including extended habitat survey was carried out and the site was identified as scrub and improved grassland. Habitats on site were considered to be of low ecological value although capable of supporting badgers, hedgehogs and reptiles.

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

In view of its proximity to the Plascrug ditch, which is hydrologically connected to the designated West Wales Marine SAC and the Northern Cardigan Bay SPA, a Habitats Regulation Assessment was undertaken which concluded potential impact on designated features of the SAC and SPA from pollution and prey availability during the construction phase of development.

As a result it is recommended that an appropriately worded condition be imposed should the proposal be supported requiring works to be undertaken in strict accordance with an agreed Construction Environmental Management Plan.

The site is considered to be in flood zone A as shown on NRW's Development Advice Map, and Flood zone 2 as shown on the Flood map for planning which is the most up to date and best available information in respect of flooding. NRW have concluded that given the location of flood risk shown to be affecting the application site the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

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.

In conclusion it is considered that the proposal is acceptable and can be supported. There are no material objections to the overall scheme and it is recommended that the application be approved subject to conditions subject to the completion of a S106 agreement regarding the provision of affordable housing.

RECOMMENDATION:

To DEFER the application for completion of a S106 agreement regarding the provision of affordable housing and to approve

the application subject to conditions once the S106 agreement is complete.

2.3. A230306



Rhif y Cais A230306

Derbyniwyd 20-04-2023

Y Bwriad Datblygiad arfaethedig yn cynnwys bloc newydd ar wahân o fflatiau, tri llawr o uchder, sy'n cynnwys 6 fflat gyda meysydd parcio cysylltiedig a manau amwynder cymunedol. (Bloc 1C).

Lleoliad Safle Bloc 1C, Bryn Derw, Ffordd Stanley, Aberystwyth, Ceredigion, SY23 1LB

Math o Gais Cynllunio Llawn

Ymgeisydd Mr D J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY

Asiant Mr Mark Bedder (BCD-Architecture), Creative Units 2, Arts Centre Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3GL

Y SAFLE A'I HANES PERTHNASOL O RAN CYNLLUNIO

Mae safle'r cais yn ddarn o dir hir a chul ar lethr sydd wedi'i leoli rhwng safle parcio'r hen swyddfeydd trethi ym Mhlascrug a heol mynediad sy'n darparu mynediad i gerddwyr a cherbydau i adeiladau Bryn Derw ac ardal Buarth, Aberystwyth.

Ar dir uwch i'r gogledd ddwyrain o'r safle mae adeilad rhestredig Edward Davies sy'n rhan o ystâd Prifysgol Aberystwyth. Mae'r tir rhwng adeilad Edward Davies a safle'r cais yn nodweddiadol yn cynnwys manau gwyrdd a choed hen. Mae adeilad yr hen swyddfa dreth i'r de tra i'r gogledd orllewin mae Heol y Buarth a Ffordd Stanley. Mae'r safle wedi'i leoli o fewn ardal gadwraeth y dref.

Nid oes unrhyw hanes cynllunio i'r rhan benodol hwn o dir, er i ganiatâd gael ei roi yn ddiweddar i adnewyddu adeilad Bryn Derw, codi bloc o fflatiau i'r dwyrain o Bryn Derw a newid defnydd rhan o'r adeilad treth ac estyniad at bwrpas llety preswyl.

MANYLION Y DATBLYGIAD

Mae'r cais yn un o bedwar cais llawn sy'n cael eu hystyried ac sy'n gofyn am ganiatâd i adeiladu hyd at 24 o fflatiau. Mae'r ceisiadau wedi'u cyflwyno arwahân ac yn cynnwys pedwar bloc o fflatiau ar gyfer pob safle sydd i'w lleoli mewn llinell a fydd yn rhedeg o'r gogledd-orllewin i'r de-ddwyrain.

Mae'r cais sy'n cael ei ystyried fel rhan o'r cais hwn yn cynnwys yr adeilad a nodwyd fel Bloc 1C a dyma'r uned ail fwyaf gorllewinol o'r pedwar.

Mae Bloc 1C yn adeilad tri llawr sy'n darparu cyfanswm o chwe fflat. Bydd pob llawr yn darparu 2 x 1 unedau ystafell wely gyda gofod i ystafell fyw, ystafell fwyta ac ystafell ymolchi

Bloc 1C yw'r ail bloc o fflatiau ar ochr orllewinol y datblygiad cyfan, gyda'r prif edrychiad yn gwynebu'r de-orllewin a Phlascrug. Fel pob uned arall, prif nodweddion ei edrychiad fydd ffenestri bae (bay windows) a balconïau juliette ar y llawr uchaf. Bydd mynediad i'r fflatiau ar y llawr gwaelod yn cael eu darparu gan ddrysau blaen ochr tra bo mynediad i'r lloriau uchaf yn cael eu darparu gan y cyntedd allanol.

Yn allanol, bydd yr adeilad yn cael ei orffen gyda rendr llyfn gyda chwonau (quoins) brics a dur wedi'i galfaneiddio ar gyfer y balconi allanol. Bydd manylion asio yn llwyd anthratig, gyda balustradau (balustrades) y balconi yn cael eu cwblhau gyda gwydr. Bydd y to yn cael ei wneud gan ddefnyddio llechen naturiol.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Gymraeg

DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol

DM05 Datblygiad Cynaliadwy a Budd Cynllunio

DM06 Dylunio a Chreu Lle o Safon Uchel

DM07 Ardaloedd Cadwraeth

DM09 Dylunio a Symudiad

DM10 Dylunio a Thirweddu
DM13 Systemau Draenio Cynaliadwy
DM14 Cadwraeth Natur a Chysylltedd Ecolegol
DM15 Cadw Bioamrywiaeth Leol
DM17 Y Dirwedd yn Gyffredinol
DM19 Tirwedd Hanesyddol a Diwylliannol
DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
LU02 Gofynion ar gyfer pob datblygiad preswyl
LU04 Diwallu amrywiaeth o anghenion tai
LU05 Sicrhau bod datblygiad tai yn cael ei gyflawni
LU06 Dwysedd Tai
LU24 Darparu Gofod Agored Newydd
S01 Twf Cynaliadwy
S02 Datblygu mewn Canolfannau Gwasanaeth Trefol (USCs)
S05 Tai Fforddiadwy

SPG 2015 Y Gymuned a'r Gymraeg
SPG Ebrill 2014 Mannau Agored
Taflen Gymorth SPG 2015 Y Gymuned a'r Gymraeg
SPG 2015 Safonau Parcio CSC
SPG 2015 Asesiad Trafnidiaeth
SPG 2015 Amgylchedd a Dylunio Adeiledig
SPG 2015 Cadwraeth Natur
SPG 2014 Tai Fforddiadwy
Taflen Gymorth SPG 2014 Tai Fforddiadwy

Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
TAN1 Cyd-astudiaeth Argaeledd Tir ar gyfer Tai (2015)
TAN2 Cynllunio a Thai Fforddiadwy (2006)
TAN5 Cadwraeth Natur a Chynllunio (2009)
TAN12 Cynllunio (2016)
TAN18 Trafnidiaeth (2007)
TAN20 Cynllunio a'r Iaith Gymraeg (2017)
TAN24 Yr Amgylchedd Hanesyddol (2017)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; 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 anfanteision a wynebir gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl sy'n perthyn i grwpiau gwarchoddedig pan fydd yr anghenion hyn yn wahanol i anghenion pobl eraill;
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION I'R YMGYNGHORIAD

Cyngor Tref Aberystwyth— Gwrthwynebu'r cais ar sail bod seilwaith y ffordd yn annigonol ar gyfer y traffig a fydd o ganlyniad i ddatblygiad o'r maint hwn gyda'r heolydd a nodwyd sy'n cael eu defnyddio gan gerddwyr / llwybrau i'r ysgol ac ati; effaith ar yr Ysgol Gelf gyfagos; diffyg lle parcio; diffyg storio gwastraff; diffyg storio beiciau; mae tynnu'r coed cyn cael caniatad cynllunio yn hollol annerbyniol yn ogystal â'r niwed i fioamrywiaeth yr ardal leol; mae'r system ddraenio yn annigonol i ddarparu ar gyfer y datblygiad.

Gwasanaethau Priffyrdd Ceredigion – Dim gwrthwynebiad, yn ddibynnol ar amodau

Gwasanaethau Draenio Tir – Angen cymeradwyaeth gan SUDs

Ecoleg – Dim gwrthwynebiad, yn ddibynnol ar amodau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad, yn ddibynnol ar amodau

Dŵr Cymru— Dim gwrthwynebiad, yn ddibynnol ar amodau

Cafwyd tri gwrthwynebiad gan drydydd parti yn gwrthwynebu'r cynllun ar sail y bydd datblygiad yn effeithio ar ddatblygiad yr hen swyddfa dreth; effeithio ar yr Ysgol Gelf; Pryderon diogelwch priffyrdd; colli manau gwyrdd; nad oes darpariaeth parcio wedi'i chynnal; cysgod / colli golau i Rhodfa Plascrug; a gor-ddatblygiad y safle.

CASGLIAD

Dywed Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004: "Os rhoddir ystyriaeth i'r cynllun datblygu er mwyn gwneud penderfyniad o dan y Deddfau Cynllunio, bydd yn rhaid i'r penderfyniad hwnnw fod yn unol â'r cynllun oni bai fod ystyriaethau perthnasol yn awgrymu fel arall."

Er bod y cynllun cyffredinol wedi'i gyflwyno mewn pedwar cais sy'n cawmpasu pedwar bloc, er mwyn penderfyni ar y ceisiadau bydd ystyriaeth yn cael ei rhoi i'r cynnig yn ei gyfanrwydd ac nid ar y cynlluniau'n unigol.

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

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

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

Cyfanswm y gofynion ar gyfer darparu tai yn Aberystwyth fel y nodir yn y CDLI yw 1877. Mae'r ffigurau monitro tai CDLI diweddaraf (Ebrill 2023) yn dangos mai dim ond 647 o anheddau sydd wedi'u cwblhau yn y Ganolfan Gwasanaethau Trefol gyda chaniatâd ar gyfer 230 o anheddau pellach. Felly, gan gyfrif eiddo sydd wedi'u dymchwel a'u haddasu (-71) mae lle i 1071 o anheddau eraill yn Aberystwyth. Oherwydd hyn, ystyrir y byddai'r cynigion yn cydymffurfio â Pholisïau S01 a S02 y CDLI a derbynnir yr egwyddor o ddatblygu.

Mae polisi DM01 sy'n Rheoli Effeithiau Datblygu ar Gymunedau a'r Gymraeg yn ei gwneud yn ofynnol i Asesiad Effaith ar Gymunedau a'r Gymraeg (CLIA) i gael ei ddarparu mewn perthynas â datblygiadau tai o fewn canolfannau gwasanaeth lle byddai'r ddarpariaeth yn cael ei gynnig ynghynt na'r hyn a cyfeirir ato yn Natganiad y Grŵp Anheddu.

Ni fyddai'r ddarpariaeth tai arfaethedig yn cael ei gynnig ynghynt na'r hyn y cyfeirir ato yn y Datganiad Grŵp Anheddu, ac oherwydd hyn, ystyrir y gellir cyflawni'r datblygiad heb effeithio'n negyddol ar broffil Cymunedol ac Ieithyddol Aberystwyth.

Mae Polisi S05 y CDLI sy'n ymdrin â Thai Fforddiadwy yn ei gwneud yn ofynnol i bob datblygiad preswyl ddarparu tai fforddiadwy ar y safle neu gyfraniad tuag at ddarpariaeth tai fforddiadwy. Yn yr achos hwn, ac o ystyried bod cyfanswm o 24 o fflatiau i'w darparu yn gyfangwbl, er mwyn bodloni polisi S05, mae'n ofynnol i'r gwerth cyfatebol o 4.8 annedd fforddiadwy gael eu darparu naill ai ar y safle neu drwy swm cymudo.

Yn dilyn trafodaethau gyda'r datblygwr, cytunwyd y bydd cyfanswm o bedair uned fforddiadwy yn cael eu darparu ynghyd â swm cymudol i osgoi unrhyw ddiffyg.

