

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A230434	16-06-2023	Mr Dafydd Jones	Erection of an affordable dwelling	Land at Allt y Bryn, Llanarth, SA47 0NJ	Approve Subject to Conditions
2	A210308	24-03-2021	Mr Dafydd Jones	Residential development of 3no. dwellings, including the new Vicarage.	Land adjacent to the Vicarage, Llanarth. SA47 0NJ	Approve Subject to Conditions
3	A230223	20-03-2023	Mr Meirion Ellis Jones (IMP Developments)	Erection of Industrial Units with Trade Counter. B8 Use.	Former Calor Gas Depot Glanyrafon Industrial Estate, Llanbadarn Fawr, Aberystwyth, SY23 3GX	Refuse
4	A230265	11-04-2023	Mr R Rees (D A Rees Welding)	Proposed rural enterprise dwelling to include alterations to existing field gate entrance and installation of package treatment plant on site of previous dwelling known as 'Ty Newydd'.	Land At Ty Newydd Tregaron, Tregaron, SY25 6LQ	Refuse
5	A230390	31-05-2023	Mr Andrew Thomas (Aberystwyth Univeristy)	Demolish existing dilapidated buildings and structures, prepare site and replace with new steel framed building.	Pwlperian Farm, Cwmystwyth, Aberystwyth, SY23 4AB	Approve Subject to Conditions
6	A230474	30-06-2023	Mr Derek Jones (D Jones & Son)	Extension to existing chapel of rest building to create larger working area and garage to locate company cars.	Derek Jones Funeral Directors, Queen Street, Aberaeron, SA46 0BY	Approve Subject to Conditions
7	A230561	02-08-2023	Mr P Hodgson	Proposed demolition of existing dwelling and proposed new build of dwelling. And all associated works.	The Beach House, Cae Dolwen, Aberporth, Cardigan. SA43 2DE	Approve Subject to Conditions
8	A230652	11-09-2023	Carwin Young (Wellbeing Centre Service)	Refurbishment of a Multi-Use Games Area (MUGA) with perimeter fencing and floodlights	Plascrug Leisure Centre, Plascrug Avenue, Llanbadarn Fawr, Aberystwyth. SY23 1HL	Approve Subject to Conditions

2.1. A230434



Rhif y Cais / Application Reference	A230434
Derbyniwyd / Received	16-06-2023
Y Bwriad / Proposal	Erection of an affordable dwelling
Lleoliad Safle / Site Location	Land at Allt y Bryn, Llanarth, SA47 0NJ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Dafydd Jones, Brysig Bach, Pennant, Llanon, Ceredigion, SY23 5PG
Asiant / Agent	Mr Rhys ap Dylan (Morgan & Davies), Morgan & Davies 4 Market Street, Aberaeron, SA46 0AS

Y SAFLE A HANES CYNLLUNIO PERTHNASOL

Mae safle'r cais yn ymwneud â llain mewnlenni gwag o fewn anheddiad Llanarth.

Mae'r safle'n elwa o dir blaen ar hyd Allt y Bryn.

Mae Allt y Bryn yn stad o dai a godwyd yn gymharol ddiweddar sy'n cynnwys cymysgedd o fyngalos unllawr a thai deulawr. Mae'r ardal gyfagos yn faestrefol o ran cymeriad.

MANYLION Y DATBLYGIAD

Mae'r cais sy'n cael ei ystyried yma yn gofyn am ganiatâd cynllunio llawn ar gyfer codi uned fforddiadwy o lety a fydd yn gwasanaethu fel y ddarpariaeth dai fforddiadwy mewn perthynas â chais cynllunio A210308 sy'n gofyn am gymeradwyaeth ar gyfer codi 3 annedd ar y farchnad agored.

Yn ystod y cais hwn mae'r cynlluniau y gofynnwyd am ganiatâd ar eu cyfer wedi'u diwygio, a bydd yr annedd arfaethedig yn fyngalo fforddiadwy â thair ystafell wely.

Byddai'r byngalo yn gwneud darpariaeth ar gyfer 3 ystafell wely gydag ensuite, ynghyd ag ystafell ymolchi teulu, cegin a llofa. Mae cyfanswm o 103 metr sgwâr o ofod mewnol i'w ddarparu.

Mae deunyddiau allanol yn cynnwys darparu waliau rendrad sment llyfn, gyda llechi synthetig i'r to. Byddai manylion gwaith saer yn cael eu gorffen yn UPVC.

Mae'r ddarpariaeth ar gyfer parcio 2 gerbyd i'w gwneud o fewn y llain.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio

- DM06 Dylunio a Chreu Lleoedd o Safon Uchel
- DM08 Arwyddion ac Enwau Lleoedd Dwyieithog
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirweddu
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM19 Tirweddau Hanesyddol a Diwylliannol
- DM20 Gwarchod Coed| Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- LU02 Gofynion sy'n ymwneud â phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai

- LU24 Darparu Mannau Agored Newydd
- S01 Twf Cynaliadwy
- S03 Datblygu mewn Canolfannau Gwasanaeth Gwledig
- S05 Tai Fforddiadwy
- Canllawiau Cynllunio Atodol y Gymuned a'r Iaith Gymraeg 2015
- Canllawiau Cynllunio Atodol Mannau Agored Ebrill 2014
- Canllawiau Cynllunio Atodol Safonau Parcio Cyngor Sir Ceredigion 2015
- Canllawiau Cynllunio Atodol Asesiad Trafnidiaeth 2015
- Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio 2015
- Canllawiau Cynllunio Atodol Cadwraeth Natur 2015
- Canllawiau Cynllunio Atodol Tai Fforddiadwy 2014
- Tafenni Cymorth Canllawiau Cynllunio Atodol Tai Fforddiadwy 2014
- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN12 Dylunio (2016)
- TAN18 Trafnidiaeth (2007)
- TAN2 Cynllunio a Thai Fforddiadwy (2006)

- TAN5 Cadwraeth Natur a Chynllunio (2009)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION I'R YMGYNGHORIAD

Cyngor Cymuned Llannarth Community Llanarth Council – Heb wneud sylw

Priffyrdd – Dim Gwrthwynebiad

Draenio Tir – Gwybodaeth Gyffredinol

Ecoleg – Dim gwrthwynebiad yn destun amodau

Dŵr Cymru Welsh Water – Dim gwrthwynebiad yn destun amodau

Cafwyd gwrthwynebiadau gan ddau drydydd parti, yn ymwneud â maint yr annedd arfaethedig fel y'i cyflwynwyd, yr effaith ar briffyrdd ac effaith y cynnig ar waliau cynnal.

Yn ystod cyfnod y cais mae'r cynnig wedi ei ddiwygio i fod yn unllawr ac ar y sail honno mae'r cais wedi ei asesu.

Mae materion sy'n ymwneud ag effaith y gwaith ar gyfanrwydd adeileddol waliau cyfagos yn faterion yr ymdrinnir â hwy o dan y Rheoliadau Adeiladu ac fel materion preifat rhwng y partïon sy'n uniongyrchol gysylltiedig, ac nid ydynt yn effeithio ar rinweddau cynllunio'r cynigion sy'n cael eu hystyried.

Mae materion sy'n ymwneud â'r effaith ar briffyrdd yn cael eu hystyried yn fanwl ymhellach yn yr adroddiad hwn.

CASGLIAD

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

Egwyddor y Datblygiad

Yn unol â pholisïau cynllunio cenedlaethol, mae Cynllun Datblygu Lleol Cyngor Sir Ceredigion 2007 – 2022 (Mabwysiadwyd Ebrill 2013) yn cyfeirio datblygiad preswyl tuag at aneddiadau cynaliadwy a dylid cynnwys datblygiadau o fewn ffiniau aneddiadau sy'n bodoli eisoes. Strategaeth y CDLI yw y bydd 51% o ddatblygiadau newydd o ran tai ar draws y Sir dros gyfnod y cynllun yn digwydd yn y Canolfannau Gwasanaeth Trefol, 24% yn y Canolfannau Gwasanaeth Gwledig a 25% mewn aneddiadau a lleoliadau eraill (gan gynnwys aneddiadau cyswllt).

Mae'r safle cais dan ystyriaeth yma o fewn ffin anheddiad Llannarth.

Ystyrir felly'r egwyddor o ddatblygiad preswyl ar yr ardal o dir o fewn y ffin ddatblygu yn unol ag S03 y CDLI.

Mae Polisi S03 y CDLI yn ymdrin â Datblygu mewn Canolfannau Gwasanaeth Gwledig ac mae'n cefnogi datblygiad tai o fewn Canolfannau Gwasanaeth Gwledig hyd at lefel y ddarpariaeth o ran tai a nodwyd ar gyfer grŵp yr anheddiad ac ar yr amod ei fod yn cyd-fynd â dynodiad Datganiad Grŵp yr Anheddiad ac yn bodloni holl bolisïau eraill y Cynllun.

Cyfanswm y gofyniad ar gyfer darparu tai yn Llannarth fel y nodir yn Natganiad Grŵp yr Anheddiad yw 115. Bydd 77 o'r rhain yn cael eu darparu yn y ganolfan gwasanaeth gwledig. Mae ffigurau monitro tai diweddaraf y CDLI (Mawrth 2023) yn dangos bod 18 o anheddau wedi'u cwblhau yn y Ganolfan Gwasanaeth Gwledig gyda chaniatâd yn bodoli ar gyfer 38 o anheddau pellach. Felly, wrth gyfrif am ddimchweliadau ac addasiadau (1) mae gan Lannarth fel anheddiad ofyniad tai o 22 uned yn weddill.

Felly, cefnogir yr egwyddor o ddatblygiad preswyl ychwanegol yn Llannarth gan bolisïau cynllunio lleol a chenedlaethol ar yr amod bod yr holl ystyriaethau cynllunio eraill yn dderbyniol.

Iaith Gymraeg

Mae Polisi DM01 sy'n rheoli effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg yn ei gwneud yn ofynnol i Asesiad Effaith ar y Gymuned ac Asesiad Ieithyddol gael eu darparu mewn perthynas â datblygiadau tai mewn canolfannau gwasanaeth lle byddai darpariaeth yn cael ei chyflwyno ar gyfradd gyflymach na'r hyn y cyfeirir ato yn Natganiad Grŵp yr Anheddiad.

Ni fyddai'r ddarpariaeth arfaethedig o ran tai yn cael ei chyflwyno'n gyflymach na'r hyn y cyfeirir ato yn Natganiad Grŵp yr Anheddiad, ac felly ystyrir y gellir darparu'r datblygiad heb effeithio'n negyddol ar broffil Cymunedol ac Ieithyddol Llannarth.

Darpariaeth Tai Fforddiadwy

Mae polisi SO5 Cynllun Datblygu Lleol Ceredigion 2013 (CDLI) a fabwysiadwyd yn nodi gofyniad i ddarparu 1100 o dai fforddiadwy newydd yn y Sir dros gyfnod y cynllun. Byddai'r gofyniad hwn yn cael ei ddarparu drwy gyfuniad o ddarpariaeth ar y safle a/neu swm gohiriedig .

Mae'r cais sy'n cael ei ystyried yma yn gofyn am gymeradwyaeth ar gyfer codi uned fforddiadwy o lety o fewn Canolfan Gwasanaeth Gwledig gydnabyddedig ac felly ystyrir ei fod yn helpu i fynd i'r afael â'r angen a nodwyd am dai fforddiadwy.

Ystyrir bod maint yr annedd arfaethedig yn cydymffurfio ag A05, atodiad 4 CDLI a safonau GAD Llywodraeth Cymru.

Argymhellir bod yr eiddo yn cael ei dorri'n fforddiadwy trwy adran 106 fel yr eiriolwyd gan TAN2.

Cymeriad ac Ymddangosiad Gweledol

DM06 yw polisi creu lleoedd y CDLI ac mae'n nodi y dylai Datblygiad gael ystyriaeth lawn, a chyfrannu'n gadarnhaol at gyd-destun ei leoliad a'i amgylchoedd. Dylai'r datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dylunio arloesol wrth roi sylw i hynodrydd lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a defnyddiau. Dylai cynigion datblygu hefyd ategu'r safle a'i amgylchoedd o

ran cynllun, parchu golygfeydd i mewn i'r safle ac allan ohono, gan gynhyrchu ffurf gydlynol mewn perthynas â graddfa, uchder a maintiol i'r ffurf adeiledig sydd yno'n barod.

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

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

Mae'r byngalo arfaethedig yn draddodiadol o ran ffurf a chymeriad ac ystyrir ei fod yn adlewyrchu eiddo eraill o fewn y cyffiniau. Ystyrir y gallai'r datblygiad arfaethedig gael ei gymhathu ymhellach i olygfa'r stryd drwy ddarparu cynllun tirweddu y dylid ei ddarparu fel amod yn unol â DM10.

Effaith ar amwynder preswyl

Mae maen prawf 7 Polisi DM06 yn ceisio diogelu amwynder meddianwyr eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfeydd. Mae eiddo preswyl yn agos i'r safle.

Mae cynlluniau'r wedd a gyflwynwyd fel rhan o'r cais yn dangos na fydd yr eiddo yn fwy na 6.25m ar y grib sy'n gymesur ag eiddo eraill yn y cyffiniau.

Mae cynllun safle yn dangos sut y byddai'r anheddau arfaethedig yn cael eu lleoli er mwyn sicrhau na fyddai'r datblygiad arfaethedig yn arwain at unrhyw niwed er gwaeth i amwynder preswyl trigolion presennol.

Ystyrir hefyd y byddai'r datblygiad arfaethedig yn cael ei ddarparu er mwyn sicrhau pellter gwahanu digonol rhwng ystafelloedd preswyladwy anheddau unigol fel y nodir gyda Chanllawiau Cynllunio Atodol Ceredigion o ran Dylunio a'r Amgylchedd Adeiledig. Ystyrir hefyd bod y datblygiad arfaethedig yn darparu digon o le yn yr awyr agored o ran amwynder preifat i wasanaethu'r datblygiad arfaethedig.

Dwysedd Tai a Mannau Agored Cyhoeddus

Mae'r ffin llinell goch a ddarperir yn mesur tua 0.04 hectar. Yn seiliedig ar ddarparu un uned, mae hyn yn cyfateb i ddwysedd o 25 annedd fesul hectar. Ystyrir bod hyn yn briodol yn unol â pholisi LU06 y CDLI lle mae dwysedd o 15-25 uned fesul hectar yn cael ei argymhell ar gyfer anheddau gwledig neu drefol sengl. Fodd bynnag, dylid nodi hefyd bod Polisi LU24: Darparu Mannau Agored Newydd yn gofyn am ddatblygiad ar safleoedd heb eu dyrannu i ddarparu manau agored os yw'r datblygiad yn arwain at gyfanswm o fwy na 10 ystafell wely.

Mae'r datblygiad arfaethedig yn gofyn am ddarparu 3 ystafell wely. O'r herwydd, ystyrir bod darparu manau agored cyhoeddus yn angenrheidiol yn yr achos hwn.

Effaith ar y Priffyrdd

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

Byddai mynedfa i gerbydau i'r datblygiad arfaethedig ar hyd ffordd bresennol yr ystâd gydag o leiaf 2 le parcio ar y safle. Felly, ystyrir bod y cynnig yn cyd-fynd â'r safonau parcio mabwysiedig fel y nodir yn y Canllawiau Cynllunio Atodol.

Mae polisi DM04 yn tynnu sylw ymgeiswyr at yr angen i wneud y mwyaf o'r cyfleoedd ar gyfer cerdded, seiclo a defnyddio trafnidiaeth gyhoeddus. Dylid cyflawni hyn drwy ddarparu cysylltiadau â llwybrau presennol o ddatblygiad newydd, ailsefydlu seilwaith nad yw'n cael ei ddefnyddio mwyach lle bydd hynny'n gwasanaethu datblygiad newydd mewn ffordd gynaliadwy a darparu gwell iechyd ac ansawdd bywyd trwy ymgorffori nodweddion mewn datblygiad sy'n manteisio ar gysylltiadau â dulliau teithio heb fod mewn ceir ar gyfer symud pobl a nwyddau. Gwasanaethir safle'r cais gan droedffordd i gerddwyr sy'n cysylltu'n ôl i ganol Llannarth lle mae cyfleusterau a gwasanaethau o ddydd i ddydd ar gael.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol ynghylch y cais ac nid yw'n cynnig gwrthwynebiad i'r datblygiad arfaethedig yn destun amodau. Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch ar y priffyrdd a symudiad arnynt, ac mae digon o gapasiti o fewn rhwydwaith presennol y priffyrdd i amsugno'r traffig a grëir o ganlyniad i'r datblygiad hwn.