Bydd y bedair uned fforddiadwy yn cael eu gosod ar y llawr gwaelod a byddant yn addas ar gyfer mynedia di gadeiriau olwyn. Bydd yr unedau fforddiadwy yn cael eu dyrannu yn gyntaf fel aneddau Rhenti Canolradd gyda'r opsiwn o fewn polisi S106 i droi'r cytundeb i Swm Gostyngol i'w Werthu. Bydd y swm cymudo'n cael ei wneud cyn i'r bumed uned gael ei darparu.

Mae Polisi DM06 yn ceisio diogelu amwynder preswylwyr sy'n byw gerllaw rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfeydd. Nid oes unrhyw eiddo preswyl yn ffinio â'r safle.

DM06 yw'r polisi CDLI ac yn nodi y dylai Datblygiad gael ei ystyried yn llawn a chyfrannu'n gadarnhaol at yr amgylchedd leol a'r ardal leol sy'n cwmpasu safle. Dylai'r datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, cyflwr, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dylunio arloesol wrth ystyried arbenigrwydd lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a deunydd. Dylai cynigion datblygu hefyd ategu'r safle a'i amgylchoedd o ran cynllun, parchu safbwyntiau i mewn ac allan o'r safle, gan gynhyrchu ffurf gydlynol mewn perthynas â graddfa, uchder a chyfran y ffurf adeiledig bresennol.

Mae polisi DM06 Dylunio ac Amgylchedd Adeiledig o'r Canllawiau Cynllunio Atodol (CCA) sydd wedi'i fabwysiadu gan y cyngor yn rhoi arweiniad ar y materion y mae angen eu hystyried wrth ddatblygu amrywiol adeiladau. Mae Adran 2 o'r CCA yn ystyried sut y dylai cynigion ymateb i Gymeriad Ceredigion. Mae Ceredigion yn ffodus o fod â hanes cyfoethog, sy'n cael ei adlewyrchu yn gyson mewn adeiladau a lleoedd niferus ar draws y sir. Er mwyn gwella ansawdd amgylchedd adeiledig Ceredigion, mae'n hanfodol bod datblygiadau newydd yn seiliedig ar asesiad trylwyr o gymeriad lleol.

Mae'r CCA yn rhoi arweiniad ar yr elfennau perthnasol i'w hystyried wrth ddylunio cynnig sy'n ymateb i gymeriad lleol Ceredigion, gyda phobl a chysylltedd yn ddwy elfen bresennol o'r pedair prif elfen i'w hystyried.

Ystyrir maint a dyluniad y datblygiad arfaethedig i adlewyrchu yr anheddau a geir ar Coedlan y Llwyfen ac i Heol y Buarth o ran uchder.

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

Mae'r safle wedi'i leoli yn ardal gadwraeth Canol Tref Aberystwyth ac yn union islaw Adeilad rhestredig Gradd II* Edward Davies, er y nodir bod ardal werdd fawr a nodweddir gan goed aeddfed wedi'i lleoli rhwng safle'r cais a'r adeilad rhestredig.

Ystyrir bod y datblygiad arfaethedig wedi'i ddylunio'n bwrpasol er mwyn peidio â chystadlu â'r ased o ran amlygrwydd ar

ochr y bryn. Yn hytrach, fe'i cynlluniwyd i edrych fel estyniad i ddelwedd y stryd ar Ffordd Stanley / Coedlan y Llwyfen. O ystyried bod ardal werdd yng nghefn y safle a bod uchder y datblygiad, sy'n ymestyn hyd at Ffordd Stanley / Coedlan y Llwyfen, ac yn is nag adeilad Edward Davies, ystyrir na fydd y datblygiad arfaethedig yn arwain at niwed i leoliad yr adeiladau rhestredig hyn na'r ardal gadwraeth ehangach.

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

Byddai mynediad i gerbydau i'r datblygiad arfaethedig ar hyd Ffordd Stanley gyda chyfanswm o 55 o leoedd parcio ceir yn cael eu darparu i wasanaethu'r llety preswyl cyffredinol yng nghyfadeilad Brynderw.

Felly, ystyrir bod y cynnig yn cyd-fynd â'r safonau parcio mabwysiedig fel y nodir yn y CCA o ddarparu rhwng 0.5 ac 1 lle parcio ceir fesul fflat.

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

Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a symudiad ar briffyrdd, ac mae digon o gapasiti o fewn y rhwydwaith priffyrdd presennol i ymdopi a'r traffig ychwanegol o ganlyniad i'r datblygiad hwn ac felly mae'n cydymffurfio ag egwyddorion creu lleoedd sef PPW, Cymru'r Dyfodol, TAN18, a pholisïau DM03 a DM04 Cynllun Datblygu Lleol Ceredigion.

Mae DM14 a DM15 o'r Cynllun Datblygu Lleol yn ceisio cynnal a gwella bioamrywiaeth a diogelu safleoedd pwysig sydd dan warchodaeth. Bydd safleoedd, cynefinoedd a rhywogaethau sy'n cael eu gwarchod yn benodol, yn amhenodol, neu'n gyfuniad o'r ddau, ond yn cael eu caniatáu lle y gwelir bod y cynnig yn cyfrannu at amddiffyn, gwella neu reolaeth buddiol o'r safle, cynefin neu rywogaeth neu mewn amgylchiadau penodol eraill sydd wedi'i nodi mewn polisi. Mae CCA y cyngor ar fioamrywiaeth yn darparu arweiniad ar sut i asesu'r effaith y mae datblygiad yn ei gael ar safleoedd penodol neu ar rywogaethau sydd dan warchodaeth.

Cynhaliwyd Arfarniad Ecolegol Rhagarweiniol gan gynnwys arolwg estynedig ar gynefin ei gynnal a noswyd bod y safle'n cael ei gydnabod fel brydgydd a glaswlltir wedi'i wella. Ystyriwyd bod y cynefinoedd ar y safle o werth ecolegol isel er eu bod yn medru ymgatrefu moch daear, draenogod ac ymlusgiaid.

Ymgynghorwyd â'r Ecolegydd Cynllunio Sirol wrth ystyried y cais cynllunio ac nid yw'n codi unrhyw wrthwynebiad yn ddibynnol ar amod.

O ystyried faint mor agos ydyw at ffos Plascrug, sydd wedi'i chysylltu'n hydrolegol âg ardal sydd wedi'i ddynodi'n SAC Morol Gorllewin Cymru ac SPA Gogledd Bae Ceredigion, cynhaliwyd Asesiad Rheoleiddio Cynefinoedd a ddaeth i'r casgliad bod effaith posibl ar nodweddion dynodedig yr SAC ac SPA o lygredd ac argaeledd ysglyfaeth yn ystod cyfnod adeiladu'r datblygiad.

O ganlyniad, argymhellir gosod amod wedi'i eirio'n briodol pe bai'r cynnig yn cael ei gefnogi sy'n mynnu bod gwaith yn cael ei wneud yn unol â Chynllun Rheoli Amgylcheddol Adeiladu y cytunwyd arno.

Ystyrir bod y safle ym mharth llifogydd A, fel sy'n cael ei ddangos ar Fap Cyngor Datblygu Cyfoeth Naturiol Cymru, ac ym mharth llifogydd 2 sydd i'w gweld ar y map llifogydd ar gyfer cynllunio, sef y wybodaeth ddiweddaraf a'r wyboaeth orau posibl mewn perthynas â llifogydd. O ystyried lle mae'r llifogydd yn effeithio ar safle'r cais, mae Cyfoeth Naturiol Cymru wedi dod i'r casgliad y byddai cynigion i'r safle yn dderbyniol, ar yr amod bod y datblygwr yn ymwybodol am y risgiau llifogydd posibl i'r ardaloedd hyn.

Mae adran gwasanaethau technegol y cyngor eu hunain wedi cynghori bod angen cymeradwyaeth gan yr adran System Ddraenio Cynaliadwy (SUDs) gan ddarparu manylion ynghylch sut i leihau'r risg o lifogydd dŵr arwyneb. Felly, ystyrir y gellid rheoli gwaredu dŵr wyneb yn briodol drwy broses gymeradwyo'r SUDs, oherwydd hynny ni ystyrir bod y datblygiad arfaethedig yn cynyddu'r risg o lifogydd.

Wrth ddod i gasgliad felly, ystyrir bod y cynnig yn dderbyniol ac y gellir ei gefnogi. Nid oes unrhyw wrthwynebiadau perthnasol i'r cynllun cyffredinol ac argymhellir cymeradwyo'r cais yn amodol ar gwblhau cytundeb A106 ynghylch darparu tai fforddiadwy.

ARGYMHELLIAD

GOHIRIO'r cais er mwyn cwblhau cytundeb A106 ynghylch darparu tai fforddiadwy a chymeradwyo'r cais yn yn ddibynnol ar amodau wedi i'r cytundeb A106 gael ei gwblhau.

Application Reference	A230306
Received	20-04-2023
Proposal	The proposed development consists of a new build detached block of flats, three storeys in height, containing 6 no flats with associated car parking and communal amenity spaces. (Block 1C)
Site Location	Block 1C, Bryn Derw Stanley Road, Aberystwyth, Ceredigion, SY23 1LB
Application Type	Full Planning
Applicant	Mr D J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY
Asiant / Agent	Mr Mark Bedder (BCD-Architecture), Creative Units 2, Arts Centre Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3GL

THE SITE AND RELEVANT PLANNING HISTORY

The application site is a sloping elongated parcel of land located between the parking area serving the former tax offices at Plascrug and an access road which provides both pedestrian and vehicular access to the Bryn Derw building in the Buarth area of Aberystwyth.

On higher ground to the north east of the site is the listed Edward Davies Building which is part of the Aberystwyth University's estate. Land between the Edward Davies building and the application site is characterised by greenery and mature trees. The former tax office building is to the south whilst to the north-west are Buarth Road and Stanley Road. The site is located within the town's conservation area.

There is no planning history to this particular parcel of land although planning permission was recently granted for the refurbishment of the Bryn Derw building, the erection of a block of flats to the east of Bryn Derw and the change of use of part of the former tax building and its extension to residential accommodation.

DETAILS OF DEVELOPMENT

The application is one of four full applications under consideration which in total seeks to provide a total of 24 flats. The applications have been submitted separately and cover four blocks each to be sited in a linear fashion running from north-west to south-east.

The application under consideration as part of this application covers the building identified as Block 1C and is the second most westerly unit of the four.

Block 1C is a three floor building providing a total of six flats. Each floor looks to provide 2 x 1 bedroomed units with living dining space and bathroom.

Block 1C is second block of flats on the western side of the overall development with its main elevation facing the south west and Plascrug Avenue. Like all other units, the main elevation incorporates bay windows and juliette balconies on the upper floor. Access to the ground floor flats are provided by front side doors whilst access to the upper floors are provided via the external concourse area.

Externally the building would be finished in smooth render with facing brickwork quoins and galvanised steel to the external balcony. Joinery details would be finished in anthracite grey, with balcony balustrades finished in glass. The pitched roof would be finished in natural slate.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking

DM07 Conservation Areas

DM09 Design and Movement
DM10 Design and Landscaping
DM13 Sustainable Drainage Systems
DM14 Nature Conservation and Ecological Connectivity
DM15 Local Biodiversity Conservation
DM17 General Landscape
DM19 Historic and Cultural Landscape
DM20 Protection of Trees| Hedgerows and Woodlands
LU02 Requirements Regarding All Residential Developments
LU04 Meeting a Range of Housing Needs
LU05 Securing the Delivery of Housing Development
LU06 Housing Density
LU24 Provision of New Open Space
S01 Sustainable Growth
S02 Development in Urban Service Centres (USCs)
S05 Affordable Housing

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

Future Wales: The National Plan 2040
Planning Policy Wales (edition 11, February 2021)
TAN1 Joint Housing Land Availability Studies (2015)
TAN2 Planning and Affordable Housing (2006)
TAN5 Nature Conservation and Planning (2009)
TAN12 Design (2016)
TAN18 Transport (2007)
TAN20 Planning and the Welsh Language (2017)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Tref Aberystwyth Town Council – Object the proposal on grounds that road infrastructure is inadequate for the traffic generated by this size of development with the said roads used by pedestrians / routes to schools etc; impact on the neighbouring School of Art; lack of parking; lack of waste storage; lack of bike storage; the removal of trees prior to planning consent is unacceptable as well as the damage done to the area's biodiversity; drainage system is inadequate to cater for the development.

Ceredigion Highways – No Objection STC

Land Drainage – SUDs approval required

Ecology – No Objection STC

Natural Resources Wales – No Objection STC

Dŵr Cymru / Welsh Water – No Objection STC

Three third party objections received objecting the scheme on grounds that development will impact the development of the former tax office; impact on the School of Art; highway safety concerns; loss of green space; no parking provision proposed; overshadowing / loss of light to Plasrug Avenue; and over-development of site.

CONCLUSION

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

Notwithstanding that the overall scheme has been submitted in four applications covering four blocks, for the purpose of the determination of the applications consideration will be given to the proposal as a whole and not on an individual basis.

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

Policy S01 of the LDP relates to Sustainable Growth and this identifies that approximately 6,544 dwellings are required to be developed by the end of the plan period in 2022. The Strategy of the LDP is that over the plan period 51% of new housing development across the County will occur in the Urban Service Centres, 24% in the Rural Service Centres and 25% in other settlements and locations (including linked settlements).

The application site lies within the defined settlement boundary of Aberystwyth, which is identified as an Urban Service Centre (USC) within the Local Development Plan (LDP).

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

The total requirement for housing delivery within the Aberystwyth as set out in the LDP is 1877. The latest LDP housing monitoring figures (April 2023) shows that only 647 dwellings have been completed in the Urban Service Centre with extant permission for a further 230 dwellings. Therefore, accounting for demolitions and conversions (-71) there is capacity for a further 1071 dwellings in Aberystwyth. As such, it is considered that the proposals would comply with Policies S01 and S02 of the LDP and the principle of development is accepted.

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

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

Policy S05 of the LDP which deals with Affordable Housing requires all residential development to provide onsite affordable housing or a contribution towards affordable housing provision. In this instance, and given that there are a total of 24 flats to be provided overall, in order to satisfy policy S05 there is a requirement for the equivalent value of 4.8 affordable dwellings to be provided either on site or by a commuted sum.

Following negotiations with the developer it has been agreed that a total of four affordable units will be provided together with a commuted sum to make the shortfall.

The four affordable units will all be located on the ground floor and will be wheelchair accessible. The affordable units will firstly be allocated as Intermediate Rents with the option within the S106 agreement to flip to Discounted for Sale. The commuted sum will be made prior to the occupation of the fifth unit.

Policy DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. There are no residential properties to the immediate vicinity of the site.

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

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

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

The scale and design of the proposed development is considered to reflect that of the dwellings found on Elm Tree Avenue and to Buarth Road in terms of height.

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

The site is situated within the Aberystwyth Town Centre conservation area and directly below the grade II* listed Edward

Davies Building although it is noted that a large green area characterised by mature trees is positioned between the application site and the listed building.

The proposed development is considered to be sensitively designed as not to compete with the asset in terms of prominence on the hillside, rather it has been designed as to appear as an extension to the streetscene of Stanley Road / Elm Tree Avenue. Given that there is a green area to the rear of the site and that height of the development, which cascades down towards Stanley Road / Elm Tree Avenue, is below the Edward Davies building it is considered that the proposed development will not give rise to detrimental harm to the setting of these listed buildings or the wider conservation area.

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

Vehicular access to the proposed development would be via Stanley Road with a total of 55 car parking spaces will be provided to serve the overall residential accommodation at the Brynderw complex.

The proposal is therefore considered to accord with the adopted parking standards as set out in the SPG of providing between 0.5 and 1 car parking space per apartment.

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

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

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

A Preliminary Ecological Appraisal including extended habitat survey was carried out and the site was identified as scrub and improved grassland. Habitats on site were considered to be of low ecological value although capable of supporting badgers, hedgehogs and reptiles.

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

In view of its proximity to the Plascrug ditch, which is hydrologically connected to the designated West Wales Marine SAC and the Northern Cardigan Bay SPA, a Habitats Regulation Assessment was undertaken which concluded potential impact on designated features of the SAC and SPA from pollution and prey availability during the construction phase of development.

As a result it is recommended that an appropriately worded condition be imposed should the proposal be supported requiring works to be undertaken in strict accordance with an agreed Construction Environmental Management Plan.

The site is considered to be in flood zone A as shown on NRW's Development Advice Map, and Flood zone 2 as shown on the Flood map for planning which is the most up to date and best available information in respect of flooding. NRW have concluded that given the location of flood risk shown to be affecting the application site the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

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.

In conclusion it is considered that the proposal is acceptable and can be supported. There are no material objections to the overall scheme and it is recommended that the application be approved subject to conditions subject to the completion of a S106 agreement regarding the provision of affordable housing.

RECOMMENDATION:

To DEFER the application for completion of a S106 agreement regarding the provision of affordable housing and to approve the application subject to conditions once the S106 agreement is complete.

2.4. A230308



Rhif y Cais A230308

Derbyniwyd 21-04-2023

Y Bwriad Datblygiad arfaethedig yn cynnwys bloc newydd ar wahân o fflatiau dau lawr gyda lle yn y to, sy'n cynnwys pedwar fflat gyda meysydd parcio cysylltiedig a manau amwynder cymunedol. (Bloc 1D).

Lleoliad Safle Brynderw, Ffordd Stanley, Aberystwyth, SY23 1LB

Math o Gais Cynllunio llawn

Ymgeisydd Mr D J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY

Asiant Mr Mark Bedder (BCD-Architecture), Creative Units 2, Arts Centre Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3GL

Y SAFLE A'I HANES PERTHNASOL O RAN CYNLLUNIO

Mae safle'r cais yn ddarn o dir hir a chul ar lethr sydd wedi'i leoli rhwng safle parcio'r hen swyddfeydd trethi ym Mhlascrug a heol mynediad sy'n darparu mynediad i gerddwyr a cherbydau i adeiladau Bryn Derw ac ardal Buarth, Aberystwyth.

Ar dir uwch i'r gogledd ddwyrain o'r safle mae adeilad rhestredig Edward Davies sy'n rhan o ystâd Prifysgol Aberystwyth. Mae'r tir rhwng adeilad Edward Davies a safle'r cais yn nodweddiadol yn cynnwys manau gwyrdd choed hen. Mae adeilad yr hen swyddfa dreth i'r de tra i'r gogledd orllewin mae Heol y Buarth a Ffordd Stanley. Mae'r safle wedi'i leoli o fewn ardal gadwraeth y dref.

Nid oes unrhyw hanes cynllunio i'r rhan penodol hwn o dir, er i ganiatad gael ei roi yn ddiweddar i adnewyddu adeilad Bryn Derw, codi bloc o fflatiau i'r dwyrain o Bryn Derw a newid defnydd rhan o'r adeilad treth ac estyniad at bwrpas llety preswyl.

MANYLION Y DATBLYGIAD

Mae'r cais yn un o bedwar cais llawn sy'n cael eu hystyried ac sy'n gofyn am ganiatad i adeiladu hyd at 24 o fflatiau. Mae'r ceisiadau wedi'u cyflwyno arwahân ac yn cynnwys pedwar bloc o fflatiau ar gyfer pob safle sydd i'w lleoli mewn llinell a fydd yn rhedeg o'r gogledd-orllewin i'r de-ddwyrain.

Mae'r cais sy'n cael ei ystyried fel rhan o'r cais hwn yn cynnwys yr adeilad a nodwyd fel Bloc 1D a dyma'r uned mwyaf gorllewinol o'r pedwar.

Mae Bloc 1D yn adeilad dau lawr sydd â llety yn y tô ac felly'n darparu cyfanswm o bedwar fflat. Bydd y llawr gwaelod yn darparu 2 x 1 unedau ystafell wely gyda gofod i ystafell fyw, ystafell fwyta ac ystafell ymolchi, tra bod y llawr uwch yn darparu 2 x 2 ystafell wely maisonettes gyda gofod i ystafell fyw, ystafell fwyta ac ystafell ymolchi ar un llawr, ac ystafelloedd gwely ac ail ystafell ymolchi yn y llety yn y tô.

Bloc 1D sydd wedi'i leoli ar yr ochr mwyaf gorllewinol o'r holl ddatblygiad gyda'r prif edrychiad yn gwynebu'r de-orllewin â Phlascrug. Fel pob uned arall, prif nodweddion ei edrychiad fydd ffenestri bae (bay windows) a balconïau juliette ar y llawr uchaf. Bydd mynediad i'r fflatiau ar y llawr gwaelod yn cael eu darparu gan ddrysau blaen ochr tra bo mynediad i'r lloriau uchaf yn cael eu darparu gan y cyntedd allanol.

Yn allanol, bydd yr adeilad yn cael ei orffen gyda rendr llyfn gyda chwonau (quoins) brics a dur wedi'i galfaneiddio ar gyfer y balconi allanol. Bydd manylion asio yn llwyd anthratig, gyda balwstradau (balustrades) y balconi yn cael eu cwblhau gyda gwydr. Bydd y to yn cael ei wneud gan ddefnyddio llechen naturiol.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Gymraeg

DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol

DM05 Datblygiad Cynaliadwy a Budd Cynllunio

DM06 Dylunio a Chreu Lle o Safon Uchel

DM07 Ardaloedd Cadwraeth

DM09 Dylunio a Symudiad

DM10 Dylunio a Thirweddu
DM13 Systemau Draenio Cynaliadwy
DM14 Cadwraeth Natur a Chysylltedd Ecolegol
DM15 Cadw Bioamrywiaeth Leol
DM17 Y Dirwedd yn Gyffredinol
DM19 Tirwedd Hanesyddol a Diwylliannol
DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
LU02 Gofynion ar gyfer pob datblygiad preswyl
LU04 Diwallu amrywiaeth o anghenion tai
LU05 Sicrhau bod datblygiad tai yn cael ei gyflawni
LU06 Dwysedd Tai
LU24 Darparu Gofod Agored Newydd
S01 Twf Cynaliadwy
S02 Datblygu mewn Canolfannau Gwasanaeth Trefol (USCs)
S05 Tai Fforddiadwy

SPG 2015 Y Gymuned a'r Gymraeg
SPG Ebrill 2014 Mannau Agored
Taflen Gymorth SPG 2015 Y Gymuned a'r Gymraeg
SPG 2015 Safonau Parcio CSC
SPG 2015 Asesiad Trafnidiaeth
SPG 2015 Amgylchedd a Dylunio Adeiledig
SPG 2015 Cadwraeth Natur
SPG 2014 Tai Fforddiadwy
Taflen Gymorth SPG 2014 Tai Fforddiadwy

Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
TAN1 Cyd-astudiaeth Argaeledd Tir ar gyfer Tai (2015)
TAN2 Cynllunio a Thai Fforddiadwy (2006)
TAN5 Cadwraeth Natur a Chynllunio (2009)
TAN12 Cynllunio (2016)
TAN18 Trafnidiaeth (2007)
TAN20 Cynllunio a'r Iaith Gymraeg (2017)
TAN24 Yr Amgylchedd Hanesyddol (2017)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; 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 anfanteision a wynebir gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl sy'n perthyn i grwpiau gwarchoddedig pan fydd yr anghenion hyn yn wahanol i anghenion pobl eraill;
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i nodir yn Neddf 2015. Wrth roi'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 I'R YMGYNGHORIAD

Cyngor Tref Aberystwyth— Gwrthwynebu'r cais ar sail bod seilwaith y ffordd yn annigonol ar gyfer y traffig a fydd o ganlyniad i ddatblygiad o'r maint hwn gyda'r heolydd a nodwyd sy'n cael eu defnyddio gan gerddwyr / llwybrau i'r ysgol ac ati; effaith ar yr Ysgol Gelf gyfagos; diffyg lle parcio; diffyg storio gwastraff; diffyg storio beiciau; mae tynnu'r coed cyn cael caniatad cynllunio yn hollol annerbyniol yn ogystal â'r niwed i fioamrywiaeth yr ardal leol; mae'r system ddraenio yn annigonol i ddarparu ar gyfer y datblygiad.