Ecoleg

Mae polisïau DM14 a DM15 y Cynllun Datblygu Lleol yn ceisio cynnal a gwella bioamrywiaeth a diogelu safleoedd pwysig a warchodir. Ni chaniateir safleoedd, cynefinoedd neu rywogaethau a warchodir naill ai'n uniongyrchol, yn anuniongyrchol neu mewn cyfuniad oni bai y gellir dangos bod y cynnig yn cyfrannu at warchod, gwella neu reoli'r safle, cynefin neu rywogaeth yn gadarnhaol neu o dan amgylchiadau penodol eraill a nodir yn y polisi. Mae Canllawiau Cynllunio Atodol y Cyngor ar fioamrywiaeth yn rhoi arweiniad ar asesu effaith datblygiad ar safleoedd dynodedig neu rywogaethau a warchodir.

Ymgynghorwyd ag Ecolegydd Cynllunio Cyngor Sir Ceredigion mewn perthynas â'r cais ac ystyriodd y gellir darparu'r datblygiad arfaethedig heb effeithio'n negyddol ar unrhyw safleoedd neu rywogaethau a warchodir. Fodd bynnag, mae'r Ecolegydd yn argymhell cyflwyno cynlluniau tirweddau a gwella bioamrywiaeth trwy amod. Argymhellir hefyd gosod amod mewn perthynas â goleuadau allanol er budd gwarchod ystumod.

Risg Llifogydd a Gwaredu Dŵr Arwyneb

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

Mae adran gwasanaethau technegol y cyngor ei hun wedi cynghori bod angen cymeradwyaeth SDCau ac mae'n rhoi manylion am sut i leihau'r risg o lifogydd dŵr wyneb. Felly, ystyrir y gellid rheoli'r gwaith o waredu dŵr wyneb yn briodol drwy broses gymeradwyo'r SDCau, oherwydd hynny ni ystyrir bod y datblygiad arfaethedig yn cynyddu'r risg o lifogydd.

ARGYMHELLIAD:

Argymhellir bod y cais yn cael ei gymeradwyo yn destun amodau ac adran 106

Rheswm dros Ohirio

Cyfeirir y cais i'r pwyllgor rheoli datblygu oherwydd bod yr aelod lleol wedi datgelu buddiant yn y cynllun.

Rhif y Cais / Application Reference	A230434
Derbyniwyd / Received	16-06-2023
Y Bwriad / Proposal	Erection of an affordable dwelling
Lleoliad Safle / Site Location	Land at Allt y Bryn, Llanarth, SA47 0NJ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Dafydd Jones, Brysig Bach, Pennant, Llanon, Ceredigion, SY23 5PG
Asiant / Agent	Mr Rhys ap Dylan (Morgan & Davies), Morgan & Davies 4 Market Street, Aberaeron, SA46 0AS

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to a vacant infill plot within the settlement of Llanarth.

The site benefits from a frontage along Allt y Bryn.

Allt y Bryn is a relatively recently constructed housing estate consisting of a mixture of single storey bungalows and two storey houses. The immediate locality is suburban in character.

DETAILS OF DEVELOPMENT

The application under consideration here seeks full planning permission for the erection of an affordable unit of accommodation which is to serve as the affordable housing provision in respect of planning application A210308 which seeks approval for the erection of 3 open market dwellings.

During the course of this application the plans for which approval has been sought have been amended, and the proposed dwelling is to be an affordable three-bedroom bungalow.

The bungalow would make provision for 3 bedrooms one with ensuite, together with family bathroom, kitchen, and lounge. A total of 103 square meters of internal space is to be provided.

External materials include the provision of smooth cement render walls, with synthetic slate to the roof. Joinery details would be finished in UPVC.

Provision for the parking of 2 vehicles is to be made within the plot.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking

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

- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- S05 Affordable Housing
- Community and the Welsh Language SPG 2015
- Open Space SPG April 2014
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Affordable Housing SPG 2014
- Affordable Housing SPG Help Sheets 2014
- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 11, February 2021)
- TAN12 Design (2016)
- TAN18 Transport (2007)
- TAN2 Planning and Affordable Housing (2006)

- TAN5 Nature Conservation and Planning (2009)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llanarth Community Llanarth Council – Did not comment

Highways – No Objection

Land Drainage – General Informatics

Ecology – No Objection STC

Dwr Cymru Welsh Water – No objection STC

Objections have been received from two third parties, relating to the scale of the proposed dwelling as submitted, highway impact and impact of the proposal on retaining walls.

During the course of the application the proposal has been revised as to be single storey and it is on that basis the application has been assessed.

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

Matters relating to highway impact are considered in detail further within this report.

CONCLUSION

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

Principle of Development

In accordance with national planning policies the adopted Ceredigion County Council Local Development Plan 2007 – 2022 (Adopted April 2013) directs residential development towards sustainable settlements and development should be contained within existing settlement boundaries. The Strategy of the LDP is that over the plan period 51% of new housing development across the County will occur in the Urban Service Centres, 24% in the Rural Service Centres and 25% in other settlements and locations (including linked settlements).

The application site under consideration here within the settlement boundary of Llanarth.

The principle of residential development on the area of land within the development boundary is therefore considered in accordance with S03 of the LDP.

Policy S03 of the LDP deals with Development in Rural Service Centres and supports housing development within RSCs up to the housing provision level identified for the settlement group and provided it accords with the Settlement Group Statement designation and satisfies all other Plan policies.

Policy S03 of the LDP deals with Development in Rural Service Centres and supports housing development within RSCs up to the housing provision level identified for the settlement group and provided it accords with the Settlement Group Statement designation and satisfies all other Plan policies.

The total requirement for housing delivery within Llanarth as set out in the Settlement Group Statement is 115. 77 of which are to be provided within the rural service centre. The latest LDP housing monitoring figures (March 2023) shows that 18 dwellings have been completed in the Rural Service Centre with extant permission for a further 38 dwellings. Therefore, accounting for demolitions and conversions (1) Llanarth as a settlement has a remaining housing requirement of 22 units.

The principle of additional residential development in Llanarth is therefore supported by both local and national planning policies subject to all other planning considerations being acceptable.

Welsh Language

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

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

Affordable Housing Provision

Policy SO5 of the adopted Ceredigion Local Development Plan 2013 (LDP) identifies a requirement for the provision of 1100 new affordable houses to be provided in the County over the plan period. This requirement would be delivered through a combination of on site provision and/or commuted sum.

The application under consideration here seeks approval for the erection an affordable unit of accommodation within a recognized Rural Service Centre and is therefore considered to help address the identified need for affordable homes.

The size of the proposed dwelling is considered to comply with S05, LDP appendix 4 and the Welsh Government DQR standards.

It is recommended that the property be severed as an affordable by way of S106 as advocated by TAN2.

Character and Visual Appearance

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

The 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 proposed bungalow is traditional in form and character and is considered to reflect other properties within the immediate vicinity. It is considered that the proposed development could be further assimilated into the street scene by provision of a landscaping plan in which should be provided by way of condition in accordance with DM10.

Impact on residential Amenity

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

The elevation plans submitted as part of the application show that the property will be no more than 6.25m at the ridge which is commensurate with other properties in the vicinity.

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

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

Housing Density and POS

The red line boundary provided measures approximately 0.04 ha. Based on the delivery of a single unit this equates to a density of 25 dwellings per hectare. This is considered appropriate in line with policy LU06 of the LDP where densities of 15-25 units per hectare are advocated for Single rural or urban dwellings. However, it should also be noted that Policy LU24: Provision of New Open Space requires development on non-allocated sites to provide open space if the development results in the provision in total of more than 10 bedrooms.

The proposed development seeks the provision of 3 bedrooms. As such the provision of POS is considered necessary in this instance.

Highway Impact

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

Vehicular access to the proposed development would be via the existing estate road with a minimum of 2 parking spaces provided on site. The proposal is therefore considered to accord with the adopted parking standards as set out in the SPG.

Policy DM04 draws the attention of applicants to the need to make the most of opportunities for walking, cycling and the use

of public transport. This should be achieved by providing connections to existing routes from new development, re-instating infrastructure that has fallen into disuse where that will serve new development in a sustainable way and providing improved health and quality of life by incorporating features in development that take advantage of links to non-car travel modes for human and freight movement. The application site is served by a pedestrian footway which links back into the centre of Llanarth where day to day facilities and services are available.

The Local Highway Authority have been consulted on the application and offer no objection to the proposed development subject to conditions. Overall, it is considered that the proposed development will not have an unacceptable adverse impact on highway safety and movement, and there is sufficient capacity within the existing highway network to absorb the traffic created as a result of this development.

Ecology

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

The CCC Planning Ecologist has been consulted in respect of the application and considered that the proposed development can be delivered without negatively impacting any protected sites or species. The Ecologist recommends however the submission of landscaping and biodiversity enhancement plans by way of condition. It is also recommended a condition be attached in respect of external lighting in the interest of protecting bats.

Flood Risk and Surface Water Disposal

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

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

RECOMMENDATION:

It is recommended the application be Approved STC and S106

Reason for Deferral

The application is referred to the development management committee as the local member has declared an interest in the scheme.

2.2. A210308



Rhif y Cais / Application Reference	A210308
Derbyniwyd / Received	24-03-2021
Y Bwriad / Proposal	Residential development of 3no. dwellings, including the new Vicarage.
Lleoliad Safle / Site Location	Land adjacent to the Vicarage, Llanarth. SA47 0NJ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Dafydd Jones, Brysig Bach, Pennant, Llanon, Ceredigion, SY23 5PG
Asiant / Agent	Mr Rhys ap Dylan (Morgan & Davies), Morgan & Davies 4 Market Street, Aberaeron, SA46 0AS

Y SAFLE A HANES CYNLLUNIO PERTHNASOL

Mae safle'r cais yn ymwneud ag ardal o dir amaethyddol gerllaw ffurf adeiledig Llannarth. Mae'r safle'n elwa o dir blaen ar hyd y ffordd ddidosbarth i'r gogledd, a'r datblygiad preswyl a elwir yn Allt Y Bryn i'r de.

Mae'r safle'n elwa o nifer o goed aeddfed ar hyd ffin y gogledd.

MANYLION Y DATBLYGIAD

Mae'r cais sydd dan ystyriaeth yma yn gofyn am ganiatâd cynllunio ar gyfer codi 3 tŷ annedd 4 ystafell wely marchnad agored.

Byddai'r anheddau arfaethedig yn draddodiadol o ran ffurf a chymeriad gyda'r waliau allanol wedi'u gorffen mewn rendrad sment gwead llyfn, gydag acenion cerrig. Byddai'r to yn cael ei orffen mewn llechi synthetig.

Er mwyn hwyluso'r mynedfeydd arfaethedig i gerbydau bydd angen cael gwared â rhan o glawdd a rhai coed.

- ii. plannu rhagor o goed yn rhan ddeheuol safle'r cais. Cynigir cysylltiad i gerddwyr i'r dwyrain o safle'r cais. Byddai lleiniau unigol yn cynnwys lawnt yn bennaf ond byddent yn cynnwys tirweddu/plannu.

Mae'r Awdurdod Cynllunio Lleol yn deall y bydd un o'r eiddo yn gwasanaethu fel ficerdy newydd.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae polisiâu canlynol y Cynllun Datblygu Cenedlaethol a Lleol yn berthnasol wrth benderfynu ar y cais hwn:

Polisi Cynllunio Cenedlaethol

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

Polisiâu'r Cynllun Datblygu Lleol

- S01 Twf Cynaliadwy
- S03 Datblygu mewn Canolfannau Gwasanaeth Gwledig
- S05 Tai Fforddiadwy
- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lleoedd o Safon Uchel
- DM08 Arwyddion ac Enwau Lleoedd Dwyieithog
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirweddu
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd

- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM19 Tirweddau Hanesyddol a Diwylliannol
- DM20 Gwarchod Coed| Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- LU02 Gofynion sy'n ymwneud â phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai
- LU24 Darparu Mannau Agored Newydd

Canllawiau Cynllunio Lleol

- Canllawiau Cynllunio Atodol y Gymuned a'r Iaith Gymraeg 2015
- Canllawiau Cynllunio Atodol Mannau Agored Ebrill 2014
- Taflen Gymorth Canllawiau Cynllunio Atodol y Gymuned a'r Iaith Gymraeg 2015
- Canllawiau Cynllunio Atodol Safonau Parcio Cyngor Sir Ceredigion 2015
- Canllawiau Cynllunio Atodol Asesiad Trafnidiaeth 2015
- Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio 2015
- Canllawiau Cynllunio Atodol Cadwraeth Natur 2015
- Canllawiau Cynllunio Atodol Tai Fforddiadwy 2014
- Tafenni Cymorth Canllawiau Cynllunio Atodol Tai Fforddiadwy 2014

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION I'R YMGYNGHORIAD

- Awdurdod Priffyrdd Lleol – Dim gwrthwynebiad yn destun amodau
- Awdurdod Draenio Lleol - Mae angen cymeradwyaeth SDCau.

- Cyfoeth Naturiol Cymru – Dim gwrthwynebiad
- Ecoleg – Dim Gwrthwynebiad yn destun amodau
- Cyngor Cymuned Llannarth – Mynegwyd pryderon.
- Dŵr Cymru Welsh Water – Dim gwrthwynebiad yn destun amodau

Cafwyd 10 o sylwadau trydydd parti gan 6 thrydydd parti mewn perthynas â'r cynnig datblygu yn ymwneud â'r canlynol:

- Diogelwch ar y priffyrdd,
- Presenoldeb ffynnon ar y safle,
- Colli coed,
- Effaith ar asedau treftadaeth
- Llifogydd dŵr wyneb,
- Effaith Ecolegol,

CASGLIAD

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

Egwyddor y Datblygiad

Mae safle'r cais wedi'i leoli o fewn terfynau anheddiad diffiniedig Llannarth, Canolfan Gwasanaeth Gwledig cydnabyddedig a diffiniedig dan Bolisi S03 y CDLI. Dyrennir y safle o fewn y CDLI ar gyfer datblygiad preswyl (cyfeirnod safle H1303) gydag amcangyfrif o 5 uned breswyl.

Mae rhaglen y safle yn nodi'r dyheadau ar gyfer y safle, sy'n cynnwys cadw nodweddion ecolegol sy'n bodoli eisoes yn fwyaf nodedig cynefin y coetir i'r gogledd o'r safle. A darparu manau agored cyhoeddus.

Ar ôl adolygu'r wybodaeth a gyflwynwyd, ystyrir y bydd y cynnig yn arwain at golli rhannau o'r ardal goediog a'r clawdd ar hyd ffin ogleddol y safle i gynnwys y ddau bwynt mynediad arfaethedig a'r lleiniau gwelededd cysylltiedig.

Y rhesymau a roddir dros gymryd mynedfa i gerbydau o'r pwynt mynediad arfaethedig yn hytrach na thrwy Allt y Bryn yw y byddai topograffeg y safle ynghyd â'r costau adeiladu uwch yn gwneud y datblygiad arfaethedig yn anymarferol.

Mae'r datblygiad arfaethedig yn ceisio lleihau'r nifer o goed a chlawdd sydd i'w colli er mwyn hwyluso'r mynediad arfaethedig. Cynigir hefyd fesurau digolledu am golli unrhyw nodweddion o ran cloddiau/coed drwy'r datblygiad arfaethedig.

- Ilwybr mynediad i gerddwyr drwy'r safle sy'n cysylltu'r ffordd ddiddosbarth ag Allt Y Bryn.

O ystyried dyraniad y safle a'r heriau technegol o ran costau, ystyrir bod egwyddor y datblygiad yn dderbyniol.