Gwasanaethau Priffyrdd Ceredigion – Dim gwrthwynebiad, yn ddibynnol ar amodau

Gwasanaethau Draenio Tir – Angen cymeradwyaeth gan SUDs

Ecoleg – Dim gwrthwynebiad, yn ddibynnol ar amodau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad, yn ddibynnol ar amodau

Dŵr Cymru— Dim gwrthwynebiad, yn ddibynnol ar amodau

Cafwyd tri gwrthwynebiad gan drydydd parti yn gwrthwynebu'r cynllun ar sail y bydd datblygiad yn effeithio ar ddatblygiad yr hen swyddfa dreth; effeithio ar yr Ysgol Gelf; Pryderon diogelwch priffyrdd; colli manau gwyrdd; nad oes darpariaeth parcio wedi'i chynnal; cysgodi / colli golau i Rhodfa Plascrug; a gor-ddatblygiad y safle.

CASGLIAD

Dywed Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004: "Os rhoddir ystyriaeth i'r cynllun datblygu er mwyn gwneud penderfyniad o dan y Deddfau Cynllunio, bydd yn rhaid i'r penderfyniad hwnnw fod yn unol â'r cynllun oni bai fod ystyriaethau perthnasol yn awgrymu fel arall."

Er bod y cynllun cyffredinol wedi'i gyflwyno mewn pedwar cais sy'n cawmpasu pedwar bloc, er mwyn penderfyni ar y ceisiadau bydd ystyriaeth yn cael ei rhoi i'r cynnig yn ei gyfanrwydd ac nid ar y cynlluniau'n unigol.

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

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

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

Cyfanswm y gofynion ar gyfer darparu tai yn Aberystwyth fel y nodir yn y CDLI yw 1877. Mae'r ffigurau monitro tai CDLI diweddaraf (Ebrill 2023) yn dangos mai dim ond 647 o anheddau sydd wedi'u cwblhau yn y Ganolfan Gwasanaethau Trefol gyda chaniatâd ar gyfer 230 o anheddau pellach. Felly, gan gyfrif eiddo sydd wedi'u dymchwel a'u haddasu (-71) mae lle i 1071 o anheddau eraill yn Aberystwyth. Oherwydd hyn, ystyrir y byddai'r cynigion yn cydymffurfio â Pholisïau S01 a S02 y CDLI a derbynnir yr egwyddor o ddatblygu.

Mae polisi DM01 sy'n Rheoli Effeithiau Datblygu ar Gymunedau a'r Gymraeg yn ei gwneud yn ofynnol i Asesiad Effaith ar Gymunedau a'r Gymraeg (CLIA) i gael ei ddarparu mewn perthynas â datblygiadau tai o fewn canolfannau gwasanaeth lle byddai'r ddarpariaeth yn cael ei gynnig ynghynt na'r hyn a cyfeirir ato yn Natganiad y Grŵp Anheddu.

Ni fyddai'r ddarpariaeth tai arfaethedig yn cael ei gynnig ynghynt na'r hyn y cyfeirir ato yn y Datganiad Grŵp Anheddu, ac oherwydd hyn, ystyrir y gellir cyflawni'r datblygiad heb effeithio'n negyddol ar broffil Cymunedol ac Ieithyddol Aberystwyth.

Mae Polisi S05 y CDLI sy'n ymdrin â Thai Fforddiadwy yn ei gwneud yn ofynnol i bob datblygiad preswyl ddarparu tai fforddiadwy ar y safle neu gyfraniad tuag at ddarpariaeth tai fforddiadwy. Yn yr achos hwn, ac o ystyried bod cyfanswm o 24 o fflatiau i'w darparu yn gyfangwbl, er mwyn bodloni polisi S05, mae'n ofynnol i'r gwerth cyfatebol o 4.8 annedd fforddiadwy gael eu darparu naill ai ar y safle neu drwy swm cymudo.

Yn dilyn trafodaethau gyda'r datblygwr, cytunwyd y bydd cyfanswm o bedair uned fforddiadwy yn cael eu darparu ynghyd â swm cymudol i osgoi unrhyw ddiffyg.

Bydd y bedair uned fforddiadwy yn cael eu gosod ar y llawr gwaelod a byddant yn addas ar gyfer mynedia di gadeiriau olwyn. Bydd yr unedau fforddiadwy yn cael eu dyrannu yn gyntaf fel aneddau Rhenti Canolradd gyda'r opsiwn o fewn polisi S106 i droi'r cytundeb i Swm Gostyngol i'w Werthu. Bydd y swm cymudo'n cael ei wneud cyn i'r bumed uned gael ei darparu.

Mae Polisi DM06 yn ceisio diogelu amwynder preswylwyr sy'n byw gerllaw rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfeydd. Nid oes unrhyw eiddo preswyl yn ffinio â'r safle.

DM06 yw'r polisi CDLI ac yn nodi y dylai Datblygiad gael ei ystyried yn llawn a chyfrannu'n gadarnhaol at yr amgylchedd leol a'r ardal leol sy'n cwmpasu safle. Dylai'r datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, cyflwr, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dylunio arloesol wrth ystyried arbenigrwydd lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a deunydd. Dylai cynigion datblygu hefyd ategu'r safle a'i amgylchoedd o ran cynllun, parchu safbwyntiau i mewn ac allan o'r safle, gan gynhyrchu ffurf gydlynol mewn perthynas â graddfa, uchder a chyfran y ffurf adeiledig bresennol.

Mae polisi DM06 Dylunio ac Amgylchedd Adeiledig o'r Canllawiau Cynllunio Atodol (CCA) sydd wedi'i fabwysiadu gan y cyngor yn rhoi arweiniad ar y materion y mae angen eu hystyried wrth ddatblygu amrywiol adeiladau. Mae Adran 2 o'r CCA yn ystyried sut y dylai cynigion ymateb i Gymeriad Ceredigion. Mae Ceredigion yn ffodus o fod â hanes cyfoethog, sy'n cael ei adlewyrchu yn gyson mewn adeiladau a lleoedd niferus ar draws y sir. Er mwyn gwella ansawdd amgylchedd adeiledig Ceredigion, mae'n hanfodol bod datblygiadau newydd yn seiliedig ar asesiad trylwyr o gymeriad lleol.

Mae'r CCA yn rhoi arweiniad ar yr elfennau perthnasol i'w hystyried wrth ddylunio cynnig sy'n ymateb i gymeriad lleol Ceredigion, gyda phobl a chysylltedd yn ddwy elfen bresennol o'r pedair prif elfen i'w hystyried.

Ystyrir maint a dyluniad y datblygiad arfaethedig i adlewyrchu yr anheddau a geir ar Coedlan y Llwyfen ac i Heol y Buarth o ran uchder.

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

Mae'r safle wedi'i leoli yn ardal gadwraeth Canol Tref Aberystwyth ac yn union islaw Adeilad rhestredig Gradd II* Edward Davies, er y nodir bod ardal werdd fawr a nodweddir gan goed aeddfed wedi'i lleoli rhwng safle'r cais a'r adeilad rhestredig.

Ystyrir bod y datblygiad arfaethedig wedi'i ddylunio'n bwrpasol er mwyn peidio â chystadlu â'r ased o ran amlygrwydd ar

ochr y bryn. Yn hytrach, fe'i cynlluniwyd i edrych fel estyniad i ddelwedd y stryd ar Ffordd Stanley / Coedlan y Llwyfen. O ystyried bod ardal werdd yng nghefn y safle a bod uchder y datblygiad, sy'n ymestyn hyd at Ffordd Stanley / Coedlan y Llwyfen, ac yn is nag adeilad Edward Davies, ystyrir na fydd y datblygiad arfaethedig yn arwain at niwed i leoliad yr adeiladau rhestredig hyn na'r ardal gadwraeth ehangach.

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

Byddai mynediad i gerbydau i'r datblygiad arfaethedig ar hyd Ffordd Stanley gyda chyfanswm o 55 o leoedd parcio ceir yn cael eu darparu i wasanaethu'r llety preswyl cyffredinol yng nghyfadeilad Brynderw.

Felly, ystyrir bod y cynnig yn cyd-fynd â'r safonau parcio mabwysiedig fel y nodir yn y CCA o ddarparu rhwng 0.5 ac 1 lle parcio ceir fesul fflat.

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

Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a symudiad ar briffyrdd, ac mae digon o gapasiti o fewn y rhwydwaith prifffyrdd presennol i ymdopi a'r traffig ychwanegol o ganlyniad i'r datblygiad hwn ac felly mae'n cydymffurfio ag egwyddorion creu lleoedd sef PPW, Cymru'r Dyfodol, TAN18, a pholisïau DM03 a DM04 Cynllun Datblygu Lleol Ceredigion.

Mae DM14 a DM15 o'r Cynllun Datblygu Lleol yn ceisio cynnal a gwella bioamrywiaeth a diogelu safleoedd pwysig sydd dan warchodaeth. Bydd safleoedd, cynefinoedd a rhywogaethau sy'n cael eu gwarchod yn benodol, yn amhenodol, neu'n gyfuniad o'r ddau, ond yn cael eu caniatáu lle y gwelir bod y cynnig yn cyfrannu at amddiffyn, gwella neu reolaeth buddiol o'r safle, cynefin neu rywogaeth neu mewn amgylchiadau penodol eraill sydd wedi'i nodi mewn polisi. Mae CCA y cyngor ar fioamrywiaeth yn darparu arweiniad ar sut i asesu'r effaith y mae datblygiad yn ei gael ar safleoedd penodol neu ar rywogaethau sydd dan warchodaeth.

Cynhaliwyd Arfarniad Ecolegol Rhagarweiniol gan gynnwys arolwg estynedig ar gynefin ei gynnal a noswyd bod y safle'n cael ei gydnabod fel brydgydd a glaswlltir wedi'i wella. Ystyriwyd bod y cynefinoedd ar y safle o werth ecolegol isel er eu bod yn medru ymgatrefu moch daear, draenogod ac ymlusgiaid.

Ymgynghorwyd â'r Ecolegydd Cynllunio Sirol wrth ystyried y cais cynllunio ac nid yw'n codi unrhyw wrthwynebiad yn ddibynnol ar amod.

O ystyried faint mor agos ydyw at ffos Plascrug, sydd wedi'i chysylltu'n hydrolegol âg ardal sydd wedi'i ddynodi'n SAC Morol Gorllewin Cymru ac SPA Gogledd Bae Ceredigion, cynhaliwyd Asesiad Rheoleiddio Cynefinoedd a ddaeth i'r casgliad bod effaith posibl ar nodweddion dynodedig yr SAC ac SPA o lygredd ac argaeledd ysglyfaeth yn ystod cyfnod adeiladu'r datblygiad.

O ganlyniad, argymhellir gosod amod wedi'i eirio'n briodol pe bai'r cynnig yn cael ei gefnogi sy'n mynnu bod gwaith yn cael ei wneud yn unol â Chynllun Rheoli Amgylcheddol Adeiladu y cytunwyd arno.

Ystyrir bod y safle ym mharth llifogydd A, fel sy'n cael ei ddangos ar Fap Cyngor Datblygu Cyfoeth Naturiol Cymru, ac ym mharth llifogydd 2 sydd i'w gweld ar y map llifogydd ar gyfer cynllunio, sef y wybodaeth ddiweddaraf a'r wyboaeth orau posibl mewn perthynas â llifogydd. O ystyried lle mae'r llifogydd yn effeithio ar safle'r cais, mae Cyfoeth Naturiol Cymru wedi dod i'r casgliad y byddai cynigion i'r safle yn dderbyniol, ar yr amod bod y datblygwr yn ymwybodol am y risgiau llifogydd posibl i'r ardaloedd hyn.

Mae adran gwasanaethau technegol y cyngor eu hunain wedi cynghori bod angen cymeradwyaeth gan yr adran System Ddraenio Cynaliadwy (SUDs) gan ddarparu manylion ynghylch sut i leihau'r risg o lifogydd dŵr arwyneb. Felly, ystyrir y gellid rheoli gwaredu dŵr wyneb yn briodol drwy broses gymeradwyo'r SUDs, oherwydd hynny ni ystyrir bod y datblygiad arfaethedig yn cynyddu'r risg o lifogydd.

Wrth ddod i gasgliad felly, ystyrir bod y cynnig yn dderbyniol ac y gellir ei gefnogi. Nid oes unrhyw wrthwynebiadau perthnasol i'r cynllun cyffredinol ac argymhellir cymeradwyo'r cais yn amodol ar gwblhau cytundeb A106 ynghylch darparu tai fforddiadwy.

ARGYMHELLIAD

GOHIRIO'r cais er mwyn cwblhau cytundeb A106 ynghylch darparu tai fforddiadwy a chymeradwyo'r cais yn yn ddibynnol ar amodau wedi i'r cytundeb A106 gael ei gwblhau.

Rhif y Cais / Application Reference	A230308
Derbyniwyd / Received	21-04-2023
Y Bwriad / Proposal	Proposed development consists of a new build detached block of flats, two storeys in height with roof accommodation, containing 4 no flats with associated car parking and communal amenity spaces. (Block 1D).
Lleoliad Safle / Site Location	Brynderw, Stanley Road, Aberystwyth, SY23 1LB
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr D J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY
Asiant / Agent	Mr Mark Bedder (BCD-Architecture), Creative Units 2, Arts Centre Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3GL

THE SITE AND RELEVANT PLANNING HISTORY

The application site is a sloping elongated parcel of land located between the parking area serving the former tax offices at Plascrug and an access road which provides both pedestrian and vehicular access to the Bryn Derw building in the Buarth area of Aberystwyth.

On higher ground to the north east of the site is the listed Edward Davies Building which is part of the Aberystwyth University's estate. Land between the Edward Davies building and the application site is characterised by greenery and mature trees. The former tax office building is to the south whilst to the north-west are Buarth Road and Stanley Road. The site is located within the town's conservation area.

There is no planning history to this particular parcel of land although planning permission was recently granted for the refurbishment of the Bryn Derw building, the erection of a block of flats to the east of Bryn Derw and the change of use of part of the former tax building and its extension to residential accommodation.

DETAILS OF DEVELOPMENT

The application is one of four full applications under consideration which in total seeks to provide a total of 24 flats. The applications have been submitted separately and cover four blocks each to be sited in a linear fashion running from north-west to south-east.

The application under consideration as part of this application covers the building identified as Block 1D and is the most westerly unit of the four.

Block 1D is a two storey floor building with roof accommodation providing a total of four flats. The ground floor looks to provide 2 x 1 bedroomed units with living dining space and bathroom whilst the upper floor provides 2 x 2 bedroomed maisonettes with the living, bathroom and kitchen on one floor and the bedrooms and a second bathroom in the roof accommodation.

Block 1D is to be located on the western side of the overall development with its main elevation facing the south west and Plascrug Avenue. Like all other units, the main elevation incorporates bay windows and juliette balconies on the upper floor. Access to the ground floor flats are provided by front side doors whilst access to the upper floors are provided via the external concourse area.

Externally the building would be finished in smooth render with facing brickwork quoins and galvanised steel to the external balcony. Joinery details would be finished in anthracite grey, with balcony balustrades finished in glass. The pitched roof would be finished in natural slate.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking
DM07 Conservation Areas
DM09 Design and Movement
DM10 Design and Landscaping
DM13 Sustainable Drainage Systems
DM14 Nature Conservation and Ecological Connectivity
DM15 Local Biodiversity Conservation
DM17 General Landscape
DM19 Historic and Cultural Landscape
DM20 Protection of Trees| Hedgerows and Woodlands
LU02 Requirements Regarding All Residential Developments
LU04 Meeting a Range of Housing Needs
LU05 Securing the Delivery of Housing Development
LU06 Housing Density
LU24 Provision of New Open Space
S01 Sustainable Growth
S02 Development in Urban Service Centres (USCs)
S05 Affordable Housing

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

Future Wales: The National Plan 2040
Planning Policy Wales (edition 11, February 2021)
TAN1 Joint Housing Land Availability Studies (2015)
TAN2 Planning and Affordable Housing (2006)
TAN5 Nature Conservation and Planning (2009)
TAN12 Design (2016)

TAN18 Transport (2007)

TAN20 Planning and the Welsh Language (2017)

TAN24 The Historic Environment (2017)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Tref Aberystwyth Town Council – Object the proposal on grounds that road infrastructure is inadequate for the traffic generated by this size of development with the said roads used by pedestrians /routes to schools etc; impact on the neighbouring School of Art; lack of parking; lack of waste storage; lack of bike storage; the removal of trees prior to planning consent is unacceptable as well as the damage done to the area's biodiversity; drainage system is inadequate to cater for the development.

Ceredigion Highways – No Objection STC

Land Drainage – SUDs approval required

Ecology – No Objection STC

Natural Resources Wales – No Objection STC

Dŵr Cymru / Welsh Water – No Objection STC

Three third party objections received objecting the scheme on grounds that development will impact the development of the former tax office; impact on the School of Art; highway safety concerns; loss of green space; no parking provision proposed; overshadowing / loss of light to Plascrug Avenue; and over-development of site.

CONCLUSION

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

Notwithstanding that the overall scheme has been submitted in four applications covering four blocks, for the purpose of the determination of the applications consideration will be given to the proposal as a whole and not on an individual basis.

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

Policy S01 of the LDP relates to Sustainable Growth and this identifies that approximately 6,544 dwellings are required to be developed by the end of the plan period in 2022. The Strategy of the LDP is that over the plan period 51% of new housing development across the County will occur in the Urban Service Centres, 24% in the Rural Service Centres and 25% in other settlements and locations (including linked settlements).

The application site lies within the defined settlement boundary of Aberystwyth, which is identified as an Urban Service Centre (USC) within the Local Development Plan (LDP).

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

The total requirement for housing delivery within the Aberystwyth as set out in the LDP is 1877. The latest LDP housing monitoring figures (April 2023) shows that only 647 dwellings have been completed in the Urban Service Centre with extant permission for a further 230 dwellings. Therefore, accounting for demolitions and conversions (-71) there is capacity for a further 1071 dwellings in Aberystwyth. As such, it is considered that the proposals would comply with Policies S01 and S02 of the LDP and the principle of development is accepted.

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

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

Policy S05 of the LDP which deals with Affordable Housing requires all residential development to provide onsite affordable housing or a contribution towards affordable housing provision. In this instance, and given that there are a total of 24 flats to be provided overall, in order to satisfy policy S05 there is a requirement for the equivalent value of 4.8 affordable dwellings to be provided either on site or by a commuted sum.

Following negotiations with the developer it has been agreed that a total of four affordable units will be provided together with a commuted sum to make the shortfall.

The four affordable units will all be located on the ground floor and will be wheelchair accessible. The affordable units will firstly be allocated as Intermediate Rents with the option within the S106 agreement to flip to Discounted for Sale. The commuted sum will be made prior to the occupation of the fifth unit.

Policy DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. There are no residential properties to the immediate vicinity of the site.

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

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

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

The scale and design of the proposed development is considered to reflect that of the dwellings found on Elm Tree Avenue and to Buarth Road in terms of height.

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

The site is situated within the Aberystwyth Town Centre conservation area and directly below the grade II* listed Edward Davies Building although it is noted that a large green area characterised by mature trees is positioned between the application site and the listed building.

The proposed development is considered to be sensitively designed as not to compete with the asset in terms of prominence on the hillside, rather it has been designed as to appear as an extension to the streetscene of Stanley Road / Elm Tree Avenue. Given that there is a green area to the rear of the site and that height of the development, which cascades down towards Stanley Road / Elm Tree Avenue, is below the Edward Davies building it is considered that the proposed development will not give rise to detrimental harm to the setting of these listed buildings or the wider conservation area.

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

Vehicular access to the proposed development would be via Stanley Road with a total of 55 car parking spaces will be provided to serve the overall residential accommodation at the Brynderw complex.

The proposal is therefore considered to accord with the adopted parking standards as set out in the SPG of providing between 0.5 and 1 car parking space per apartment.

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

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

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

A Preliminary Ecological Appraisal including extended habitat survey was carried out and the site was identified as scrub and improved grassland. Habitats on site were considered to be of low ecological value although capable of supporting badgers, hedgehogs and reptiles.

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

In view of its proximity to the Plascrug ditch, which is hydrologically connected to the designated West Wales Marine SAC and the Northern Cardigan Bay SPA, a Habitats Regulation Assessment was undertaken which concluded potential impact on designated features of the SAC and SPA from pollution and prey availability during the construction phase of development.

As a result it is recommended that an appropriately worded condition be imposed should the proposal be supported requiring works to be undertaken in strict accordance with an agreed Construction Environmental Management Plan.

The site is considered to be in flood zone A as shown on NRW's Development Advice Map, and Flood zone 2 as shown on the Flood map for planning which is the most up to date and best available information in respect of flooding. NRW have concluded that given the location of flood risk shown to be affecting the application site the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

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.

In conclusion it is considered that the proposal is acceptable and can be supported. There are no material objections to the overall scheme and it is recommended that the application be approved subject to conditions subject to the completion of a

S106 agreement regarding the provision of affordable housing.

RECOMMENDATION:

To DEFER the application for completion of a S106 agreement regarding the provision of affordable housing and to approve the application subject to conditions once the S106 agreement is complete.

2.5. A230612



Rhif y Cais	A230612
Derbyniwyd	21-08-2023
Y Bwriad	Codi annedd
Lleoliad y Safle	Tir ar Fferm Bron Y Glyn Glynarthen, Llandysul, SA44 6PS
Math o Gais	Cynllun Llawn
Ymgeisydd	Mr a Miss A a B James a Jones, Bron Y Glyn, Glynarthen, Llandysul, Ceredigion, SA44 6PS
Asiant	Mr Robert Thomas (Thomas Login Architecture), Plas Y Berllan, Ffostrasol, Llandysul, Ceredigion, SA44 4TE

Y SAFLE A HANES PERTHNASOL

Mae cais y safle'n cyfeirio at gae amaethyddol mewn ardal anghysbell ac agored o'r ardal wledig, sydd oddeutu 0.5 milltir i'r gogledd o bentref Felin-Wnda. Mae'r caeau yn ffurfio rhan o fferm Bron y Glyn, sydd wedi'i leoli oddeutu 0.4 milltir i'r gogledd. Mae un adeilad preswyl i'r gogledd o'r safle ac un arall i'r de. Fel arall, mae'r safle wedi'i amgylchynu gan gaeau amaethyddol.

Cafwyd cais cynllunio ar gyfer y datblygiad ar y safle i godi annedd fforddiadwy ei gyflwyno i'r Awdurdod Cynllunio Lleol ym mis Mawrth 2018. Cyflwynwyd y cais gan frawd yr ymdeisydd, ond cafodd ei dynnu'n ôl wedi hynny (A180270).

Nid oes unrhyw hanes cynllunio arall sy'n ymwneud â'r safle.

MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn i godi'r annedd fforddiadwy. Bwriedir gosod yr annedd yng nghornel ogledd-orllewinol y cae, wrth ymyl y ffordd, gyda mynedfa newydd wedi'i chreu'n uniongyrchol o'r ffordd. Mae ychydig o'r ffordd er mwyn darparu mynediad ac ardal barcio yn y tu blaen, gyda gardd cymharol fawr wrth ochr ac yn y cefn, sydd wedi'i orchuddio â glaswellt. Dau lawr fydd i'r annedd ei hun, gydag un tafluniad talcen blaen, a garej llawr a hanner wrth ochr. Bydd estyniad tô fflat yn cael ei gynnwys yn y cefn. Cyfanwsm hyd yr annedd fydd 17.35 metr, a chyfanswm lled (gan gynnwys y rhan un llawr yn y cefn) fydd 14.29 metr, a chyfanwsm uchder o 9.1 metr. Cyfanswm arwynebedd y llawr mewnol fydd 270 metr sgwar.

O ran deunyddiau, teils cerrig naturiol fydd y tô, bydd y waliau'n cael eu peintio â roughcast render, gyda wal gerrig naturiol ar wal flaen y tŷ a plinth o frics, bydd y ffenestri a'r drysau naill ai yn upvc neu alwminiwm cyfansawdd mewn llwyd maenlo

O fewn yr annedd, bydd y llawr gwaelod yn cynnwys cegin a lle bwyta mawr, swyddfa, ystafell chwarae/ ystafell westeion, ystafell fyw, 2 x tŷ bach, ac ystafell aml-bwrpas, gyda garej wedi'i atodi. Ar y llawr cyntaf bydd 4 ystafell wely, ystafell ymolchi, ystafell wisgo y gellir cerdded ynddi ac en-suite.