Effeithiau ar yr Iaith Gymraeg

Mae Polisi DM01 sy'n rheoli effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg yn ei gwneud yn ofynnol darparu Asesiad Effaith ar y Gymuned ac Asesiad Effaith leithyddol mewn perthynas â datblygiadau tai o fewn canolfannau gwasanaeth lle byddai darparu'n digwydd ar gyfradd gyflymach na'r hyn y cyfeirir ato yn Natganiad Grŵp yr Anheddiad.

Ni fyddai'r ddarpariaeth arfaethedig o ran tai yn cael ei chyflwyno'n gyflymach na'r hyn y cyfeirir ato yn Natganiad Grŵp yr Anheddiad, ac felly ystyrir y gellir darparu'r datblygiad heb effeithio'n negyddol ar broffil Cymunedol ac leithyddol Llannarth.

Tai Fforddiadwy

Mae Polisi S05 – 'Tai Fforddiadwy' yn ei gwneud yn ofynnol i bob datblygiad preswyl ddarparu tai fforddiadwy ar y safle neu gyfraniad tuag at ddarpariaeth tai fforddiadwy. Yn yr achos hwn, er mwyn bodloni polisi S05, mae gofyniad i ddarparu gwerth cyfatebol o 10% o GDV ar ffurf swm gohiriedig.

Cyflwynwyd gwybodaeth ariannol i gefnogi'r cais sy'n dangos nad yw'r cynllun yn ymarferol o ran sicrhau darpariaeth swm gohiriedig o gyfwerth â 10% o'r GDV.

Yn lle hynny mae'r ymgeisydd wedi gwneud darpariaeth ar gyfer adeiladu 4^{dd} annedd yn yr ardal leol. Mae'r 4^{dd} annedd yn destun cais cynllunio ar wahân, cyfeirnod A230434, ac mae wedi'i leoli ar lain o dir gwag y ceir mynediad iddi trwy Allt y Bryn.

Byngalo 2 ystafell wely fyddai'r annedd arfaethedig a byddai'n cael ei werthu am 70% o werth y farchnad agored.

Ymgynghorwyd â chofrestr yr angen o ran tai fel rhan o ystyriaeth o'r cais ac ystyrir bod y cymysgedd hwn o dai fforddiadwy yn dderbyniol.

Byddai'r annedd fforddiadwy arfaethedig yn cael ei sicrhau drwy adran 106.

Er mai dewis yr Awdurdod Cynllunio Lleol fyddai i'r uned fforddiadwy gael ei darparu ar y safle, o ystyried pa mor agos yw'r uned fforddiadwy arfaethedig i safle'r cais, ystyrir bod y ddarpariaeth hon o ran tai fforddiadwy yn dderbyniol i'r Awdurdod Cynllunio Lleol.

Dwysedd Tai

Mae ffin y safle a neilltuwyd yn nodi dwysedd net canllaw o 10 annedd fesul hectar o ardal y gellir ei datblygu. O ystyried cyfyngiadau'r safle, mae'r ardal y gellir ei datblygu yn mesur tua 0.36ha. Yn seiliedig ar ddarparu 3 uned, mae hyn yn cyfateb i ddwysedd o rhwng 8-9 annedd fesul hectar. Mae llawer o ddyraniad y safle sy'n weddill wedi'i adael i Seilwaith Gwyrdd a gwelliannau Bioamrywiaeth. Yn gyffredinol, ystyrir bod y dwysedd arfaethedig yn briodol ac yn unol â'r byrdwn cyffredinol a amlinellir ym mholisi LU06 sy'n ceisio sicrhau bod cynigion datblygu yn gwneud defnydd effeithlon o dir.

Dyluniad, cymeriad ac ymddangosiad gweledol

DM06 yw polisi creu lleoedd y CDLI ac mae'n datgan y dylai datblygiad roi sylw llawn i gyd-destun ei leoliad a'i amgylchedd a chyfrannu'n gadarnhaol iddynt. Dylai datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dylunio arloesol wrth roi sylw i hynodrwydd lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a defnyddiau. Dylai cynigion datblygu hefyd ategu'r safle a'i amgylchedd o ran cynllun, gan barchu golygfeydd i mewn i'r safle ac allan ohono, gan gynhyrchu ffurf gydlynol mewn perthynas â graddfa, uchder a maintioli'r ffurf adeiledig sydd yno'n barod.

Mae'r cynllun yn darparu dyluniad o ansawdd uchel gyda ffasadau deniadol gyda cherrig naturiol a ffenestri traddodiadol yn cael eu defnyddio i sicrhau bod yr anheddau arfaethedig yn adlewyrchu'r bensaernïaeth wledig.

Mae cynllun tirwedd o blannu rhywogaethau brodorol yn helpu i gymathu'r datblygiad ymhellach gyda'r ardal leol, a bwriedir plannu llawer i'r de o safle'r cais.

Bwriedir hefyd plannu cloddiau ar hyd ffin y safle gyda'r ffordd a gynhelir gan y sir.

Mae manyleb derfynol y plannu coed i'w darparu fel amod. Ystyrir bod hyn yn unol â DM10 y CDLI.

Amwynder Preswyl

Mae maen prawf 7 o Bolisi DM06 yn ceisio diogelu amwynder meddianwyr eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, swm a golygfa. Mae eiddo preswyl yn agos i'r safle.

Mae cynlluniau'r wedd a gyflwynwyd fel rhan o'r cais yn dangos na fydd yr eiddo yn fwy na 9.5m ar y grib.

Mae cynllun safle yn dangos sut y byddai'r anheddau arfaethedig yn cael eu lleoli er mwyn sicrhau na fyddai'r datblygiad arfaethedig yn achosi dim niwed andwyol i amwynder preswyl y trigolion presennol.

Ystyrir hefyd fod y datblygiad arfaethedig yn sicrhau pellteroedd gwahanu digonol rhwng ystafelloedd preswyladwy anheddau unigol fel y nodir yng Nghannllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio Ceredigion. Ystyrir hefyd bod y datblygiad arfaethedig yn rhoi digon o le yn yr awyr agored o ran amwynder preifat i wasanaethu'r datblygiad arfaethedig fel y nodir yng Nghannllawiau Cynllunio Atodol Amgylchedd Adeiledig Ceredigion.

Mannau Agored Cyhoeddus

Mae Polisi LU24: Darparu Mannau Agored Newydd yn gofyn am ddatblygiadau ar safleoedd a neilltuwyd i wneud darpariaeth ar gyfer manau agored. Felly bydd angen i'r cynnig datblygu sicrhau bod digon o fannau agored yn cael eu darparu.

Dylid darparu manau agored yn unol â meincnodau a nodir gan 'Gyfarpar Man Glas' Cyngor Cefn Gwlad Cymru (Cyfoeth Naturiol Cymru bellach) a Safonau *Fields in Trust* (FIT).

Mae Canllawiau Cynllunio Atodol Mannau Agored Ceredigion yn rhoi mwy o eglurder ynghylch y ddarpariaeth o fannau agored sydd eu hangen, a nodir fel 2.8ha fesul 1000 o bobl. Mae'r fformiwla ar gyfer cyfrifo cyfanswm y manau agored sydd eu hangen fel a ganlyn:

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

Cynnig cyfanswm o tua 12 ystafell wely fel rhan o'r datblygiad, felly mae angen darparu manau agored o 0.04 ha yn unol ag LU24.

Darperir 0.3 ha o fannau agored cyhoeddus trwy blannu coed a gwella bioamrywiaeth. Ystyrir bod hyn yn bodloni gofynion LU24.

Priffyrdd

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

Byddai mynedfa i gerbydau i'r datblygiad arfaethedig ar hyd y ffordd ddi-ddosbarth bresennol gyda 2/3 o leoedd parcio yn cael eu darparu ar y safle ar gyfer pob annedd. O ystyried lled y ffordd a threfn is-safonol y gyffordd gyda'r B4342 mae'r Awdurdod Prifffyrdd Lleol wedi codi pryderon ynghylch y datblygiad arfaethedig mewn perthynas â diogelwch ar y prifffyrdd. Fodd bynnag, yn ystod y broses o ystyried y cais mae Datganiad Trafnidiaeth wedi'i roi, sy'n dod i'r casgliad y disgwylir i'r datblygiad gynhyrchu llai na thair taith cerbyd yn ystod yr oriau brig, a fyddai o ystyried y llwybrau mynediad niferus i'r safle yn debygol o arwain at un cerbyd yn defnyddio'r A487 neu'r B4342 yn ystod unrhyw gyfnod o oriau brig.

Byddai hyn yn arwain at effaith anweledig ar rwydwaith y prifffyrdd lleol ac ni fyddai'n codi dim pryderon o safbwynt diogelwch ar y prifffyrdd ar y naill gyffordd mynediad na'r llall.

Nid yw'r Awdurdod Prifffyrdd Lleol yn anghytuno â chanfyddiadau'r datganiad trafndiaeth yn amodol ar gynnwys cysylltiad i gerddwyr drwy'r safle, rhwng y ffordd ddiddosbarth ac Allt y Bryn, er mwyn hwyluso teithio llesol i'r gwasanaethau a'r cyfleusterau o ddydd i ddydd sydd ar gael yn Llannarth.

Yn gyffredinol, ni ystyrir y bydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch ar y prifffyrdd a symudiad arnynt, ac mae digon o gapasiti o fewn rhwydwaith presennol y prifffyrdd i amsugno'r traffig a grëir o ganlyniad i'r datblygiad hwn.

Ecoleg

Mae Polisiâu DM14 a DM15 y Cynllun Datblygu Lleol yn ceisio cynnal a gwella bioamrywiaeth a diogelu safleoedd pwysig a warchodir. Bydd safleoedd, cynefinoedd neu rywogaethau a warchodir naill ai'n uniongyrchol, yn anuniongyrchol neu mewn cyfuniad yn cael eu caniatáu dim ond lle gellir dangos bod y cynnig yn cyfrannu at warchod, gwella neu reoli'r safle, cynefin neu rywogaeth yn gadarnhaol neu o dan amgylchiadau penodol eraill a nodir yn y polisi. Mae Canllawiau Cynllunio Atodol y Cyngor ar fioamrywiaeth yn rhoi arweiniad ar asesu effaith datblygiad ar safleoedd dynodedig neu rywogaethau a warchodir.

Ymgynghorwyd ag Ecolegydd Cynllunio Cyngor Sir Ceredigion mewn perthynas â'r datblygiad arfaethedig ac nid yw'n cynnig gwrthwynebiad mewn perthynas â'r cynllun. Yn yr un modd, ymgynghorwyd â Chyfoeth Naturiol Cymru ac ni chodwyd dim gwrthwynebiad mewn perthynas â'r datblygiad arfaethedig. Fodd bynnag, cynigir nifer o amodau mewn perthynas â Lliniaru Ymlusgiaid, Bioddiogelwch, trawsleoli cloddiau, diogelu coed, tirweddau manwl a chynllun gwella ecolegol, a goleuadau allanol er mwyn sicrhau bod y datblygiad arfaethedig yn lleihau'r niwed i asedau ecolegol, a lle mae niwed yn codi, gellir sicrhau mesurau digolledu.

Draenio Tir

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

Mae adran gwasanaethau technegol y cyngor ei hun wedi cynghori bod angen cymeradwyaeth SDCau ac yn rhoi manylion am sut i leihau'r risg o lifogydd dŵr wyneb. Felly, ystyrir y gellid rheoli'r gwaith o waredu dŵr wyneb yn briodol drwy broses gymeradwyo'r SDCau, oherwydd hynny ni ystyrir bod y datblygiad arfaethedig yn cynyddu'r risg o lifogydd.

ARGYMHELLIAD:

Argymhellir caniatáu'r cais gydag amodau a cytundeb A.106. Dylai'r A106 wneud darpariaeth i'r byngalo sy'n destun cais cynllunio A230434 wasanaethu fel uned fforddiadwy am byth, ac iddo gael ei gwblhau'n ymarferol cyn meddiannu'r ail annedd marchnad agored.

Rheswm dros Ohirio

Cyfeirir y cais at y pwyllgor rheoli datblygu gan fod yr aelod lleol wedi datgelu buddiant yn y cynllun.

Rhif y Cais / Application Reference	A210308
Derbyniwyd / Received	24-03-2021
Y Bwriad / Proposal	Residential development of 3no. dwellings, including the new Vicarage.
Lleoliad Safle / Site Location	Land adjacent to the Vicarage, Llanarth. SA47 0NJ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Dafydd Jones, Brysig Bach, Pennant, Llanon, Ceredigion, SY23 5PG
Asiant / Agent	Mr Rhys ap Dylan (Morgan & Davies), Morgan & Davies 4 Market Street, Aberaeron, SA46 0AS

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to an area of agricultural land adjacent to the built form of Llanarth. The site benefits from a frontage along the unclassified road to the north, and the residential development known as Allt Y Bryn to the south.

The site benefits from a number of mature trees along the northern boundary.

DETAILS OF DEVELOPMENT

The application under consideration here seeks planning permission for the erection of 3 open market 4-bedroom dwellinghouses.

The proposed dwellings would be traditional in form and character with the external walls finished in smooth texture cement render, with stone accents. The roof would be finished in synthetic slate.

In order to facilitate the proposed vehicular access points a section of hedgerow and some trees will need to be removed.

Further tree planting is proposed to the southern part of the application site. A pedestrian link is proposed to the east of the application site. Individual plots would be mainly laid to lawn but would include landscaping/planting.

The LPA understands that one of the properties is to serve as a new vicarage.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

National Planning Policy

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

Local Development Plan Policies

- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- S05 Affordable Housing
- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM08 Bilingual Signs and Place Names
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation

- DM17 General Landscape
- DM19 Historic and Cultural Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU24 Provision of New Open Space

Local Planning Guidance

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

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

YMATEBION YMGYNGHORI / CONSULTATION RESPONSES

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

10 Third party representations were received from 6 third parties in respect of the development proposal relating to the following:

- Highway safety,
- Presence of a spring on site,
- Loss of trees,
- Impact on heritage assets
- Surface water flooding,
- Ecological Impact,

CONCLUSION

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

Principle of Development

The application site is located within the defined settlement limits of Llanarth, a recognised and defined Rural Service Centre under Policy S03 of the LDP. The site is allocated within the LDP for residential development (site reference H1303) with an estimated yield of 5 residential units.

The site schedule sets out the aspirations for the site, which include the retention of existing ecological features most notably the woodland habitat to the north of the site. And the provision of public open space.

Having reviewed the submitted information it is considered the proposal will result in the loss of sections of the wooded area and hedgerow along the northern boundary of the site to accommodate the two proposed access points and associated visibility splays.

The reasons given for vehicular access being taken from the proposed access point rather than via Allt Y Bryn is that the topography of the site together with the increased construction cost would render the proposed development unviable.

The proposed development seeks to minimize the number of trees and hedgerow which are to be lost in order to facilitate the proposed access. Compensation measures for the loss of any hedgerow/tree features through the proposed development are also proposed.

A pedestrian access route is provided through the site which connects the unclassified road with Allt Y Bryn.

Having regard to the site allocation and the technical cost challenges involved it is considered that the principle of development is acceptable.

Welsh Language Impacts

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

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

Affordable Housing

Policy S05 – 'Affordable Housing' requires all residential development to provide onsite affordable housing or a contribution towards affordable housing provision. In this instance, in order to satisfy policy S05, there is a requirement for the equivalent value of 10% of GDV to be provided by way of a commuted sum.

Submitted in support of the application is financial information which demonstrates that the scheme is not viable in securing the delivery of a commuted sum of equivalent to 10% of GDV.

The applicant has instead made provision for a 4th dwelling to be built in the locality. The 4th dwelling is subject to a separate planning application reference A230434 and is located on a vacant parcel of land accessed of Allt y Bryn.

The proposed dwelling would be a 2 bedroom bungalow and be sold at 70% of open market value.

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

The proposed affordable dwelling would be secured via S106.

While the preference of the LPA would be for the affordable unit to be delivered on site, given the close proximity of the proposed affordable unit to the application site, this affordable housing provision is considered acceptable to the LPA.

Housing Density

The allocated site boundary sets out a guideline net density of 10 dwellings per hectare of developable area. Given the site constraints the developable area measures approximately 0.36ha. Based on the delivery of 3 units this equates to a density of between 8-9 dwellings per hectare. Much of the remaining site allocation is given over to Green Infrastructure and Biodiversity enhancements. Overall, the proposed density is considered to be appropriate and in accordance with the general thrust outlined within policy LU06 which seeks to ensure development proposals make an efficient use of land.

Design, character and visual appearance

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

The scheme provides high quality design with attractive façades with natural stone and traditional fenestration used to ensure the proposed dwellings are reflective of the rural vernacular.

A landscaping scheme of native species planting helps to further assimilate the development with the locality, with extensive planting proposed to the south of the application site.

Hedge planting is also proposed along the site boundary with the county-maintained road.

The final specification of the tree planting is to be provided by way of condition. This is considered to be in accordance with DM10 of the LDP.

Residential Amenity

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

The elevation plans submitted as part of the application show that the properties will be no more than 9.5m at the ridge.

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

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

Public Open Space

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

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

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

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

In total circa 12 bedrooms are proposed as part of the development, as such an open space requirement of 0.04 ha is required to be provided in accordance with LU24.

0.3 ha of POS is provided by way of tree planting and biodiversity enhancements. This is considered to satisfy the requirements of LU24.

Highways

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

Vehicular access to the proposed development would be via the existing unclassified road with 2/3 parking spaces provided on site for each dwelling. Given the road width and substandard layout of the junction with the B4342 the LHA have raised concerns with the proposed development in respect of highway safety. However, during the course of consideration of the application a Transport Statement has been provided, which concludes that the development is expected to generate fewer than three vehicle trips during the peak hours, which given the multiple access routes to the site would likely result in a single vehicle accessing the A487 or the B4342 in any peak hour period.

This would result in an imperceptible impact on the local highway network and would raise no highway safety concerns on either access junction.

The Local Highway Authority have been do not dispute the findings of the transport statement subject to the inclusion of a pedestrian link through the site, between the unclassified road and Allt y Bryn, in order to facilitate active travel to the day to day services and facilities available within Llanarth.

Overall, it is considered that the proposed development will not have an unacceptable adverse impact on highway safety and movement, and there is sufficient capacity within the existing highway network to absorb the traffic created as a result of this development.

Ecology

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

The CCC Planning Ecologist has been consulted in respect of the proposed development and offers no objection in respect of the scheme. Likewise NRW have been consulted and raise no objection in respect of the proposed development. A number of conditions are however proposed in relation to Reptile Mitigation, Biosecurity, hedgerow translocation, tree protection, detailed landscaping and ecological enhancement scheme, and exterior lighting in order to ensure the proposed development minimizes the harm to ecological assets, and where harm does arise, compensatory measures can be secured.

Land Drainage

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

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

RECOMMENDATION:

It is recommended the application be Approved STC and S106. The S106 should make provision for the bungalow subject to planning application A230434 to serve as an affordable unit in perpetuity, and for it to reach practical completion prior to the occupation of the open second open market dwelling.

Reason for Deferral

The application is referred to the development management committee as the local member has declared an interest in the scheme.

2.3. A230223



Rhif y Cais / Application Reference	A230223
Derbyniwyd / Received	20-03-2023
Y Bwriad / Proposal	Erection of Industrial Units with Trade Counter. B8 Use.
Lleoliad Safle / Site Location	Former Calor Gas Depot Glanyrafon Industrial Estate, Llanbadarn Fawr, Aberystwyth, SY23 3GX
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Meirion Ellis Jones (IMP Developments), Unit 8 Cefnllan Science Park, Aberystwyth, SY23 3AH
Asiant / Agent	Mr Trevor Hopkins (Trevor Hopkins Associates Ltd), Trevor Hopkins Architect, Parc House Parc Teifi Business Park, Cardigan, Ceredigion, SA43 1EW

Y SAFLE A'R HANES CYNLLUNIO PERTHNASOL

Safle'r cais yw'r rhan fwyaf gogleddol o Ystâd Ddiwydiannol Glanyrafon, Aberystwyth. Mae'r safle o fewn safle a neilltuwyd ar gyfer amrywiaeth o ddefnydd B1, B2 a / neu B8. Ar hyn o bryd mae defnyddiau amrywiol o fewn Ystâd Ddiwydiannol Glanyrafon, ac yn y gorffennol roedd y safle penodol hwn yn cael ei ddefnyddio fel depo nwy ar gyfer gwerthu nwy biwtan a phropan.

840443 – Cynllun Llenwi LPG - Cymeradwywyd gydag amodau (16/08/1984)

A100613 – Newid defnydd y tir o B2 (man potelu nwy) i B8 (storio a dosbarthu) – Cymeradwywyd gydag amodau (13/12/2010)

A110913HZ – Storfa LPG – Cymeradwywyd gydag amodau (25/01/2013)

A120669 – Adeoli cabanau staff a chynhwysydd storio dros dro – Cymeradwywyd gydag amodau (19/11/2012)

A220604 – Adeiladu Unedau Diwydiannol gyda Chownter Masnach. Defnydd B8 - Gwrthodwyd (25/01/2023)

MANYLION Y DATBLYGIAD

Mae'r cais cynllunio hwn yn gofyn am ganiatâd cynllunio llawn ar gyfer codi adeilad at ddibenion diwydiannol o dan ddosbarth B8 (storio a dosbarthu). Mae'r safle wedi'i leoli yn Ystâd Ddiwydiannol Glanyrafon ac mae wedi'i amgylchynu gan nifer o unedau B8 a B1 eraill. Maint yr adeilad arfaethedig yw tua 50 metr wrth 21.1 metr, yr uchder hyd at y bondo yw 6 metr ac uchafswm uchder y to sydd ar oleddf yw 9.6 metr. Y tu mewn, y bwriad yw rhannu'r adeilad yn ddwy uned gyda warysau mawr, cownter masnach, swyddfeydd, ceginau a thoiledau. Y tu mewn, byddai'r adeilad yn llai na 1000 metr sgwâr ac ni fyddai'n cael ei ystyried fel datblygiad mawr. Y tu allan, byddai deunyddiau'r adeilad yn cynnwys dalennau dur proffil lliw llwyd ar gyfer y waliau a'r to gyda ffenestru mewn upvc neu alwminiwm lliw glo caled. Bydd y mynediad gwreiddiol o'r ffordd ddi-ddosbarth U1118 yn cael ei ddefnyddio, a fydd yn arwain at y man parcio ceir yn nhu blaen yr adeilad. Byddai'r drychiad blaen yn cynnwys 2 ddrws rholer gyda mynediad llai i gerddwyr gerllaw. Byddai'r mynediad at y prif gownter masnach o'r tu blaen drwy'r drysau dwbl. Darperir dau fynediad yng nghefn yr adeilad.

Y POLISIÂU A'R CANLLAWIAU CYNLLUNIO PERTHNASOL

Mae polisiâu canlynol y Cynllun Datblygu Lleol yn berthnasol wrth ystyried y cais hwn:

- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirweddau
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol

- LU11 Cynigion Cyflogaeth ar Safleoedd wedi'u Neilltuo
- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- SPG3 Canllawiau Cynllunio Atodol Safonau Parcio Cyngor Sir Ceredigion 2015
- SPG6 Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio 2015
- SPG7 Canllawiau Cynllunio Atodol Cadwraeth Natur 2015
- FW21 Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
- PPW21 Polisi Cynllunio Cymru (Argraffiad 11, Chwefror 2021)
- TAN12 Nodyn Cyngor Technegol 12: Dylunio (2016)
- TAN 15 Nodyn Cyngor Technegol 15: Datblygu a Pherygl Llifogydd
- TAN23 Nodyn Cyngor Technegol 23: Datblygu Economaidd (2014)
- TAN4 Nodyn Cyngor Technegol 4: Datblygiad Manwerthol a Masnachol (2016)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol arfer y swyddogaethau hynny ar drosedd ac anhrefn o fewn ei ardal, a'r angen i gymryd pob cam rhesymol i atal hynny. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn y lefelau trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol i 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 gosodir yn Neddf 2015. Wrth bennu'r argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i fodloni eu hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Cymuned – Dim ymateb

Priffyrdd - Argymhellion

Draenio Tir - Argymhellion

Ecoleg - Argymhellion

Ni dderbyniwyd unrhyw sylwadau eraill gan drydydd parti.

CASGLIAD

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

Egwyddor y Datblygiad

Mae'r cais eisiau adeiladu 2 uned B8 o fewn un adeilad mawr ar hen safle Calor Gas yn Ystâd Ddiwylliannol Glanrafon sy'n safle a neilltuwyd. Gan ei fod o fewn safle a neilltuwyd, mae polisi LU11 y Cynllun Datblygu Lleol yn berthnasol lle caiff datblygiad ei ganiatáu yn amodol ar y canlynol:

1. Bydd yn adlewyrchu ac yn ychwanegu at rôl gydnabyddedig y safle (safleoedd o fri, safon uchel, cymdogaeth neu leol) a'u bod yn unol â'r Rhestr Safleoedd wedi'u Neilltuo berthnasol;
2. Bydd yn amddiffyn ac yn ychwanegu at y defnyddiau B1, B2, B8 a defnydd sui generis ategol ar y safle;
3. Bydd yn darparu seilwaith cynnal priodol.

Byddai'r cynnig yn caniatáu i'r safle gael ei ddefnyddio fel unedau masnach. Mae'r safle wedi bod yn wag ers cwpwl o flynyddoedd. Mae'r dosbarth defnydd sef defnydd diwydiannol, storio a busnes yn cael ei gefnogi o fewn polisi LU11, gyda'r cynnig yn cael ei ddefnyddio o dan ddsbarth defnydd B8. Mae'r safle'n cynnwys nifer o fannau i barcio ceir sy'n bodloni'r maen prawf uchod ynghylch seilwaith cynnal.

O ystyried yr uchod, derbynnir egwyddor y datblygiad.

Dyluniad

Mae'r dyluniad arfaethedig yn nodweddiadol o unedau diwydiannol, gyda'r waliau a'r to wedi'u gorchuddio â dalennau dur proffil gyda naill ai alwminiwm neu upvc ar gyfer y ffenestru (bydd y naill neu'r llall yn dderbyniol fel gorffeniad). Mae safle'r cais wedi'i amgylchynu gan adeiladau tebyg iawn, e.e. swyddfa ddsbarthu'r Post Brenhinol, felly bydd yn cael ei weld yn yr un cyd-destun â'r unedau presennol sydd gerllaw. Bernir bod maint y datblygiad yn dderbyniol o ystyried maint y plot, ac felly mae'n cyd-fynd â pholisïau DM06 a DM17 y Cynllun Datblygu Lleol.

Ecoleg

Mae'r safle wedi'i leoli o fewn 55m i Afon Rheidol sydd wedi'i chysylltu'n hydrolegol â Safle o Ddiddordeb Gwyddonol Arbennig Graean Bras a Merddwr Rheidol 105m. Mae posibilrwydd y gallai dŵr wyneb ffo fynd i mewn i Afon Rheidol ac ar y safle dynodedig. Mae'r posibilrwydd y gallai dŵr wyneb fynd i mewn i Afon Rheidol o'r safle arfaethedig yn cael ei leihau gan ardal o dir sy'n cynnwys llystyfiant, ffordd a rheilffordd. Dylid cwblhau'r holl waith yn unol â GPP5 a PPG6: 'Works in, near or over watercourses' a 'Working at construction and demolition sites' sydd ar gael ar y wefan ganlynol:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Ni chyflwynwyd unrhyw wybodaeth ecolegol gyda'r cais hwn. Casglwyd gwybodaeth drwy luniau lloeren, Google Streetview, cofnodion lleol a'r ffotograffau a gyflwynwyd. Lleolir y safle mewn ystâd ddiwydiannol sy'n cynnwys tir caled o fewn ardal sydd â ffens o'i hamgylch a dau adeilad bach. O'r lluniau a gyflwynwyd a Google Streetview, gellir gweld bod yr adeiladau i'w dymchwel yn cynnwys caban bach metel, sydd wedi'i selio'n dda gyda tho fflat a chaeadau yn gorchuddio'r ffenestri, sy'n cynnig ychydig iawn o gyfleoedd ar gyfer darparu man i ystumod glwydo, ac adeilad concrit mwy gyda tho fflat, sydd eto wedi'i selio'n dda gyda chaeadau dur ar y drysau a'r ffenestri, sy'n cynnig ychydig iawn o botensial i ystumod ei ddefnyddio. Nid oes braidd dim potensial i ystumod ddefnyddio'r un o'r ddau adeilad. Ni fyddai unrhyw gynefinoedd â blaenoriaeth yn cael eu colli oherwydd y datblygiad hwn.

Mae'r safle wedi'i leoli o fewn Ardal Diogelu Tarddiad Dŵr ac mae'r creigwely a'r dyddodion arwynebol ar y safle wedi'u dynodi'n Ddyrhaen A Eilaidd. Mae man codi dŵr wedi'i leoli o fewn 55m i'r safle. Mae Cyfoeth Naturiol Cymru wedi cynghori, yn seiliedig ar y wybodaeth a gyflwynwyd adeg eu hymateb ac yn sgil natur sensitif y safle, y dylid gosod amodau ynghylch halogiad tir ar unrhyw ganiatâd cynllunio a roddir. "Without the inclusion of these conditions, we would object to this planning application."

Llifogydd

Mae safle'r cais wedi'i leoli yn bennaf o fewn Ardal C1 y Map Cyngor Datblygu yn Nodyn Cyngor Technegol 15, mae'r Map

Llifogydd ar gyfer Cynllunio yn nodi bod safle'r cais mewn perygl o lifogydd ac mae'n dod o dan Ardal Llifogydd 3 Afonydd a Maint y Llifogydd a Gofnodwyd.

Mae'r cais wedi'i gyfiawnhau fel un sy'n wynebu llai o fygythiad gan yr Awdurdod Cynllunio Lleol o dan Adran 6 Nodyn Cyngor Technegol 15 ac mae wedi penderfynu bod y cynnig yn bodloni'r meini prawf o fewn y profion cyfiawnhau. Fodd bynnag, mae'r prawf terfynol yn Adran 6 Nodyn Cyngor Technegol 15 yn nodi "Mae canlyniadau posibl llifogydd i'r math penodol o ddatblygiad wedi cael eu hystyried, a chanfuwyd eu bod yn dderbyniol yn unol â'r maen prawf sydd wedi'u cynnwys yn adrannau 5 a 7 ac atodiad 1".

Cyflwynwyd Asesiad o Ganlyniadau Llifogydd fel rhan o'r cais a daeth yr awdur i'r casgliad bod y cynnig yn 'cydymffurfio'n llwyr â holl elfennau Nodyn Cyngor Technegol 15'. Fodd bynnag, mae Cyfoeth Naturiol Cymru'n nodi nad ydy'r Asesiad o Ganlyniadau Llifogydd yn dangos y byddai'r cynnig yn cydymffurfio â holl ofynion Nodyn Cyngor Technegol 15.

Gan fod safle'r cais wedi'i leoli yn Ardal Llifogydd 3 ar y Map Llifogydd ar gyfer Cynllunio, byddai mewn perygl o lifogydd yn ystod digwyddiad afonol 1%(1:100 mlynedd)+cc ac felly nid yw'n cydymffurfio â'r trothwy gofynnol o ran bod yn gwbl rydd o lifogydd sydd wedi'i nodi yn Atodiad 1, Tabl A1.14 Nodyn Cyngor Technegol 15. Er bod yr ymgeiswyr wedi dadlau bod safle'r cais mewn 'ardal sy'n cael ei hamddiffyn', ac felly wedi'i diogelu rhag y digwyddiad 1% (gan ystyried newid hinsawdd a bwrdd rhydd), a fyddai fel arfer yn dangos bod y cynnig yn bodloni'r trothwy a nodwyd yn Nhabl A1.14, noda Cyfoeth Naturiol Cymru fod y gofyniad i ystyried newid hinsawdd a bwrdd rhydd mewn ardaloedd sydd wedi'u hamddiffyn ond yn berthnasol pan fo'r amddiffynfeydd wedi'u hadeiladu ar ôl 2016. Cafodd yr amddiffynfeydd sydd yno eu hadeiladu cyn 2016 ac mae'n bosib nad ydynt yn darparu'r un safon o ddiogelwch. Mae posibilrwydd y gallai dŵr ddod dros yr amddiffynfeydd yn ystod digwyddiadau sy'n fwy difrifol na lefel y dyluniad a gallai'r amddiffynfeydd ar fanciau llifogydd meddal fel y ceir yn y lleoliad hwn fethu, ond nid oes unrhyw asesiad wedi'i gynnal. Yn ogystal, denodd Cyfoeth Naturiol Cymru sylw at y ffaith na ddarparwyd unrhyw asesiad ynghylch effaith posib y datblygiad arfaethedig yn sgil colli man storio llifogydd neu golli lle i wyro llifogydd, ac felly nid yw'n dangos ei fod yn cydymffurfio â'r gofynion i sicrhau na fyddai'n achosi rhagor o lifogydd yn rhywle arall.