Bydd dŵr ar yr arwyneb yn cael ei drin gan system ddraenio cynaliadwy a suddfan ddŵr.

Bydd Carthion yn cael eu trin gyda thanc carthion a chynllun cyfleuster parod i drin carthion. Anfonwyd e-bost at yr asiant i ofyn am eglurhad, fodd bynnag ni dderbyniwyd ymateb.

Nid oes unrhyw fanylion ynghylch triniaeth y ffin na thirlunio wedi'u cyflwyno.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

- Cymru'r Dyfodol: cynllun cenedlaethol 2040
- PPW Cynllun Cynlluniau Cymru (rhifyn 11, Chwefror 2021)
- TAN2 Cynllunio a Chartrefi Fforddiadwy (2006)
- TAN5 Gwarchod Natur a Chynllunio (2009)

Polisi Cynllunio Lleol Perthnasol

Mae polisïau Cynllun Datblygu Lleol yn berthnasol wrth benderfynu ar y cais hwn:

- S01 Twf Cynaliadwy
- S04 Datblygu mewn aneddiadau cysylltiedig a lleoliadau eraill

- S05 Tai Fforddiadwy
- LU02 Gofynion ar gyfer pob datblygiad preswyl
- LU05 Sicrhau bod datblygiad tai yn cael ei gyflawni
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirweddu
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd

Canllawiau Cynllunio Atodol mabwysiedig perthnasol:

- Tai Fforddiadwy - Medi 2014
- Taflenni Cymorth SPG Tai Fforddiadwy
- Taflen Ganllaw: Tystiolaeth sydd angen ar gyfer Tai Fforddiadwy a Meini Prawf Cymhwysio.
- Cadwraeth Natur SPG – Ionawr 2015
- Amgylchedd a Dylunio Adeiledig - Ionawr 2015
- Safonau Parcio CSC SPG - Ionawr 2015

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; anabled; ailbennu 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 anfanteision a wynebir gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl sy'n perthyn i grwpiau gwarchoddedig pan fydd yr anghenion hyn yn wahanol i anghenion pobl eraill;
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i nodir yn Neddf 2015. Wrth roi'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 Cymunedol Penbryn Community Council** - "Barn unfrydol yr aelodau oedd y ddylid cymeradwyo'r cais. Mae hi'n ddigon anodd ar bobl leol bellach i fyw a dod o hyd i gartref yn eu cynefin. Anogwn y Cyngor i gymeradwyo'r cais hwn er lles y gymuned leol a chynnal gwasanaethau ar gyfer y trigolion"
- **Ecolegwr Cynllunio** – Angen gwybodaeth bellach
- **Awdurdod Priffyrdd Lleol** – Argymhellir amodau
- **Draenio Tir** - Angen cymeradwyaeth SuDS

- **Cyfoeth Naturiol Cymru** - Pryder - safle o fewn dalgylch SAC Afon Teifi a bydd yn arwain at fwy o ffosffadau. LPA i ymgymryd â HRA
- **Dwr Cymru** – Dim sylwad

Derbyniwyd un datganiad gan drydydd parti, gan nodi'r canlynol, yn gryno.:

- cwestiynu'r fanyleb a'r angen am y math hwn o annedd
- nid yw'r annedd yn fforddiadwy o ran pris
- mwy o straen ar brif gyflenwad dŵr sydd eisioes dan bwysau
- Mae 6 eiddo sydd ar gael o fewn 5 milltir i Glynarthen am hyd at £200k, yn cynnwys adeilad newydd a Chartref Fforddiadwy
- mwy na 12 eiddo ar gael o fewn 5 milltir i Glynarthen am hyd at £230k
- mae prisiau eiddo wedi gostwng 5.3% a rhagwelir y byddant yn parhau i ostwng trwy 2023/4 a fydd yn gwneud mwy o eiddo'n fforddiadwy wrth symud ymlaen.
- awgrymir fod safle amgen ger y fferm yn fwy addas

CASGLIAD

Dywed Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004: "Os rhoddir ystyriaeth i'r cynllun datblygu er mwyn gwneud penderfyniad o dan y Deddfau Cynllunio, bydd yn rhaid i'r penderfyniad hwnnw fod yn unol â'r cynllun oni bai fod ystyriaethau perthnasol yn awgrymu fel arall."

Mae'r cynllun datblygu ar gyfer Ceredigion yn cynnwys Cymru'r Dyfodol: Cynllun Cenedlaethol 2040 (Cymru'r Dyfodol) a Chynllun Datblygu Lleol Ceredigion 2007-2022 (CDLI). Nid yw Cynllun Datblygu Strategol (SDP) wedi'i fabwysiadu ar gyfer rhanbarth Canolbarth Cymru gan fod y gofyniad am un yn gymharol newydd.

Yn unol â Deddf Cynllunio a Phrynu Gorfodol 2004, pe bai polisi yng Nghymru'r Dyfodol yn gwrthdaro â pholisi o fewn CDLI Ceredigion, yna dylid datrys y gwrthdaro o blaid y Polisi sydd wedi'i gynnwys yng Nghymru'r Dyfodol. Mae hyn oherwydd mai Cymru'r Dyfodol yw'r ddogfen ddiweddaraf i ddod yn rhan o'r cynllun datblygu.

Egwyddor Datblygu

Mae Strategaeth Ofodol Cymru y Dyfodol yn cyfeirio datblygiad i Ardaloedd Twf Cenedlaethol a Rhanbarthol er mwyn sianelu pwysau datblygu i fwrdd o gefn gwlad agored. Mae pum Ardal Twf Rhanbarthol yng Nghanolbarth Cymru a dylai datblygiad yn yr ardaloedd hyn ddiwallu anghenion tai, economaidd a chymdeithasol y rhanbarth. Mae dau o'r pum Ardal Twf Rhanbarthol wedi'u lleoli yng Ngheredigion. Y rhain yw Aberystwyth, Aberteifi, Llanbedr Pont Steffan, Llandysul a Chastellnewydd Emlyn (Adpar). Yn unol â hynny, dylid cyfeirio datblygiadau at yr aneddiadau hyn.

Mae'n hanfodol bod datblygiad mewn ardaloedd gwledig yn gynaliadwy os yw am gyd-fynd â Chymru'r Dyfodol a chyflawni swyddogaeth statudol y system gynllunio. Mae Polisi 4 Cymru y Dyfodol yn diffinio aneddiadau gwledig ffyniannus, gwydn a chynaliadwy fel y rhai a nodweddir gan gymysgedd gyfoethog o dai, cyflogaeth, gwasanaethau a seilwaith sydd wedi'u lleoli yn y mannau iawn i ddiwallu anghenion a dyheadau'r boblogaeth yn y dyfodol. Dylai gwahanol ddefnyddiau gael eu lleoli yn agos at ei gilydd i greu lleoedd egnïol bywiog lle gall pobl gerdded a beicio ac maent yn llai dibynnol ar geir. Dylid sicrhau bod unrhyw ddatblygiad tai gwledig ychwanegol yn digwydd mewn trefi a phentrefi sy'n ymgorffori gweledigaeth Cymru'r Dyfodol o anheddiad gwledig cynaliadwy.

Mae safle'r cais o fewn 'lleoliadau eraill' fel y nodwyd yn y Cynllun Datblygu Lleol mabwysiedig (CDLI) lle caiff datblygiad ei reoli'n llym er budd sicrhau datblygu cynaliadwy a diogelu cefn gwlad agored. Mae Polisi CDLI S04 yn nodi bod tai cyffredinol yn amhriodol o fewn 'lleoliadau eraill' oni bai y gellir ei gyfiawnhau ar y sail ei fod yn diwallu angen tai fforddiadwy heb ei ddiwallu yn yr ardal leol ac yn unol â Pholisi S05; neu angen am fenter wledig sy'n byw yn unol â TAN 6. Mae'r cais cynllunio hwn ar gyfer annedd fforddiadwy, ac nid yw'n cael ei wneud cais amdano fel menter wledig sy'n byw o dan TAN 6. Mae'r Datganiad Tai Fforddiadwy a gyflwynwyd fel rhan o'r cais yn nodi bod yr ymgeiswyr yn helpu ar y fferm deuluol, fodd bynnag, nid yw'r cais ar gyfer annedd TAN 6 ac felly ni ellir rhoi pwysau i hyn fel rhan o benderfyniad y cais.

Mae'r Polisi hefyd yn ei gwneud yn ofynnol i dai fforddiadwy gael eu lleoli yn union wrth ymyl grwpiau presennol o anheddau yn unol â bwriadau paragraff 9.2.22 Polisi Cynllunio Cymru. Er bod Polisi Cynllunio Cymru wedi'i ddiweddarau ers hynny, mae paragraff 3.56 yn parhau i'w gwneud yn ofynnol i ddatblygiadau yng nghefn gwlad gael eu lleoli o fewn aneddiadau cyfagos lle gellir ei letya orau o ran seilwaith, mynediad, cynefinoedd a chadwraeth tirlunio, ac mae'n nodi y gallai mewnlenni neu fân estyniadau i aneddiadau presennol fod yn dderbyniol yn enwedig pan fyddant yn diwallu angen lleol am dai fforddiadwy. Ond mae'n rhaid i adeilad newydd yng nghefn gwlad agored i fwrdd o'r aneddiadau presennol barhau i gael ei reoli'n llym.

Mae safle'r cais mewn lleoliad cefn gwlad agored, anghysbell, ac nid yw'n agos at anheddiad sy'n bodoli eisioes. Nid oes mewnlenni neu estyniad bach i anheddiad presennol. Fe'i hamgylchynir gan gaeau amaethyddol, gydag anheddau a

ffermydd ynysig, sydd wedi'u lleoli'n ysbeidiol, ac nad ydynt yn ffurfio grŵp, clwstwr, nac aneddiad. Mae Felin Wnda tua 0.5 milltir i'r de, fodd bynnag mae hwn yn bentrefan gwledig bach, ac nid yn aneddiad. Lleolir pentref Glynarthen tua 1.2 milltir i ffwrdd, ac nid yw'n cael ei adnabod fel anheddiad o fewn y CDLI. Yr anheddiad agosaf, fel y nodwyd o fewn y CDLI, yw Rhydlewys sydd 2.2 milltir i ffwrdd ac sydd â gwasanaethau a chyfleusterau cyfyngedig. Mae Brynhoffnant tua 2.6 milltir i ffwrdd ac mae'n cynnig rhai gwasanaethau a chyfleusterau. Mae'r aneddiadau yn rhy bell i ffwrdd i'w cyrraedd ar droed, ac nid oes palmant parhaus hefyd i ganiatáu cerdded yn ddiogel. Hefyd, nid oes darpariaeth trafniadaeth gyhoeddus o fewn pellter cerdded diogel i safle'r cais. Felly, byddai meddianwyr yn dibynnu'n llwyr ar ddefnyddio cerbyd preifat i gael mynediad at wasanaethau a chyfleusterau. Mae hyn yn groes i bolisi cynllunio cenedlaethol a lleol sy'n ceisio hyrwyddo dulliau cynaliadwy o deithio drwy sicrhau bod datblygiad tai yn cael eu hadeiladu mewn lleoliadau lle gellir cyrchu gwasanaethau a chyfleusterau yn y lle cyntaf trwy gerdded a beicio, yna ar drafniadaeth gyhoeddus ac yna yn olaf gan gerbydau modur preifat.

O ran angen tai fforddiadwy, mae'r Datganiad AH yn nodi bod chwiliad ar Rightmove (Gorffennaf 2023) yn dangos bod prinder cyffredinol o eiddo newydd hyd at werth o £200,000 (cyllideb yr ymgeisydd) a dim eiddo fforddiadwy o fewn 3 milltir i safle'r cais. Mae'n dweud bod un byngalo ar gael ym Mhentregat ar £225,000 ond mae'n rhy bell o'r fferm. Mae'r Datganiad AH yn nodi bod chwiliad o radiws o 5 milltir yn dangos bod nifer o eiddo dros £200,000 gyda nifer cyfyngedig yn is na'r pris hwn.