Rhodddwyd amser i'r ymgeiswyr fynd i'r afael â'r pryderon a godwyd gan Gyfoeth Naturiol Cymru. Cyflwynwyd Asesiad diwygiedig o Ganlyniadau Llifogydd ar 05/09/2023 ac ymgynghorwyd eto â Chyfoeth Naturiol Cymru.

Roedd yr asesiad diwygiedig yn defnyddio data modelu o 2013, ac er mai dyma'r data mwyaf diweddar gan y corff statudol, noda Cyfoeth Naturiol Cymru ei bod hi'n debygol y bu newidiadau sylweddol a allai effeithio ar ganlyniadau'r model hwn. Cyn defnyddio unrhyw fodel neu ddata newydd, mae'n rhaid eu gwirio a'u cadarnhau er mwyn sicrhau bod y data / model yn gywir. Er bod data modelu 2013 yn dangos safon o ddiogelwch sy'n gyfystyr â digwyddiad sydd â thebygolrwydd o 1% i ddigwydd mewn unrhyw flwyddyn, nid yw'r Asesiad o Ganlyniadau Llifogydd wedi ystyried y cynnydd cyffredinol mewn llif afonydd ers 2013.

Noda Adran A1.12 Nodyn Cyngor Technegol 15 fod yn rhaid i'r datblygwr ddangos bod amddiffynfeydd rhag llifogydd yn ddigonol o ran eu strwythur, yn arbennig o dan amgylchiadau eithafol o dorri dros y top (hynny yw yn ystod llifogydd gyda thebygolrwydd o 0.1%). Mae'r Asesiad o Ganlyniadau Llifogydd yn nodi bod yr amddiffynfeydd rhag llifogydd yn cael eu cynnal a'u cadw a byddant yn cael eu gwella yn y dyfodol, fodd bynnag nid yw hyn yn seiliedig ar ffeithiau ac felly ni ellir ystyried hyn fel rhan o'r cais.

Yn olaf, nid oedd yr asesiad diwygiedig yn asesu'r potensial o achosi fwy o lifogydd mewn man arall yn ystod oes y datblygiad nac yn nodi mesurau cydadferol hyfyw, effeithiol na meintiol, ac felly nid yw'n cydymffurfio ag adran A1.12 nac adran A1.14.

Yn sgil y diffyg tystiolaeth yn yr Asesiad o Ganlyniadau Llifogydd a gyflwynwyd fel rhan o'r cais, bernir nad ydy'r cynnig yn cyd-fynd â holl elfennau Nodyn Cyngor Technegol 15 ac mae wedi methu â dangos y byddai llifogydd yn cael eu rheoli mewn modd derbyniol yn ystod oes y datblygiad. Felly, argymhellir y dylid gwrthod y cynnig, gan nad ydy'r datblygiad yn bodloni'r holl feini prawf yn Nodyn Cyngor Technegol 15.

Crynodeb

I grynhoi, mae'r Awdurdod Cynllunio Lleol yn cydnabod y budd gweledol ac economaidd y byddai'r cynnig yn ei ddarparu drwy ail-ddatblygu tir llwyd ar safle a neilltuwyd. Saif y safle yn rhan fwyaf gogleddol yr ystâd ddiwydiannol a dyma'r plot cyntaf rydych chi'n ei basio wrth fynd i mewn i'r ystâd ddiwydiannol. Mae'r gwagle mawr ar y safle hwn yn hyll, a byddai adeilad newydd yn debygol o wella'r edrychiad a chanfyddiad pobl o'r ystâd ddiwydiannol. Byddai unedau o safon uchel yn cyd-fynd â'r ardal a byddai'r darpariaethau tirweddu, sef plannu coed, yn cynnig gwelliant gweledol a budd o ran bioamrywiaeth. O ran budd economaidd, byddai'r datblygiad yn cynnig buddsoddiad sylweddol yn ardal Aberystwyth, drwy ddarparu 2 uned fasnach newydd, gan greu nifer o swyddi ar gyfer pobl leol. Yn ei dro, byddai'r buddsoddiad hwn yn rhoi rhagor o ddewis i fusnesau yn yr ystâd ddiwydiannol neu'n caniatáu i fusnesau presennol ehangu. Fodd bynnag, mae llifogydd yn parhau'n bryder gan fod y safle'n sefyll o fewn yr ardal llifogydd C1, ac yn fwy diweddar ardal llifogydd 3, sy'n cael ei hadnabod fel ardal risg uchel o ran llifogydd. Mae'r ymgeisydd wedi darparu Asesiad o Ganlyniadau Llifogydd sy'n

defnyddio'r data modelu mwyaf diweddar, ond mae Cyfoeth Naturiol Cymru'n nodi nad ydy'r data modelu o 2013 yn rhoi darlun cywir o'r sefyllfa heddiw mewn gwirionedd. Yn yr un modd, bernir ei fod yn annhebygol bod yr 'ardal sy'n cael ei hamddiffyn' yn darparu lefel ddigonol o ddiogelwch gan fod y systemau amddiffyn wedi'u hadeiladu cyn 2016. Mae'r Awdurdod Cynllunio Lleol yn cydnabod cymhlethdod y sefyllfa lle mae'r ymgeiswyr wedi defnyddio'r unig ddata modelu sydd ar gael, a'r data mwyaf diweddar, ond mae Cyfoeth Naturiol Cymru wedi codi'r ffaith fod y ffigyrau hyn wedi newid yn sylweddol yn ystod y 10 mlynedd ddiwethaf. Byddai'r Awdurdod Cynllunio Lleol yn barnu y byddai ail-gyfrifo'r data modelu yn afresymol, o ystyried y gost, yr amser a'r posibilrwydd na fyddai cyrff statudol eraill yn cytuno â'r canfyddiadau. Hyd yn oed os rhoddir sylw i'r ddadl ynghylch modelu data, nid yw'r Asesiad o Ganlyniadau Llifogydd wedi dangos na fyddai'r datblygiad yn arwain at ragor o lifogydd mewn man arall. Mae hwn yn ffactor pwysig drwy gydol Nodyn Cyngor Technegol 15, ac nid yw wedi cael sylw digonol yn yr Asesiad o Ganlyniadau Llifogydd, ac felly nid yw'n cydymffurfio â Nodyn Cyngor Technegol 15.

ARGYMHELLIAD:

Argymhellir y dylid gwrthod y cais.

Rhif y Cais /	A230223
Application Reference	
Derbyniwyd / Received	20-03-2023
Y Bwriad / Proposal	Erection of Industrial Units with Trade Counter. B8 Use.
Lleoliad Safle / Site Location	Former Calor Gas Depot Glanyrafon Industrial Estate, Llanbadarn Fawr, Aberystwyth, SY23 3GX
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Meirion Ellis Jones (IMP Developments), Unit 8 Cefnllan Science Park, Aberystwyth, SY23 3AH
Asiant / Agent	Mr Trevor Hopkins (Trevor Hopkins Associates Ltd), Trevor Hopkins Architect, Parc House Parc Teifi Business Park, Cardigan, Ceredigion, SA43 1EW

THE SITE AND RELEVANT PLANNING HISTORY

The application site forms the Northernmost part of the Glanyrafon Industrial Estate, Aberystwyth. The site falls within an allocated site designated for mixed uses of B1, B2 and/or B8 uses. There is currently a variety of uses within the Glanyrafon Industrial Estate, with this specific site formerly used as a gas depot for the sale of Butane and Propane gas.

840443 - LPG Filling Plan - Approved STC (16/08/1984)

A100613 - Change of use of land from B2 (gas bottling plant) to B8 (storage and distribution) - Approved STC (13/12/2010)

A110913HZ - LPG Storage - Approved STC (25/01/2013)

A120669 - Re-siting of staff portacabins and temporary store containers - Approved STC (19/11/2012)

A220604 - Erection of Industrial Units with Trade Counter. B8 Use - Refused (25/01/2023)

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the construction of a building which is to be used for industrial purposes under class order B8 (storage and distribution). The site is located within the Glanyrafon Industrial Estate surrounded by other numerous B8 & B1 units. The proposed building measures circa 50 meters by 21.1 meters with an eaves height of 6 meters and a maximum pitched roof height of 9.6 meters. Internally, the building is to be split into two units with large warehouse spaces, trade counter, offices, kitchens and toilets. Internally, the building measures less than 1000 square meters and would not constitute major development. Externally, the building materials comprise of grey profiled steel sheeting for the walls and roof with fenestration in anthracite aluminium or upvc. The original access will be used off the unclassified U1118, leading to a car parking area to the front of the building. The front elevations see the inclusion of 2no roller shutter doors with a smaller pedestrian access adjacent. The main trade counter will be accessed via the front elevation through the double doors. Two accesses are also provided to the rear of the building.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM06 High Quality Design and Placemaking
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM22 General Environmental Protection and Enhancement
- LU11 Employment Proposals on Allocated Sites:
- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- SPG3 CCC Parking Standards SPG 2015
- SPG6 Built Environment and Design SPG 2015
- SPG7 Nature Conservation SPG 2015
- FW21 Future Wales: The National Plan 2040
- PPW21 Planning Policy Wales (edition 11, February 2021)
- TAN12 Design (2016)
- TAN15 Development and Flood Risk (2004)

- TAN23 Economic Development (2014)
- TAN4 Retail and Commercial Development (2016)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Community Council - No Response

Highways - Recommendations

Land Drainage - Recommendations

Ecology - Recommendations

Natural Resources Wales - Concerns

No other third party representations received.

CONCLUSION

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

Principle of Development

The application seeks the construction of 2no B8 units situated within one large building on the former Calor Gas site within the allocated Glanyrafon Industrial Estate. Given its location within the allocated site, Local Development Plan policy LU11 is of relevance whereby development will be permitted providing that:

1. It reflects and enhances the recognised role of the site (prestige, high quality, neighbourhood or local site) and is in line

with the relevant Allocated Sites Schedule;

2. It protects and enhances the existing B1, B2, B8 and complementary sui generis use of the site; and
3. It provides appropriate supportive infrastructure.

The proposal would allow the site to be utilised as a trade units, which has currently been redundant for the previous couple of years. The class use signified with industrial, storage and business use is supported within policy LU11, with the proposal being utilised under class use B8. The site comprises numerous car parking spaces which satisfies the supportive infrastructure criterion above.

In light of the above, the principle of development is accepted.

Design

The proposed design is typical of industrial units comprising of profiled steel sheeting for walls and roof with either aluminium or upvc proposed for the fenestration (either finish is acceptable). The application site is surrounded by very similar buildings e.g Royal Mail sorting office, therefore will be read in the same context as the existing units within the nearby vicinity. The size and scale of the development is considered acceptable given the size of the plot, proving accordance with LDP policy DM06 & DM17.

Ecology

The site is located within 55m of the Afon Rheidol which is hydrologically connected to the Rheidol Shingles and Backwaters Site of Special Scientific Interest 105m, there is the potential for pollution from surface water run off to enter the Afon Rheidol and onto the designated site. The potential for surface water to enter the Afon Rheidol from the proposed site is buffered by an area of land which contains, vegetation a road and railway. All works should be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

No ecological information was submitted with this application. Information was gathered from satellite imagery, Google streetview, local records and photographs submitted. The site is located within an industrial estate and comprises hardstanding within a fenced area with two small buildings. From photographs submitted and Google streetview it can be seen that the buildings for demolition comprise a small metal portacabin, well-sealed with flat roof and shutters covering the windows, offering little opportunity for bat roosting provision, and a larger flat roofed precast concrete building, again well sealed and with fitted steel shutters to the door and window openings, offering little potential for use by bats. There is negligible potential for use by bats for either building. NO priority habitat will be lost due to the development.

The site is located within a Source Protection Zone and the bedrock and superficial deposits at the site are designated as a Secondary A Aquifer. An abstraction point is located within 55m of the site. NRW have advised that based on information submitted at time of their response and due to the sensitive nature of the site, conditions regarding land contamination are to be attached to any planning permission granted. "Without the inclusion of these conditions, we would object to this planning application."

Flooding

The application site falls mainly within Zone C1 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 3 Rivers and Recorded Flood Extents.

The application has been justified as low vulnerability by the Local Planning Authority (LPA) under section 6 of the TAN15 and determined that the proposal meets the criteria within the justification tests. However, the final test contained within section 6 of the TAN15 states "The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable".

A Flood Consequence Assessment report was submitted as part of the application and concluded by the author that the proposal was 'fully compliant with all aspects of TAN15'. However, NRW note that the FCA does not demonstrate that the proposal would comply with all requirements of TAN15.

Given the application site is located within Flood Zone 3 on the FMfP it would be at risk of flooding in the 1%(1:100 year)+cc fluvial event thereby failing to comply with the required flood-free threshold in Appendix 1, Table A1.14 of TAN15. Although the applicants argued that the application site is within a 'defended zone', and therefore protected from the 1% event, (including allowances for climate change and freeboard), which would usually demonstrate that the proposal satisfies the threshold set out in Table A1.14, NRW note that the requirement to factor in climate change and freeboard to defended zones applies only where the defences have been constructed post 2016. The defences currently in place were constructed prior to 2016 and may not provide the same standard of protection. There is potential for the defences to be overtopped by

events in excess of their design level, soft flood banks such as at this location will be subject to failure and breach, but no assessment of this has been undertaken. NRW also highlighted that no assessment has been provided of the potential effect of the proposed development due to loss of flood storage or diversion of flood flows thereby not demonstrating compliance with the requirement for no increase in flooding elsewhere.

The applicants were afforded time to address the concerns raised by NRW and submitted a revised FCA on 05/09/2023 which was re-consulted to NRW.

The revised FCA was utilising modelling data from 2013, and although this is the most up-to-date data derived from the statutory body, NRW note, there are likely to be material changes that could impact the results of this model. Any new model or data used, must be checked and verified before use to enable the use of the data/model is correct and accurate. Although the 2013 modelling data showed standard of protection equivalent to the 1% Annual probability event, the revised FCA does not take into account assumed general increase in river flows post 2013.

Section A1.12 of TAN15 highlights that flood defences must be shown by the developer to be structurally adequate particularly under extreme overtopping conditions (i.e. that flood with a probability of occurrence of 0.1%). The FCA noted that the flood defences were to be maintained and any improved in future, however, this is not based on factual evidence and therefore, cannot be taken into consideration as part of the application.

Finally, the revised FCA did not assess potential to increase flooding elsewhere over the lifetime of the development or to identify viable, effective and quantified compensatory measures, thus failing to comply with sections A1.12 and A1.14.

In light of the lack of evidence within the FCA's submitted as part of the application, the proposal is considered not to accord with all aspects of TAN15 and ultimately fails to demonstrate that flooding can be acceptably managed over the lifetime of the development. Therefore, the proposal is recommended for refusal, as the development would not accord with all the criteria of TAN15.

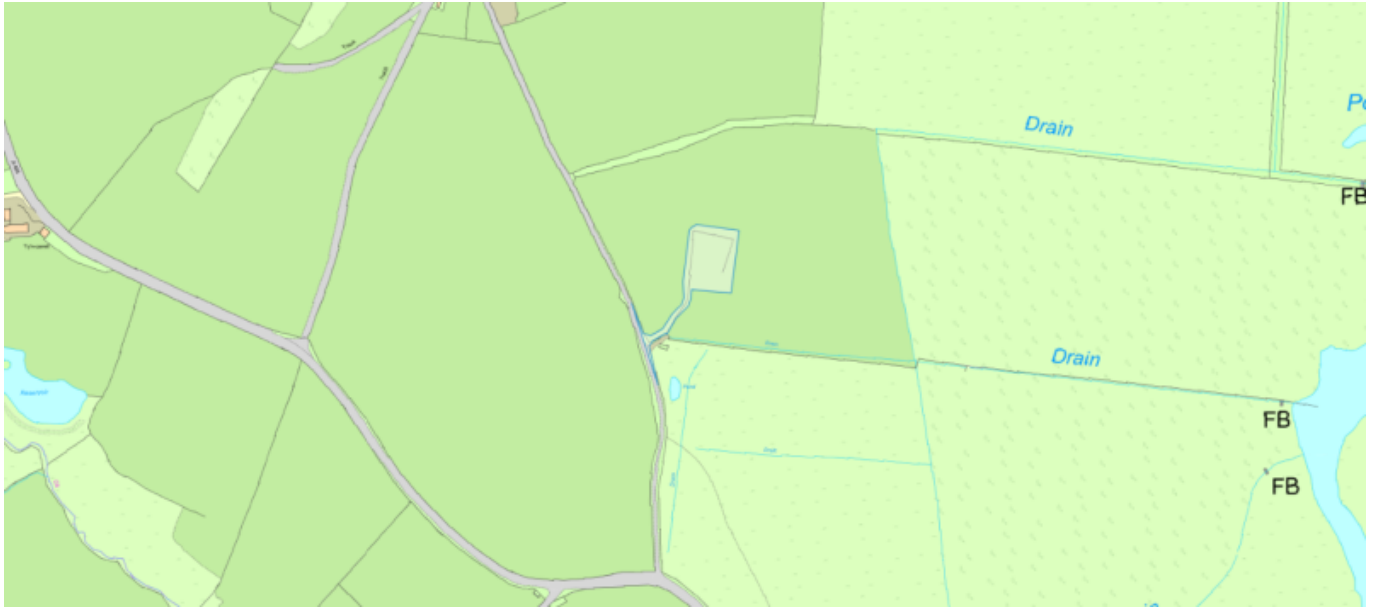
Summary

In summary, the LPA acknowledge the benefit the proposal would bring, by re-developing brownfield land on an allocated site, both in a visual capacity and economic capacity. The site is located to the most Northern part of the industrial estate and is the first plot as you pass heading into the industrial estate. The vast emptiness on this site is unsightly, and a new building would likely improve the outlook and perception of the industrial estate. High quality units will be in-keeping with the area and landscaping provisions in the form of tree planting will aid the visual improvement and biodiversity benefit. In terms of economic benefit, the proposal demonstrates significant investment to the Aberystwyth area, by providing 2no new trade units, thus creating numerous jobs for locals. In turn this investment will provide further choice of business at the industrial estate or allow existing businesses to expand. However, flooding remains a concern, given the site is located within the C1 flood zone and more recently, floodzone 3, which is known as a high risk flood area. The applicant provides a flood consequence assessment which utilises the most up-to-date modelling data, although, NRW note that in reality, the modelling data from 2013, is not a true representation today. Similarly, the 'defended zone' is deemed unlikely to provide a satisfactory level of protection given that the defence systems were constructed pre 2016. The LPA acknowledge the complexity of the situation whereby the applicants have used the only and most up-to-date modelling data but NRW have raised that these figures have materially changed over the last 10 years. The LPA would deem re-calculation of the modelling data unreasonable, given the cost, time, and potential that other statutory bodies may not agree with findings. Notwithstanding the argument as to modelling data, the FCA has not demonstrated that as a result of development, the proposal would not give rise to increased flooding elsewhere. This is an important factor throughout TAN15, and has not been addressed sufficiently within the FCA, therefore, failing to prove accordance with TAN15.

RECOMMENDATION:

Refuse

2.4. A230265



Rhif y Cais	A230265
Derbyniwyd	11-04-2023
Y Bwriad	Annedd menter wledig yn cynnwys addasiadau i gât fynedfa bresennol y cae a chyfleuster trin carthion ar safle hen annedd a oedd yn dwyn yr enw 'Tŷ Newydd'.
Lleoliad Safle	Tir ger Tŷ Newydd, Tregaron, SY25 6LQ
Math o Gais	Cais Cynllunio Llawn
Ymgeisydd	Mr R Rees (D A Rees Welding), Maesglas, Tregaron, SY25 6LQ
Asiant	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan y Dderwen, Llanrhystud, Aberystwyth, SY23 5ED

Y SAFLE A HANES PERTHNASOL

Tir amaethyddol yw safle'r cais ar hyn o bryd, rhyw 1 cilometr i'r de-ddwyrain o Dynreithin a 1.5 cilometr i'r gogledd-orllewin o Dregaron. Mae Cors Caron tua 0.5 cilometr i'r dwyrain. Ar y safle o'r blaen yr oedd annedd o'r enw Tynewydd ond ar wahân i ambell i garreg nid oes dim yn weddill o'r hen annedd. Saif y safle ychydig fetrau i'r dwyrain o is-ffordd sy'n arwain i dai Maesglas a Fullbrook Mill. Mae'r safle ei hun yn lefel gyda choed aeddfed i'r de.

Gwrthodwyd cais cynllunio llawn am yr un datblygiad ym mis Ionawr 2023 ar ddwy sail - nad oedd cyfiawnhad dros yr annedd yn y cefn gwlad agored ac felly ei bod yn groes i TAN6 a pholisïau S01 ac S04 y Cynllun Datblygu Lleol. Yn ail, y byddai'r datblygiad yn arwain at gynnydd net yn lefelau ffosffadau yn Ardal Cadwraeth Arbennig Afon Teifi, yn groes i Reoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017.

MANYLION Y DATBLYGIAD

Mae'r cais yn un llawn ac yn gofyn am ganiatâd cynllunio i godi annedd menter wledig mewn cysylltiad â busnes weldio sy'n cael ei redeg gan deulu'r ymgeisydd ym Maesglas, tua 350m i fwrdd o safle'r cais. Mae Maesglas yn fferm fawr ond mae'r fferm yn cael ei rhentu allan i fusnes fferm arall gan adael yr ymgeisydd a'i dad (sy'n byw ym Maesglas) i redeg y busnes weldio yn un o'r tai mas ym Maesglas ei hun.

Mae'r cynlluniau yn darparu ar gyfer tŷ pedair ystafell wely ynghyd â llety yn y to yn mesur tua 12m wrth 8.5m, a garej ar wahân yn mesur 7.2m wrth 7.2m. Mae gan yr annedd arfaethedig arwynebedd llawr o tua 236m² y tu mewn. Bwriedir hefyd greu pwll o fewn y llain o dir a darparu cyfleuster trin carthion ar gyfer dŵr budr o'r eiddo. Darperir lôn hir hefyd a fydd yn cysylltu â'r is-ffordd i'r de-orllewin o'r plot.

Mae gofyn cael yr annedd arfaethedig mewn perthynas â'r busnes weldio sy'n gweithredu ym Maesglas. Mae D A Rees Welding yn dylunio, gweithgynhyrchu a chyfanwerthu amryw drelyrs ar gyfer amaethwyr, adeiladwyr a dibenion cyffredinol. Ar hyn o bryd mae'r tad a'r ymgeisydd yn gweithio ar y cyd yn y busnes ond bwriedir i'r ymgeisydd a'i bartner symud allan o gartref y teulu (ym Maesglas) ac adeiladu tŷ ar dir Maesglas o achos anghenion y busnes. Bwriad y cynllun busnes yw cynyddu cynhyrchiant ac ehangu, ond er mwyn gwneud hyn mae angen sicrhau bod y ddau yn gallu byw ar y safle i alluogi'r busnes i fod yn gwbl weithredol. Maes o law bydd y tad yn cymryd cam yn ôl o'r busnes weldio ac yn raddol yn gadael i'r ymgeisydd gymryd drosodd y busnes.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

DM06 Dylunio a Chreu Lle o Safon Uchel

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM17 Y Dirwedd yn Gyffredinol

DM18 Ardaloedd Tirwedd Arbennig

LU09 Aildefnyddio Hen Anheddau/Murddunod

S01 Twf Cynaliadwy

S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)

TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i 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; aillbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw priodol i hyrwyddo cydraddoldeb yn golygu:

- gwaredu neu leihau'r anfanteision y mae pobl yn eu dioddef yn sgil 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 YR YMGYNGHORI

Cyngor Tref Tregaron - Dim gwrthwynebiad

Ecoleg Ceredigion - Dim gwrthwynebiad, yn ddibynnol ar amodau.

Cyfoeth Naturiol Cymru - Sylwadau. Gwrthwynebu os yw'n cael effaith niweidiol ar Ardal Cadwraeth Arbennig Afon Teifi.

Archaeoleg Dyfed - Dim gwrthwynebiad, yn ddibynnol ar amodau.

Dŵr Cymru - Sylwadau

Ceredigion HPW - Dim gwrthwynebiad, yn ddibynnol ar amodau.

Draenio Ceredigion - Sylwadau.

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."

Dyma gais ar gyfer codi annedd fawr, bedair ystafell wely, a gyflwynwyd fel annedd menter wledig mewn cysylltiad â'r busnes weldio a gweithgynhyrchu trelyrs gerllaw, a hynny ar dir lle safai Tynewydd gynt, ar dir amaethyddol tua hanner ffordd rhwng Tynreithin a Thregaron. Gan mai ond ambell i garreg sydd yn weddill o hen annedd Tynewydd, ni ellir ystyried y cais o dan bolisi LU09 Ailddefnyddio Hen Anheddau/Murddunod.

O ran y cynllun datblygu, oherwydd ystyrir bod y safle mewn 'lleoliad arall', caiff y cais ei ystyried o dan bolisi S04 o'r Cynllun Datblygu Lleol. Mae Polisi S04 yn ymwneud â datblygiadau preswyl mewn lleoliadau eraill ac yn ceisio rheoli gormodedd o ddatblygiadau preswyl yn y cefn gwlad agored, gan ganiatáu anheddau newydd mewn lleoliadau eraill dim ond lle mae angen y gellir ei gyfiawnhau am fenter wledig (TAN6) neu fod gofyn amdano ar sail fforddiadwy.

Cyflwynir cais ar gyfer annedd menter wledig mewn cysylltiad â busnes weldio teulu'r ymgeisydd, sydd wedi'i leoli tua 350m i ffwrdd o safle'r cais. Mae gwybodaeth wedi'i chyflwyno ar ffurf cynllun busnes a chyfrifon yn bennaf ac mae'r cyfiawnhad dros y cais yn seiliedig ar ddatblygu'r cwmni yn y dyfodol ac yn seiliedig ar fod yr ymgeisydd yn byw mor agos â phosib i'r fenter.

Er mwyn bod yn gymwys i'w ystyried fel annedd menter wledig, dywed y canllawiau yn TAN6 mai "*busnesau sy'n gysylltiedig â thir yw mentrau gwledig cymwys. Mae'r rhain yn cynnwys busnesau amaethyddol, coedwigol a gweithgareddau eraill y mae eu mewnbynnau sylfaenol yn deillio o'r safle, fel prosesu cynhyrchion amaethyddol, coedwigol a mwynol, ynghyd â gweithgareddau rheoli tir a gwasanaethau cymorth (gan gynnwys contractio amaethyddol), twristiaeth a mentrau hamdden.*"

Yn y bôn, i fod yn gymwys i'w ystyried fel annedd menter wledig, rhaid bod mewnbwn sylfaenol y busnes yn deillio o safle'r cais. Mae safle'r cais ar hyn o bryd yn dir amaethyddol agored ac nid yw'n gysylltiedig â'r busnes weldio sydd gryn bellter i ffwrdd. Gan nad yw'r annedd arfaethedig ar sail amaethyddol, bernir nad yw'n gymwys i gael ei ystyried yn fusnes sy'n ymwneud â'r tir ac sy'n cael ei brif fewnbwn o safle'r cais.

Mae canllawiau ategol TAN6 yn nodi fod prif sectorau'r economi wledig yn dibynnu ar rwydwaith eang o wasanaethau cymorth er mwyn iddynt weithredu'n effeithiol. Mae'r rhain yn cynnwys gwasanaethau megis llafur wrth gefn a gwasanaethau mwy cyffredinol yn ymwneud â chynnal a chadw adeiladau, neu wasanaethau proffesiynol megis cyfrifeg, ac ati. Ar hyn o bryd darperir y rhan fwyaf o'r gwasanaethau hyn o'r aneddiadau sy'n bod eisoes. I gyfiawnhau lleoliad cefn gwlad byddai'n rhaid bod gofynion o ran y tir, natur y gwasanaeth a ddarperir a diffyg dewisiadau addas eraill.

Yn ogystal â bod diffyg cyfiawnhad ar sail defnydd tir, nodir bod annedd eisoes man lle mae'r busnes a bod hon yn darparu goruchwyliaeth 24 awr ar y safle ac yn diwallu'r angen pe bai argyfwng yn codi y tu allan i oriau. Yn hynny o beth, pe bai'r busnes yn gymwys fel menter wledig - ac nid ydyw - ni fyddai angen gweithredol am annedd arall. Ni fydd cynigion sy'n codi o ddewisiadau neu amgylchiadau personol, neu er cyfleustra yn hytrach nag angen hanfodol - fel y cynnig presennol hwn - yn gymwys o fewn y polisi.

Bernir na fyddai'r cynnig yn gymwys fel annedd menter wledig ac yn ogystal, o ystyried na fyddai angen ymarferol am yr annedd, nid oes cyfiawnhad o gwbl dros ddarparu annedd menter wledig yn y lleoliad hwn. Felly mae'r cais yn mynd yn groes i TAN6 a pholisïau S01 ac S04 y Cynllun Datblygu Lleol.

Yn ogystal, saif y safle mewn man agored ac amlwg gerllaw Cors Caron ac o fewn Ardal Cadwraeth Arbennig Afon Teifi. Nodweddir safle'r cais gan gaeau glas agored ger Ardal Cadwraeth Arbennig Afon Teifi a Chors Caron. Byddai darparu tŷ heb unrhyw gyfiawnhad, sydd yn fawr a garej wrth ochr, ynghyd â'r ategolion sy'n cyd-fynd â datblygiad o'r fath, heb os yn oramlwg yn weledol ac yn cyflwyno elfen nad yw'n gweddu gyda'r cefn gwlad agored sydd - fel arall - heb ei ddatblygu. Dywed Polisi Cynllunio Cymru, paragraff 3.34, fod rhaid gwarchod y cefn gwlad yn unol ag egwyddorion cynllunio cenedlaethol, a'i wella er mwyn ei werth tirweddol. Mae adeiladu annedd newydd gyda llwybr mynediad mewn lleoliad gwledig agored i ffwrdd oddi wrth unrhyw adeiladau yn cael ei ystyried yn ddatblygiad 'hwnt ac yma' yn y cefn gwlad agored. Ni fyddai'n gwarchod nac yn gwella'r tirwedd a byddai'n cael effaith niweidiol ar gymeriad yr ardal. Felly, mae'r datblygiad yn mynd yn groes i amcanion y polisi cenedlaethol a pholisïau DM06 a DM17 o'r Cynllun Datblygu Lleol.

O ran ystyriaethau perthnasol eraill, ni dderbyniwyd gwrthwynebiadau i'r cais o safbwynt priffyrdd, archaeoleg, draenio nac ecoleg. O ystyried bod y safle yn agos i Ardal Cadwraeth Arbennig Afon Teifi cafodd y cais, gan gynnwys ei drefniadau ar gyfer gwaredu â dŵr budr, ei sgrinio mewn perthynas â chynnydd posib mewn allyriadau ffosffadau i'r ACA. Yn wahanol i'r cais gwreiddiol, darparwyd gwybodaeth ychwanegol mewn perthynas â'r cynlluniau trin dŵr preifat arfaethedig, a daeth y TLSE i'r casgliad na fyddai effaith debygol ar integriti'r ACA o ganlyniad i'r cais a gynigir.