Mae'r LPA wedi ymgymryd â'i chwiliad ei hun ar-lein (Rightmove (Hydref 2023)), sy'n dangos bod 8 eiddo ar y farchnad o fewn radiws o 5 milltir i safle'r cais hyd at werth £200,000, ac mae hyn yn cynnwys dwy annedd fforddiadwy newydd - un ym Mlaenporth ac un ym Plwmp. Wrth ehangu'r ardal chwilio i 10 milltir o fewn safle'r cais, datgelodd nifer fawr o eiddo sydd ar y farchnad ar hyn o bryd.

O ran cyllideb yr ymgeisydd o £200,000, mae gan yr annedd arfaethedig arwynebedd llawr mewnol cyffredinol o 270 metr sgwâr. Gan gyfeirio at gyfradd adeiladu safonol y Cyngor o £1468.62, byddai'r annedd yn costio tua £397,000 i'w hadeiladu, ac eithrio unrhyw gostau ychwanegol eraill megis costau seilwaith a gwasanaethau. Mae hyn hefyd ar y sail bod yr ymgeiswyr yn cael eu rhoi ar y tir. Hyd yn oed os yw'r gyfradd adeiladu yn cael ei gostwng i ddweud £1000, byddai'n dal i gostio o leiaf £270,000 i'w adeiladu. Yn seiliedig ar hyn, ystyrir yn rhesymol ystyried nad yw'r ymgeiswyr mewn angen tai fforddiadwy, ac y byddent yn gallu fforddio annedd ar y farchnad agored.

Nid oes unrhyw reswm pam fod angen i'r ymgeiswyr breswyllo yn y lleoliad hwn, heblaw am awydd i fyw yn agos at y fferm. Er bod yr Awdurdod Cynllunio Lleol yn gefnogol i bobl leol aros ac eisiau byw'n lleol, mae ehangu'r ardal chwilio i 10 milltir yn parhau i ganiatáu i'r ymgeiswyr fyw'n lleol a chyfrannu at yr economi leol yn yr un ffordd - hyd yn oed yn fwy felly os ydych chi'n byw mewn anheddiad presennol gerllaw gwasanaethau a chyfleusterau presennol, yn hytrach na byw yng nghanol nunlle. Byddai hefyd yn caniatáu i'r ymgeiswyr fyw'n agos at y fferm i helpu fel y mynnent. Nid yw'r ymgeisydd yn cael ei gyflogi ar y fferm, ac nid yw'r cais ar gyfer TAN 6, felly nid oes rheswm swyddogaethol dros fyw yn agos at y fferm ar unwaith. Os oes gofyn i berson ychwanegol fyw yn agos at y fferm yn syth oherwydd anghenion gweithredol y fferm, yna dylid gwneud cais am annedd TAN 6 yn lle.

Er gwaethaf hyn, hyd yn oed os dangoswyd angen, nid yw hyn yn diystyru'r ffaith nad yw'r annedd fforddiadwy hwn yng nghefn gwlad agored ac sy'n anghynaliadwy, yn cael ei gefnogi gan bolisi cynllunio cenedlaethol na lleol.

Gofynion Nodweddion Corfforol:

Dylid sicrhau bod tai fforddiadwy yn darparu ar gyfer anghenion lleol gwirioneddol a'u bod yn fforddiadwy am byth. Dylai tai fforddiadwy fod wedi'u cynllunio'n dda ac o raddfa briodol. Rhaid i bob tŷ fforddiadwy fodloni safonau ansawdd datblygu Llywodraeth Cymru a nodir o dan Creu Cartrefi a Lleoedd Hardd.

Mae'r arwynebedd llawr net lleiaf ac uchafswm ar gyfer cartref fforddiadwy wedi'i nodi yn atodiad 4 o Daflenni Cymorth SPG Tai Fforddiadwy (gweler tudalen 10). Y safon uchaf yw 137 metr sgwâr. Mae gan yr annedd arfaethedig arwynebedd llawr mewnol o 270 metr sgwâr sy'n sylweddol uwch na'r safon a argymhellir. Mae'r raddfa yn ormodol a byddai'n golygu na fyddai'r annedd yn diwallu angen tai fforddiadwy gwirioneddol am byth. Cysylltwyd â'r asiant yn gofyn am gynlluniau diwygiedig i leihau maint yr annedd i 137 metr sgwâr ond ni dderbyniwyd ymateb.

Dylunio a Thirwedd

Mae Polisi CDLI DM06 yn ceisio sicrhau bod datblygiadau yn cael sylw llawn ac yn cyfrannu'n gadarnhaol at gyd-destun ei leoliad a'i amgylchedd cwmpasog. Mae'n darparu rhestr o feini prawf y dylai datblygiad eu cynnwys er mwyn cyflawni egwyddorion dylunio a chreu lleoedd o ansawdd uchel. Ar ben hynny, mae Polisi CDLI DM17 yn caniatáu datblygiad nad yw'n cael effaith andwyol sylweddol ar gymeriad arbennig a rhinweddau'r dirwedd gyffredinol.

Nid oes unrhyw wrthwynebiadau penodol i ddyluniad a deunyddiau'r annedd arfaethedig, fodd bynnag, codir gwrthwynebiadau i raddfa'r annedd. Er nad oes unrhyw fanylion am driniaeth ffiniau, na chyflwynwyd cynllun tirlunio manwl, gellir ymdrin â'r rhain drwy amodau cynllunio os oedd caniatâd ar ddod.

Bydd adeilad newydd o fewn y lleoliad cefn gwlad agored hwn yn cael effaith andwyol sylweddol ar gymeriad gwledig y dirwedd leol. Felly, ni ystyrir bod y datblygiad arfaethedig yn cyfrannu'n gadarnhaol at ei gyd-destun, a bydd yn niweidio nodweddion arbennig y dirwedd yn sylweddol, yn groes i Bolisiâu CDLI DM06 a DM17.

Amwynder Preswyl

Mae un annedd ar naill ochr y cae, ond ni ystyrir bod y datblygiad arfaethedig yn cael effaith andwyol ar eu mwynder o ran sŵn, goroddef, cysgodi neu golli preifatrwydd, o ystyried natur datblygiad a'r pellter gwahanu.

Priffyrdd

Nid yw'r awdurdod priffyrdd lleol wedi codi unrhyw wrthwynebiadau yn ddibynol ar amodau.

Draenio Tir

Mae draenio tir y Cyngor wedi dweud y dylai fod angen rhagor o wybodaeth. Fodd bynnag, bydd y datblygiad yn gofyn am gymeradwyaeth SuDS gan SAB y Cyngor, felly gellir ymdrin â dŵr wyneb yn foddhaol gan y SAB.

Ecoleg

Mae'r safle wedi'i leoli o fewn dalgyloch Ardal Cadwraeth Arbennig (ACA) Afon Teifi sy'n methu ei thargedau ar gyfer ffosffadau. O ganlyniad, bydd angen cynnal Asesiad Rheoliadau Cynefinoedd (ARhC) o dan reoliadau 63 o Reoliadau Gwarchod Cynefinoedd a Rhywogaethau 2017. Nid oes digon o wybodaeth wedi'i chyflwyno gyda'r cais ar hyn o bryd i alluogi cynnal ARhC. Bydd angen rhagor o wybodaeth am y system trin carthffosiaeth breifat arfaethedig, er mwyn sicrhau ei bod yn cwrdd â holl feini prawf a nodir yng Nghanllaw Cyfoeth Naturiol Cymru. Nodir bod dau ollyngiad cofrestredig i'r ddaear o fewn 200m i'r safle arfaethedig.

Nid oes asesiad ecolegol wedi ei gyflwyno fel rhan o'r cais. Mae'r safle wedi ei leoli mewn lleoliad gwledig ar yr hyn sy'n ymddangos yn laswelltir wedi'i wella. Mae'r hyn sy'n ymddangos yn glawdd cyflawn sy'n gyfoethog o rywogaethau ar hyd ochr y ffordd, a bydd angen tynnu rhan o'r clawdd i lawr er mwyn darparu'r llain welededd angenrheidiol. Mae'n angenrheidiol felly bod gwybodaeth bellach yn cael ei chyflwyno er mwyn caniatáu i'r ACLI asesu effeithiau'r datblygiad arfaethedig ar fioamrywiaeth a bod angen cynnal arolwg o'r clawdd cyn gwneud penderfyniad i asesu'r effeithiau posibl ar rywogaethau â blaenoriaeth.

Felly, nid oes digon o wybodaeth wedi'i chyflwyno i alluogi'r ACLI i asesu effeithiau'r datblygiad arfaethedig mewn perthynas â'r clawdd ar ochr y ffordd. Mae angen cyflwyno rhagor o wybodaeth ecolegol cyn penderfynu ar y cais.

ARGYMHELLIAD:

Argymhellir y dylid gwrthod y cais am y rhesymau canlynol::

1. Byddai'r cais yn arwain at annedd fforddiadwy newydd o fewn cefn gwlad agored anghyfiawn a lleoliad anghynaliadwy yn groes i'r polisi cynllunio cenedlaethol a nodir yng Nghymru'r Dyfodol: cynllun cenedlaethol 2040, Polisi Cynllunio Cymru a Nodyn Cyngor Technegol (TAN) 2: Cynllunio a Thai Fforddiadwy (2006) a'r Cynllun Datblygu Lleol mabwysiedig, polisïau S01 ac S04.
2. Byddai'r datblygiad arfaethedig yn niweidiol i gymeriad gwledig ac ymddangosiad yr ardal gyfagos, yn groes i'r Cynllun Datblygu Lleol mabwysiedig, polisïau DM06 a DM17.
3. Mae graddfa'r annedd arfaethedig yn methu â chwrdd â safonau ansawdd datblygu Llywodraeth Cymru a nodir o dan Creu Cartrefi a Lleoedd Hardd a fyddai'n golygu na fyddai'r annedd yn diwallu angen gwirioneddol am dai fforddiadwy am byth.
4. Nid oes digon o wybodaeth wedi'i chyflwyno mewn perthynas â draeniad carthffosiaeth ac felly ni fu'n bosibl cynnal Asesiad Rheoliadau Cynefinoedd.
5. Nid oes digon o wybodaeth wedi'i chyflwyno mewn perthynas â'r clawdd ar ochr y ffordd o ran ecoleg, ac felly nid yw effaith tynnu rhan o'r clawdd i lawr a mesurau lliniaru priodol wedi eu hadnabod.

Rhesymau dros gyfeirio at y Pwyllgor Rheoli Datblygu

Mae'r cais yn cael ei adrodd i'r Pwyllgor Rheoli Datblygu o dan Ran 2, a54 o Gynllun Dirprwyo Cyngor gan fod y cais yn cael ei gyflwyno ar ran cyswllt personol agos Aelod Etholedig o'r Cyngor.

Rhif y Cais / Application Reference	A230612
Derbyniwyd / Received	21-08-2023
Y Bwriad / Proposal	Erection of dwelling
Lleoliad Safle / Site Location	Land On Bron Y Glyn Glynarthen, Llandysul, SA44 6PS
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr and Miss A and B James and Jones, Bron Y Glyn, Glynarthen, Llandysul, Ceredigion, SA44 6PS
Asiant / Agent	Mr Robert Thomas (Thomas Login Architecture), Plas Y Berllan, Ffostrasol, Llandysul, Ceredigion, SA44 4TE

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to an agricultural field, within a remote, open countryside location, approximately 0.5 miles to the north of the hamlet of Felin-Wnda. The fields forms part of Bron y Glyn farm, which is located approximately 0.4 miles to the north. There is one residential property to the north of the site and one to the south. Otherwise, the site is bounded by agricultural fields.

A planning application for the development of the site for the erection of an affordable dwelling was submitted to the LPA in March 2018. The application was submitted by the applicant's brother, however it was subsequently withdrawn (A180270).

There are no other planning history relating to the site.

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the erection of an affordable dwelling. The dwelling is proposed to be positioned within the north-west corner of the field, adjacent to the road, with a new access created directly from the road. It sits slightly back from the roadside boundary to provide access and parking area to the front, with a relatively large garden area to its sides and rear, which is laid with grass. The dwelling itself is two storey, with a single front gable projection, and a 1 and a half storey garage to the side. A flat roof single storey extension is included to the rear. The dwelling measures a total length of 17.35 metres, a total width of (including the single storey section to the rear) 14.29 metres and an overall height of 9.1 metres. The total internal floor area is 270 square metres.