I gloi, gan nad yw'r cynnig yn ddatblygiad sy'n cydymffurfio â'r meini prawf i fod yn gymwys ar gyfer annedd menter wledig o

dan ddarpariaethau TAN6, mae'r cynllun yn ddatblygiad na ellir ei gyfiawnhau yn y cefn gwlad agored. Byddai darparu annedd yn y lleoliad hwn hefyd yn cael effaith niweidiol ar gymeriad yr ardal.

RHESWM AM ADRODD:-

Gofynnodd aelod lleol y ward, y Cynghorydd Ifan Davies, am i'r cais gael ei gyfeirio i'r Pwyllgor Rheoli Datblygu i'w ystyried am y rheswm bod y cynnig, yn ei farn ef, yn cydymffurfio â pholisi a chanllawiau TAN6.

ARGYMHELLIAD:

GWRTHOD y cais.

Application Reference	A230265
Received	11-04-2023
Proposal	Proposed rural enterprise dwelling to include alterations to existing field gate entrance and installation of package treatment plant on site of previous dwelling known as 'Ty Newydd'.
Site Location	Land At Ty Newydd Tregaron, Tregaron, SY25 6LQ
Application Type	Full Planning
Applicant	Mr R Rees (D A Rees Welding), Maesglas Tregaron, Tregaron, SY25 6LQ
Agent	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen Llanrhystud, Aberystwyth, SY23 5ED

THE SITE AND RELEVANT PLANNING HISTORY

The application site is currently agricultural land some 1km to the south east of Tynreithin and 1.5km to the northwest of Tregaron. Some 0.5km to the east is Cors Caron. The site is on the former siting of a dwelling known as Tynewydd, however, apart from a few stones nothing of the former dwelling remains. The site is a few metres to the east of a minor road which leads on to the properties of Maesglas and Fullbrook Mill. The site itself is level with mature trees to the south.

A full planning application for the same development was refused planning permission in January 2023 on two grounds - that there was no justification for the dwelling in an open countryside location and was therefore contrary to TAN6 and policies S01 and S04 of the Ceredigion Local Development Plan, and secondly, that the development would result in a net increase in phosphates levels within the river Teifi SAC in contravention of the Conservation of Habitats and Species Regulations 2017.

DETAILS OF DEVELOPMENT

The application is in full and seeks planning permission for the erection of a rural enterprise dwelling in association with the welding business which is operated by the applicant's family at Maesglas some 350m away from the application site. Maesglas itself is a large farm but the farming business is rented out to another farm business leaving the applicant and his father (who resides at Maesglas) to operate the welding business at one of the outbuildings at Maesglas complex itself.

The plans show the provision of a providing of a four bedroomed house together with roof accommodation measuring approx. 12m x 8.5m and a 7.2m x 7.2m detached garage. The proposed dwelling has an approx internal floorspace of 236m². It is also intended to create a pond within the plot and provide a package treatment plant to cater for foul water from the property. A long drive will also be provided before connecting to the minor road to the southwest of the plot.

The proposed dwelling is required in association with the welding business which operates at Maesglas. D A Rees Welding designs, manufactures and wholesales a range of agricultural, builders and general purpose trailers. At present, the father and applicant work together in the business, however, it is intended for the applicant and his partner to move out from the family home (at Maesglas) and to build a house to be located on the land at Maesglas due to the needs of the business. The intention of the business plan is to increase productivity and expand, however to do this they need to ensure that both can live on site to enable the business to be fully operational. In the coming years the father will take a step back from the business and slowly allow the applicant to take over the welding business.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM06 High Quality Design and Placemaking
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape

DM18 Special Landscape Areas (SLAs)

LU09 The Re-use of Former/Abandoned Dwellings

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

Future Wales: The National Plan 2040

Planning Policy Wales (edition 11, February 2021)

TAN6 Planning for Sustainable Rural Communities (2010)

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 Tregaron Town Council - No objection

Ceredigion Ecology - No objection STC

NRW - Comments. Object if it detrimentally impacts river Teifi SAC

Dyfed Archaeology - No objection STC

DC/WW - Comments

Ceredigion HPW - No objection STC

Ceredigion Drainage - Comments

CONCLUSION

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

This application is for the erection of a large four bedroomed dwelling submitted as a rural enterprise dwelling in association with the nearby welding and trailer manufacturing business on land which formerly housed the property of Tynwydd on agricultural land some halfway between Tynreithin and Tregaron. As only a few stones is evident of the former dwelling of Tynwydd then the application cannot be considered under policy LU09 The Reuse of Former / Abandoned Dwellings.

In terms of the development plan, as the site is considered to be located in an 'other location' the proposal is to be considered under policy S04 of the LDP. Policy S04 which deals with residential development in other locations seeks to control the proliferation of residential development in the open countryside, permitting new dwelling in other locations only where there is a justifiable rural enterprise need (TAN6) or is required on an affordable basis.

The application has been submitted as a rural enterprise dwelling in association with the applicants family's welding business which is located some 380m from the application site. Information has been submitted in the form of mainly a business plan and accounts and the justification for the proposal is based on future progression of the company and for the applicant to reside as close as possible to the enterprise.

In order to qualify for the consideration of a rural enterprise dwelling, guidance in TAN6 states that "*qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises.*" .

In essence to qualify for consideration of a rural enterprise dwelling the proposal must obtain their primary input from the application site. The application site is currently open agricultural land and unrelated to the welding business which is a fair distance away. As the proposed dwelling is not based on agricultural grounds it is considered that it does not qualify as a land related business obtaining their primary input from the application site.

Supporting guidance to TAN6 states that the primary sectors of the rural economy depend upon a wide-ranging network of support services for their effective functioning which include services such as relief labour and more general services relating to the maintenance of buildings or professional services in terms of accountancy etc. The majority of these services are currently provided from locations in existing settlements. Qualifying circumstances will require a countryside location to be justified as being necessary in terms of their land requirements, the nature of the service provided and the absence of suitable alternatives.

Notwithstanding that there is a lack of justification on a land use basis, it is noted that there already is a dwelling where the business is located which provides 24 hour on site supervision and meets the need for any out-of hours emergency that arises. From that if the business had qualified as a rural enterprise, which for clarity it does not, in that respect the functional need for a further dwelling is not present. Proposals arising from personal preferences or circumstances, or for conditions of convenience rather than essential need, such as the current proposal will not qualify within the policy.

It is considered that the proposal would not qualify as a rural enterprise dwelling and additionally given that there would not be any functional need for the dwelling there is no justification whatsoever for the provision of a rural enterprise dwelling at this location. As such the proposal is contrary to TAN6 and policies S01 and S04 of the Ceredigion LDP.

Additionally, the application site is located in an open visually prominent location close to Cors Caron and is within the Teifi Valley Special Landscape Area. The application site is characterised by open greenfields near to the Afon Teifi Special Area of Conservation and the Cors Caron SAC. The provision of an unjustified large dwelling and adjoining garage together with any associated paraphernalia which accompanies such development would undoubtedly be visually obtrusive and will present an uncharacteristic element in an otherwise undeveloped open countryside location. Planning Policy Wales paragraph 3.34 states, "*The countryside in line with sustainable development and national planning principles must be conserved, and enhanced for its landscape value*". Constructing a new dwelling with an access path in an exposed rural location away from any built form is considered sporadic development in the open countryside and would fail to conserve or enhance the landscape and detrimentally impact the character of the area. The development is therefore in conflict with national policy aims and policies DM06 and DM17 of the LDP.

With regard to other material considerations, no objections were received to the proposal from a highway, archaeological, drainage or ecological perspective. In view of the site's proximity to the River Teifi SAC the proposal including its foul water disposal arrangements were screened in respect of potential increase in phosphates into the SAC. Contrary to the original application additional information was provided in relation the proposed private treatment plans and the TLSE concluded that there would not likely be an impact on the integrity of the SAC as a result of the proposal.

In conclusion as the proposal does not represent a development which is compliant with the qualifying criteria for a rural enterprise dwelling under the provisions of TAN6 the scheme constitutes unjustified development in an open countryside

location. The provision of a dwelling at this location would also detrimentally impact the character of the area.

REASON FOR REPORTING:-

The local ward member, Cllr Ifan Davies, requested the application be referred to the Development Management Committee for consideration for the reason that in his opinion the proposal is compliant with TAN6 policy and guidance.

RECOMMENDATION:

REFUSE the application.

2.5. A230390



Rhif y Cais	A230390
Derbyniwyd	31-05-2023
Y Cynnig	Dymchwel yr adeiladau a'r strwythurau adfeiliedig presennol, paratoi'r safle a chodi adeilad newydd â ffrâm dur.
Lleoliad y Safle	Fferm Pwllpeiran, Cwmystwyth, Aberystwyth, SY23 4AB
Math o Gais	Cynllunio Llawn
Ymgeisydd	Mr Andrew Thomas (Prifysgol Aberystwyth), Swyddfa Weinyddol, Cwrt Mawr, Campws Prifysgol Aberystwyth, Penglais, Aberystwyth, Ceredigion, SY23 3AN
Asiant	Mr D Tomos (George & Tomos Penseiri/Architects), Cambrian House, 12 Heol Penrallt, Machynlleth, SY20 8AL

Y SAFLE A'R HANES CYNLLUNIO PERTHNASOL

Cyfeiria'r cais at y cyfleuster ymchwil presennol ym Mhwllpeiran sy'n rhan o'r safle mwy sydd dan berchnogaeth a rheolaeth Prifysgol Aberystwyth. Mae safle'r cais yn cynnwys cyfanswm o 5 adeilad â ffrâm dur sydd wedi'u lleoli yn rhan fwyaf deheuol y daliad. Saif y safle tua 1 filltir i'r gogledd-orllewin o'r anheddiad agosaf, sef Cwmystwyth, a cheir mynediad i'r safle o'r ffordd sirol Dosbarth C, C1151. I'r dwyrain mae Nant Peiran ac mae parc a gardd hanesyddol yr Hafod tua 500 metr i'r de.

Mae'r hanes cynllunio blaenorol yn ymwneud ag amrywiaeth o adeiladau a chyfarpar amaethyddol, megis clampiau silwair, tyrrau slyri, seilos ac estyniadau i adeiladau amaethyddol.

790584GD – Estyn yr adeilad amaethyddol presennol – Cymeradwywyd gydag amodau (18/07/1979)
870969 – Clamp silwair newydd – Cymeradwywyd gydag amodau (14/08/1987)
871396 – Codi seilo newydd – Cymeradwywyd gydag amodau (05/01/1988)
890199 – Tyrrau a thanc slyri newydd – Dim gwrthwynebiad (29/03/1989)

MANYLION Y DATBLYGIAD

Mae'r cais hwn yn gofyn am ganiatâd cynllunio llawn i ddymchwel y 5 adeilad amaethyddol presennol ar y safle a chodi 1 adeilad newydd â ffrâm dur yn eu lle. Maint yr adeilad arfaethedig yw tua 50 metr wrth 30 metr, sy'n golygu bod ôl troed yr adeilad yn 1500 metr sgwâr. Uchder yr adeilad yw tua 4.1 metr hyd at y bondo a 6.1 metr hyd at grib y to. Y tu allan, cladin dur fydd gorffeniad yr adeilad ar y waliau a'r to. Ar ochr ddeheuol y to, bwriedir gosod 200 o baneli solar, gyda 2 ddrws rholio a ffenestr ar y wal ddeheuol. Bwriedir gosod 2 ddrws rholio arall hefyd, un ar y wal ogleddol ac 1 ar y wal orllewinol. Byddai'r wal orllewinol hefyd yn cynnwys 3 ffenest a drws mynediad ar gyfer cerddwyr. Y tu mewn, byddai'r adeilad yn cael ei rannu i ddwy brif ardal, a chânt eu rhannu â wal fewnol, gan wahanu'r manau storio oddi wrth yr ardal agored fwy sy'n cynnwys ardal 20x20 metr ar gyfer tywod, swyddfa, cyfleusterau tŷ bach / lles, ac ystafell esgidiau.

Y POLISIÂU A'R CANLLAWIAU CYNLLUNIO PERTHNASOL

Mae polisiâu canlynol y Cynllun Datblygu Lleol yn berthnasol wrth ystyried y cais hwn:

DM05 Datblygu Cynaliadwy a Lles Cynllunio
DM06 Dylunio a Chreu Lle o Safon Uchel DM09 Dylunio a Symud DM10 Dylunio a Thirwedd
DM13 Systemau Draenio Cynaliadwy
DM14 Cadwraeth Natur a Chysylltedd Ecolegol
DM15 Cadw Bioamrywiaeth Leol
DM17 Y Dirwedd yn Gyffredinol
DM18 Ardaloedd Tirwedd Arbennig
DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
LU12 Cynigion Cyflogaeth ar Safleoedd sydd heb eu Neilltuo
S04 Datblygu mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill' SPG11 Canllawiau Cynllunio Atodol Ardaloedd Tirwedd Arbennig Ebrill 2014

SPG6 Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio 2015
SPG7 Canllawiau Cynllunio Atodol Cadwraeth Natur 2015
FW21 Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
PPW21 Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)
TAN12 Dylunio (2016)
TAN15 Datblygu a Pherygl Llifogydd (2004)
TAN23 Datblygu Economaidd (2014)
TAN5 Cynllunio a Chadwraeth Natur (2009)
TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol arfer y swyddogaethau hynny ar drosedd ac anhrefn o fewn ei ardal, a'r angen i gymryd pob cam rhesymol i atal hynny. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn y lefelau trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol i 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 gosodir yn Ndedf 2015. Wrth bennu'r argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i fodloni eu hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Cymuned Pontarfynach – Dim gwrthwynebiad

Priffyrdd - Argymhellion

Draenio Tir - Argymhellion

Ecoleg - Argymhellion

Cyfoeth Naturiol Cymru – Pryderon y gellid eu lleddfu drwy osod amodau.

CASGLIAD

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

Egwyddor y Datblygiad

Saif safle'r cais mewn lleoliad cefn gwlad agored, a ddiffinnir fel 'lleoliadau eraill' yn y Cynllun Datblygu Lleol a fabwysiadwyd, ac mae polisi S04 yn nodi y caiff unrhyw ddatblygu ei reoli'n llym yn y lleoliadau hyn a chaniateir datblygu os ydy'r cynnig yn cyd-fynd â gofynion Nodyn Cyngor Technegol 6 yn unig. Prif egwyddor y cynnig yw dymchwel yr adeiladau

amaethyddol adfeilliedig a ddefnyddir ar gyfer ymchwil ac arloesedd o fewn y diwydiant amaethyddol a chodi adeilad mwy modern ac addas i'r diben yn eu lle a fydd yn parhau i gael ei ddefnyddio fel cyfleuster ymchwil amaethyddol. Mae Nodyn Cyngor Technegol 6 yn cynghori Awdurdodau Lleol i hyrwyddo ehangu busnesau sefydledig a chefnogi arallgyfeirio i sectorau gwaith â chyflogau uwch. Byddai'r cynnig hwn yn sicrhau y byddai'r cyfleuster ymchwil yn parhau i fod yn sefydliad blaenllaw yn y diwydiant.

Dyluniad a Lleoliad

Nid ydy dyluniad yr adeilad yn codi unrhyw bryderon ac ystyrir ei fod yn ddyluniad sy'n nodweddiadol o adeilad amaethyddol yng nghefn gwlad. Bydd yr adeilad yn cael ei weld mewn cyd-destun amaethyddol gan ei fod wedi'i leoli ymhlith adeiladau amaethyddol eraill sydd dal ar y safle a gerllaw. Bernir bod maint yr adeilad yn dderbyniol a byddai'n arwain at golled net o ran arwynebedd llawr. Er mwyn cymharu, mae polisi S04 y Cynllun Datblygu Lleol yn caniatáu datblygu ar 'raddfa fach' sy'n bodloni angen penodol, a diffinnir 'graddfa fach' fel 1500 metr sgwâr ar gyfer defnydd B1 (ymchwil), sy'n profi bod y cais hwn yn cyd-fynd â pharagraff 6.171. Mae uchder yr adeilad hefyd wedi'i leihau, sydd yn ei dro yn lleihau màs cyffredinol yr adeilad. Mae'r safle'n is na lefel y ffordd gan fod y tir yn goleddfu am lawr tuag at yr afon.