In terms of materials, the roof will be natural stone tiles, the walls will be painted roughcast render, with natural stone to the front gable projection and brick plinths, the windows and doors will be either upvc or aluminium composite in anthracite grey.

Internally, the ground floor provides a large kitchen dining, study/office, play room/guest room, living room, 2 x WC, and utility room, with attached garage. The first floor provides 4 bedrooms, bathroom, walk in dressing room and en-suite.

Surface water will be dealt with by sustainable drainage system and soakaways.

Foul Sewage will be dealt with by septic tank and package treatment plan. An email has been sent to the agent to seek clarification, however no response has been received.

No details of boundary treatment and landscaping have been submitted.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- Future Wales: the national plan 2040
- PPW Planning Policy Wales (edition 11, February 2021)
- TAN2 Planning and Affordable Housing (2006)
- TAN5 Nature Conservation and Planning (2009)

Relevant Local Planning Policy

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

- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- S05 Affordable Housing

- LU02 Requirements Regarding All Residential Developments
- LU05 Securing the Delivery of Housing Development
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands

Relevant adopted Supplementary Planning Guidances:

- Affordable Housing - Sept 2014
- Affordable Housing SPG Help Sheets
- Guidance Sheet: Evidence Need for Affordable Housing and Qualifying Criteria.
- Nature Conservation SPG - Jan 2015
- Built Environment and Design - Jan 2015
- CCC Parking Standards SPG - Jan 2015

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

- **Penbryn Community Council** - The unanimous opinion of the members was that the application should be approved. It is difficult for local people to live and find homes in their local area. We encourage the Council to approve this application for the benefit of the local community and to provide services for the residents
- **Planning Ecologist** - Further information required
- **Local Highway Authority** - Recommended conditions
- **Land Drainage** - SuDS approval required
- **Natural Resources Wales** - Concern - site within river Teifi SAC catchment area and will result in increase phosphates. LPA to undertake HRA
- **Dwr Cymru Welsh Water** - No comments

One representations has been received from a third party, noting the following, in summary:

- question the specification and need for this type of dwelling
- dwelling not affordable in terms of price
- increased strain on an already overstretched mains water supply
- 6 properties available within 5 miles of Glynarthen for up to £200k, including a new build and an Affordable Home
- more than 12 properties available within 5 miles of Glynarthen for up to £230k
- Property prices have dropped by 5.3% and forecasted to continue to fall through 2023/4 which will make more properties affordable going forward
- Alternative site near to the farm suggested as being more suitable

CONCLUSION

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

The development plan for Ceredigion consists of Future Wales: The National Plan 2040 (Future Wales) and the Ceredigion Local Development Plan 2007-2022 (LDP). A Strategic Development Plan (SDP) has not been adopted for the Mid Wales region as the requirement for one is relatively new.

In line with the Planning and Compulsory Purchase Act 2004, should a policy in Future Wales conflict with a policy within the Ceredigion LDP, then the conflict should be resolved in favour of the Policy contained within Future Wales. This is due to Future Wales being the latest document to become part of the development plan.

Principle of Development

Future Wales' Spatial Strategy directs development to National and Regional Growth Areas in order to channel development pressures away from the open countryside. There are five Regional Growth Areas in Mid Wales and development in these areas should meet the housing, economic and social needs of the region. Two of the five Regional Growth Areas are located within Ceredigion. These are Aberystwyth, Cardigan, Lampeter, Llandysul and Newcastle Emlyn (Adpar). Accordingly, development should be directed to these settlements.

It is imperative that development in rural areas is sustainable if it is to accord with Future Wales and meet the statutory function of the planning system. Policy 4 of Future Wales defines thriving, resilient and sustainable rural settlements as those characterised by a rich mix of housing, employment, services and infrastructure located in the right places to meet the needs and future aspirations of the population. Different uses should be situated within close proximity to each other to create vibrant active places where people can walk and cycle and are less reliant on cars. It should be ensured that any additional rural housing development takes place in towns and villages which embody Future Wales' vision of a sustainable rural settlement.

The application site lies within 'other locations' as identified within the adopted Local Development Plan (LDP) where development is strictly controlled in the interest of achieving sustainable development and protecting the open countryside. LDP Policy S04 states that general housing is inappropriate within 'other locations' unless justified on the basis that it meets a demonstrated unmet affordable housing need in the locality and accords with Policy S05; or need for a rural enterprise dwelling in line with TAN 6. This planning application is for an affordable dwelling, and is not being applied for as a rural enterprise dwelling under TAN 6. The Affordable Housing Statement submitted as part of the application states that the applicants help out at the family farm, however the application is not for a TAN 6 dwelling and therefore no weight can be given to this as part of the determination of the application.

The Policy also requires affordable housing to be located immediately adjacent to existing groups of dwellings in line with the intentions of Planning Policy Wales (PPW) paragraph 9.2.22. Whilst PPW has since been updated, paragraph 3.56 continues to require development in the countryside to be located within and adjoining settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscaping conservation, and states that infilling or minor extensions to existing settlements may be acceptable in particular where they meet a local need for affordable housing, but that new building in the open countryside away from existing settlements must continue to be strictly controlled.

The application site lies within a remote, open countryside location, and is nowhere near an existing settlement. It does not there constitute infilling or minor extension to an existing settlement. It is surrounded by agricultural fields, with isolated dwellings and farmsteads, which are sporadically located, and do not form a group, cluster, nor a settlement. Felin Wnda lies approximately 0.5 miles to the south, however this a small rural hamlet, and not a settlement. The village of Glynarthen is located approximately 1.2 miles away, and is not identified as a settlement within the LDP. The nearest settlement, as identified within the LDP, is Rhydlewys which is 2.2 miles away and has limited services and facilities. Brynhoffnant is located

approximately 2.6 miles away and offers some services and facilities. The settlements are too far away to reach by foot, and there are also no continuous pavements to allow for safe walking. There is also no public transport provision within a safe walking distance of the application site. Occupiers would therefore be solely reliant on the use of a private vehicle to access services and facilities. This is contrary to national and local planning policy which seek to promote sustainable means of travel by ensuring that housing development are built in locations where services and facilities can be accessed in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles.

In terms of affordable housing need, the AH Statement states that a search on Rightmove (July 2023) shows that there is a general shortage of new properties up to a value of £200,000 (applicant's budget) and no affordable properties within 3 miles of the application site. It states that there was one bungalow available in Pentregat at £225,000 but is too far from the farm. The AH Statement states that a search of 5 miles radius show that there are a number of properties over £200,000 with limited number below this price.

The LPA has undertaken its own search online (Rightmove (October 2023)), which shows that there are 8 properties on the market within a 5 mile radius of the application site up to the value of £200,000, and this includes two new build affordable dwellings - one in Blaenporth and one in Plwmp. Broadening the search area to 10 miles within the application site, revealed a large number of properties currently on the market.

In terms of the applicant's budget of £200,000, the proposed dwelling has an overall internal floor area of 270 square metres. With reference to the Council's standard build rate of £1468.62, the dwelling would cost approximately £397,000 to build, excluding any other additional costs such as infrastructure and service costs. This is also on the basis that the applicants are gifted the land. Even if the build rate is reduced to say £1000, it would still cost at least £270,000 to build. Based on this, it is considered reasonable to consider that the applicants are not in an affordable housing need, and would be able to afford a dwelling on the open market.

There is no reason why the applicants need to reside at this location, other than a desire to live close to the farm. Whilst the LPA are supportive of local people staying and wanting to live local, broadening the search area to 10 miles continues to allow the applicants to live local and contribute to the local economy in the same way - even more so if living within an existing settlement adjacent to existing services and facilities, as opposed to living in the middle of nowhere. It would also allow the applicants to live close to the farm to help out as they require. The applicant is not employed at the farm, and the application is not for a TAN 6, therefore there is no functional reason to live within immediate proximity to the farm. If there is a requirement for an additional person to live within immediate proximity to the farm due to operational needs of the farm, then an application for a TAN 6 dwelling should be made instead.

Notwithstanding this, even if a need was demonstrated, this does not override the fact that an affordable dwelling in this open countryside and unsustainable, location is not supported by both national and local planning policy.

Physical Characteristics Requirements:

It should be ensured that affordable housing provides for genuine local needs and is affordable in perpetuity. Affordable housing should be well designed and of an appropriate scale. All affordable housing must meet the Welsh Government's development quality standards set out under Creating Beautiful Homes and Places.

The minimum and maximum net floor area for an affordable home is set out within appendix 4 of the Affordable Housing SPG Help Sheets (see page 10). The absolute maximum standard is 137sq.m. The proposed dwelling has a total internal floor area of 270 square metres which is significantly above the recommended standard. The scale is excessive and would mean that the dwelling would not meet a genuine affordable housing need in perpetuity.

Design and Landscape

LDP Policy DM06 seeks to ensure that developments have full regard and positively contribute to the context of its location and surroundings. It provides a list of criteria that development should include in order to achieve high quality design and placemaking principles. Furthermore, LDP Policy DM17 only permits development that does not have a significant adverse effect on the special character and qualities of the general landscape.

There are no specific objections to the design and materials of the proposed dwelling, however objections are raised to the scale of the dwelling. Whilst no details of boundary treatment, nor a detailed landscaping plan has been submitted, these can be dealt with by planning conditions if permission was to be forthcoming.

A new build dwelling within this open countryside location will have a significant detrimental impact on the rural character of the local landscape. The proposed development is not therefore considered to contribute positively to its context, and will significantly harm the special qualities of the landscape, contrary to LDP Policies DM06 and DM17.

Residential Amenity

There is a single dwelling on the either side of the field, however the proposed development is not considered to have an adverse impact on their amenity in terms of noise, overbearing, overshadowing or loss of privacy, given the nature of development and the separation distance.

Highways

The local highway authority has raised no objections subject to conditions.

Land Drainage

The Council's Land Drainage has advised that further information should be required. However, the development will require SuDS approval from the Council's SAB, therefore surface water can be satisfactorily dealt with by the SAB.

Ecology

The site is located within the catchment area of the Afon Teifi Special Area of Conservation (SAC) which is failing its targets for phosphates. As a result, a Habitats Regulations Assessment will need to be carried out under regulations 63 of the Conservation of Habitats and Species Regulations 2017. There is currently insufficient information submitted with the application to enable a HRA to be undertaken. Further information regarding the proposed private sewage treatment system will be required, to ensure it meets all the criteria set out in NRW Guidance. It is noted that there are two registered discharges to ground within 200m of the proposed site.

No ecological assessment has been submitted as part of the application. The site is located in a rural location on what appears to be improved grassland. There is what appears to be species rich intact hedgerow along the roadside, a section of hedgerow will need to be removed to provide the required visibility splay. It is therefore necessary that further information is submitted to allow the LPA to assess the impacts of the proposed development to biodiversity and that a hedgerow survey is required to be undertaken prior to determination to assess the potential impacts on priority species.

Therefore, insufficient information has been submitted to enable the LPA to assess the impacts of the proposed development with regard to the roadside hedgerow. Further ecological information is required to be submitted prior to determination of the application.

RECOMMENDATION:

The application is recommended for refusal for the following reasons:

1. The application would result in a new affordable dwelling within an unjustified open countryside and unsustainable location contrary to national planning policy set out within Future Wales: the national plan 2040, Planning Policy Wales and Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006) and the adopted Local Development Plan, policies S01 and S04.
2. The proposed development would be detrimental to the rural character and appearance of the surrounding area, contrary to the adopted Local Development Plan, policies DM06 and DM17.
3. The scale of the proposed dwelling fails to meet the Welsh Government's development quality standards set out under Creating Beautiful Homes and Places which would mean that the dwelling would not meet a genuine affordable housing need in perpetuity.
4. Insufficient information has been submitted in relation to foul drainage and therefore it has not been possible to undertake a Habitats Regulations Assessment.
5. Insufficient information has been submitted in relation to the roadside hedgerow with regards to ecology, and therefore the impact of the removal of part of the hedgerow and appropriate mitigation has not been identified.

Reasons for referring to the Development Management Committee

The application is being reported to the Development Management Committee under Part 2, s54 of the Council's Scheme of Delegation as the application is submitted on behalf of a close personal associate of a service Elected Member of the Council.