Mae dau eiddo preswyl o fewn y cyffiniau sef Bythynnod Pwllpeiran, fodd bynnag, fel y nodwyd uchod, gan y byddai'r adeilad yn y cynnig hwn yn llai o ran cyfanswm yr ôl troed a'r uchder, mae'n annhebygol y byddai'r datblygiad hwn yn cael unrhyw effaith ar y ddau eiddo. Mae'r adeilad wedi'i sgrinio o'r ffordd gan yr adeiladau amaethyddol presennol sy'n gweithredu fel byffer ar gyfer yr adeilad newydd.

Byddai'r adeilad arfaethedig yn gweddu'n iawn â'r hyn sydd o'i amgylch ac ni fyddai'n arwain at unrhyw effaith niweidiol i gymeriad yr ardal. Yn ogystal, ni fyddai'n cael unrhyw effaith ar Ardal Gwarchodaeth Arbennig Elenydd-Mallaen gerllaw nac unrhyw ardaloedd dynodedig eraill.

Ecoleg

Adolygodd yr adran ecoleg adroddiad yr Asesiad Rhywogaethau Gwarchoddedig Cychwynol. Mae'r adroddiad yn ymwneud â'r asesiad a wnaed o'r adeilad er mwyn cefnogi rhywogaethau o ystumod a thylluanod gwynion yn unig, ni ystyriwyd unrhyw rywogaethau eraill a allai ddefnyddio'r safle neu a allai gael eu heffeithio gan y datblygiad arfaethedig. Wrth adolygu'r ffotograffau yn yr arolwg ecolegol, awgrymir ei bod yn bosib bod gan y cymysgedd o ardaloedd o brysgoed cynefinol tal, ynghyd â'r llawr caled, y potensial i gefnogi rhai rhywogaethau o ymlusgiaid.

Ymddengys y byddai'r cynefinoedd hyn yn cael eu clirio er mwyn gwneud lle ar gyfer yr adeilad newydd. Mae'r rhywogaethau o ymlusgiaid yn y lleoliad hwn wedi'u gwarchod rhag cael eu lladd a'u hanafu, felly argymhellir bod angen cyflwyno Datganiad Dull Ecolegol bras cyn dechrau ar y gwaith, er mwyn egluro sut bydd y gwaith yn cael ei gyflawni er mwyn osgoi peri niwed i'r ymlusgiaid. Dylid creu cynefin arall ar gyfer yr ymlusgiaid yn rhywle arall.

Cyn gwneud unrhyw waith clirio, mae'n rhaid cyflwyno Datganiad Dull Lleihau'r Risg i Ymlusgiaid i'r Awdurdod Cynllunio Lleol, gan nodi dull o weithio a fydd yn lleihau'r risg i ymlusgiaid, a bydd yn rhaid i Ecolegydd yr Awdurdod Cynllunio Lleol gymeradwyo'r datganiad yn ysgrifenedig. Dylai hyn gynnwys: symud llystyfiant fesul cam, gwaredu unrhyw rwbwl / cerrig mân / pren ac ati o'r safle â llaw yn unig; dylid creu cynefin arall ar gyfer ymlusgiaid a dylid cyflwyno'r manylion ynghylch sut caiff hyn ei wneud yn y datganiad dull.

Draenio Tir

Mae'r cais yn cynnig gosod cyfleuster parod i drin carthion, er mwyn gwaredu carthffrwd i gae draenio a bydd unrhyw orlif yn mynd i Nant Peiran. Noda Cyfoeth Naturiol Cymru nad yw'n hysbys a ydy Nant Peiran yn addas ar gyfer hyn, a byddai unrhyw ganiatâd yn cynnwys amod i sicrhau bod cynllun draenio yn cael ei gyflwyno a'i gymeradwyo'n ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

Llifogydd

Mae safle'r cais yn Ardal C2 ar y Mapiau Cyngor Datblygu yn Nodyn Cyngor Technegol 15. Fel arfer, dylid datblygu y tu allan i'r ardaloedd C2, fodd bynnag oherwydd maint a natur yr adeilad, bernir bod y cynnig yn dderbyniol. Ymgynghorwyd â Chyfoeth Naturiol Cymru ynghylch hyn ac ni chodwyd unrhyw bryderon am lifogydd, ar yr amod bod yr ymgeisydd yn ymwybodol o'r perygl am lifogydd. Bydd hyn yn cael ei amlygu yn y wybodaeth pe bai'r cais yn cael ei gymeradwyo.

Y Rheswm dros Gyfeirio'r Cais at y Pwyllgor:

Cyflwynir y cais i'r Pwyllgor oherwydd bod y cynnig yn cael ei ystyried yn ddatblygiad 'mawr', gan fod maint yr adeilad yn fwy na 1000 metr sgwâr.

ARGYMHELLIAD:

Argymhellir y dylid cymeradwyo'r cais gydag amodau.

Rhif y Cais / Application Reference	A230390
Derbyniwyd / Received	31-05-2023
Y Bwriad / Proposal	Demolish existing dilapidated buildings and structures, prepare site and replace with new steel framed building.
Lleoliad Safle / Site Location	Pwllpeiran Farm, Cwmystwyth, Aberystwyth, SY23 4AB
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Andrew Thomas (Aberystwyth Univeristy), Administration Office, Cwrt Mawr Aberystwyth University Campus, Penglais, Aberystwyth, Ceredigion, SY23 3AN
Asiant / Agent	Mr D Tomos (George & Tomos Penseiri/Architects), Cambrian House 12 Heol Penrallt, Machynlleth, SY20 8AL

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to the existing research facility at Pwllpeiran which forms part of the larger site owned and managed by Aberystwyth University. The application site comprises of 5no total steel frame buildings located to the Southern most part of the holding. The site is located approximately 1 mile, North-West from the nearest settlement of Cwmystwyth with access to the site is afforded off the County Class 'C' road C1151. To the East the site is bounded by the Nant Peiran river and the designated Hafod historic park and garden is located some 500 meters to the South.

Previous planning history relates to various agricultural buildings and paraphernalia, such as silage clamps, slurry towers, silos and extensions to the agricultrual buildings.

790584GD - Extension of existing agri building - Approved STC (18/07/1979)

870969 - New silage clamp - Approved STC (14/08/1987)

871396 - Erection of new silo - Approved STC (05/01/1988)

890199 - New slurry towers and tank - No Objection (29/03/1989)

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the demolition of the existing 5no agricultural buildings at the site and a replacement of a 1no large steel frame building. The proposed building measures circa 50 meters by 30 meters equating to a footprint of 1500 square meters. The height of the building measures approximately 4.1 meters to eaves and 6.1 meters to ridge. Externally, the building is finished in steel cladding for both the walls and roof. To the Southern aspect of the roof, 200 solar panels are proposed, with 2no roller shutter doors and a window to south elevation. 2 further roller shutter doors are proposed, one in the North elevation and 1 in the West elevation. The West elevation also includes 3no windows and a pedestrian access door. Internally, the building is split in two main open plan areas, partitioned by an internal wall, sperating storage spaces from the larger open plan area which accommodates a 20x20 meter sand area, office space, welfare/WC facilities, and a bootroom.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement
- LU12 Employment Proposals on Non-allocated Sites
- S04 Development in Linked Settlements and Other Locations
- SPG11 Special Landscape Areas SPG April 2014

SPG6 Built Environment and Design SPG 2015
SPG7 Nature Conservation SPG 2015
FW21 Future Wales: The National Plan 2040
PPW21 Planning Policy Wales (edition 11, February 2021)
TAN12 Design (2016)
TAN15 Development and Flood Risk (2004)
TAN23 Economic Development (2014)
TAN5 Nature Conservation and Planning (2009)
TAN6 Planning for Sustainable Rural Communities (2010)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Pontarfynach Community Council - No Objection

Highways - Recommendations

Land Drainage - Recommendations

Ecology - Recommendations

Natural Resources Wales - Concerns which can be overcome via condition.

CONCLUSION

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

Principle of Development

The application site is located within the open countryside, defined as 'other locations' within the adopted LDP, whereby

policy S04 notes that development will be strictly controlled and will only be permitted providing the proposal accords with TAN 6 requirements. The main principle of the proposal is to replace the dilapidated agricultural buildings used in conjunction to research and innovation within the agricultural industry with a more modern and fit-for-use building to continue the use as an agricultural research facility. TAN 6 advises Local Authorities to promote the expansion of established businesses and support diversification into higher paid employment sectors. The proposal would ensure, the research facility would remain an industry leading institution.

Design and Siting

The design of the building raises no concerns and is considered a typical design of an agricultural building within the open countryside. The building will be read in an agricultural context given its siting amongst other agricultural buildings which remain on and near the site. The size and scale of the building is deemed acceptable, and would constitute a net loss of floor space. As a matter of comparison, LDP policy S04 allows 'small scale' development which meets a specific need, with small scale being defined as 1500 square meters for B1 (research) use, thus proving accordance with paragraph 6.171. The height of the building is also reduced, which in turn lessens the overall massing of the building. The site is lower than that of the road level as the topography of the land slopes down towards the river.

There are two residential properties within the vicinity, known as Pwllpeiran Cottages, however, as highlighted above, given the proposal would be smaller in terms of overall footprint and height, the development is unlikely to have any effect to these properties. The building is screened from the road by existing agricultural buildings acting as a buffer to the new building.

The proposed building will harmonise seamlessly to the context of its surrounding and would not give rise to any detrimental effect to the character of the area, nor any effect to the nearby Elenydd-Mallaen Special Protection Area or other designated areas.

Ecology

The ecology department reviewed the Preliminary Protected Species Assessment report. The report relates to the assessment of the building to support bat species and barn owls only, no other species considered that could potentially use the site or be impacted by the proposed development. From reviewing the photographs that have been included within the ecological survey, it is suggested that the mix of tall ruderal, scrub areas along with hard standing have the potential to support some reptile species.

It appears that these habitats will be cleared to accommodate the new building. The reptile species in this location are protected against killing and injury, therefore it is recommended that a brief Ecological Method Statement is required to be submitted prior to works commencing, to clarify how the works will be implemented avoiding harm to reptiles. Compensatory reptile habitat should be created elsewhere.

Prior to any clearance work, a Reptile Mitigation Method Statement, stipulating a work method to minimise risk to reptiles, must be provided to the Local Planning Authority and approved in writing by the Local Planning Authority Ecologist. This should include; removal of vegetation to be undertaken in a phased manner, removal of any rubble/loose stones/wood etc. on site by hand only; a reptile compensatory habitat should be created and details of how this will be done submitted within the method statement.

Drainage

The application proposes to install a PTP to discharge effluent to a drainage field with any overflow to be discharged to Nant Peiran. NRW note that the suitability of Nant Peiran for such discharge is unknown and any permission will be conditioned to secure a drainage scheme which has been submitted to and approved in writing by the Local Planning Authority.

Flooding

The application site lies within Zone C2 of the Development Advice Maps (DAM) as contained in Technical Advice Note (TAN) 15. Unusual circumstances, development should be directed away from C2 zones, however, given the scale and nature of the building, the proposal is deemed acceptable. NRW were consulted and did not raise a concern regarding flooding, subject to the applicant being aware of the flood risk. This will be highlighted within the informatives should the application be approved.

Reason for Committee Referral:

The application is presented to the committee as the proposal constitutes 'major' development, in that the size of the building is larger than 1000 square meters.

RECOMMENDATION:

Approve STC

Rhif y Cais / Application Reference	A230474
Derbyniwyd / Received	30-06-2023
Y Bwriad / Proposal	Estyniad i'r capel gorffwys i greu man gwaith mwy o faint a garej i gadw ceir y cwmni.
Lleoliad Safle / Site Location	Derek Jones Trefnwyr Angladdau, Heol y Frenhines, Aberaeron, SA46 0BY
Math o Gais / Application Type	Cais Cynllunio Llawn
Ymgeisydd / Applicant	Mr Derek Jones (D Jones a'i Fab), Derek Jones Trefnwyr Angladdau, Heol y Frenhines, Aberaeron, Ceredigion, SA46 0BY
Asiant / Agent	Rhys Lewis

Y SAFLE A HANES PERTHNASOL

Safle presennol y Trefnwyr Angladdau D Jones a'i Fab ar Heol y Frenhines, Aberaeron yw safle'r cais. Mae'r safle mewn man canolog yn y Ganolfan Gwasanaethau Trefol ac mae'n ffinio i'r de-orllewin â safleoedd masnachol eraill ac â thai preswyl i'r gogledd-orllewin a'r gogledd-ddwyrain, sef Hafod y Grug a Gwylan, yn y drefn honno.

Adeilad cul to fflat yw'r un presennol, ar derfyn de-orllewinol y safle, wedi'i amgylchynu ar hyn o bryd gan lain galed y tu blaen, i'r ochr a thu cefn. Saif yr adeilad presennol ~3.8m o uchder yn y cefn a ~3.5m y tu blaen i gyfrif am y llethr graddol am i lawr tua'r cefn.

Yn ôl y data mwyaf diweddar, saif y safle o fewn Parth Llifogydd 3 Afonydd a Môr ac o fewn Parth a Amddiffynnir TAN15: Morol Aberaeron yn ôl y Map Llifogydd ar gyfer Cynllunio. Fodd bynnag, wrth ystyried polisi TAN 15 (2004) ar hyn o bryd, saif y safle o fewn Parth B yn ôl y Map Cyngor Datblygu.

Yn ogystal, saif y safle o fewn Ardal Tirwedd Arbennig Dyffryn Aeron ond y tu allan i Ardal Gadwraeth Aberaeron.

Hanes perthnasol y safle o ran Cynllunio:

- A140443: Llawn -- Codi garej newydd -- Gwrthodwyd 15-08-2014
- A150566: Llawn -- Codi garej newydd -- Gwrthodwyd 06-11-2015
- A160083: Llawn -- Codi garej newydd -- Cymeradwywyd gydag amodau 18-04-2016

Gwrthodwyd A140443 ac A150566 oherwydd eu niwed i amwynder y cymydog y tu cefn oherwydd uchder yr estyniad arfaethedig a fyddai'n estyn i'r ffin gefn a rennir. Hefyd gwrthodwyd yr un olaf oherwydd pryderon am dagfeydd ar Heol y Frenhines yn sgil cynyddu maint y busnes.

Ar ôl cwtogi uchder y garej a chael eglurhad mai dim ond cerbyd fyddai'n cael ei gadw yno, cymeradwywyd A160083 gydag amodau.

Roedd yr estyniad a ganiatwyd yn cyrraedd y ffin gefn ond fe'i caniatwyd gan ei fod ond 500mm yn uwch na'r wal bresennol ac felly bach iawn oedd y drwg. Hefyd rhoddwyd amod ar y caniatâd hwn sef na ddylid gosod unrhyw oergelloedd / rhewgelloedd yn y garej heb ganiatâd ymlaen llaw gan yr Awdurdod Cynllunio Lleol, mewn perthynas â'r effaith o ran sŵn a ddaw yn sgil yr offer.

Ni ddechreuwyd ar y caniatâd hwn o fewn amser ac felly nid oes modd ei weithredu.

MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn i godi estyniad i'r adeilad presennol i'r ochr a'r cefn. Bydd yr estyniad yn ffurfio siâp L o fath, gan ddilyn y ffin gefn ac ochr rhyngddo â'r ddau eiddo cyfagos. Bydd yn cynnwys to fflat na fydd yn uwch na 2.57m. Bydd uchder yr estyniad 1.15m yn uwch na'r wal derfyn gefn, ond yn ôl o'r wal gydrannol gan 700mm.

Bydd to a waliau'r estyniad yn cael eu gorffen i gyd-fynd â'r adeilad presennol (hynny yw, EDPM / to gwydr ffibr a waliau wedi'u rendro).

Bydd yr estyniad yn darparu ~57 metr sgwâr ychwanegol i'r busnes, gyda rhan hir yr estyniad yn darparu lle dan do i barcio hers. Mae'r gweddill yn cael ei nodi fel "man paratoi" ar y cynlluniau a gyflwynwyd. Bydd yr estyniad yn ymwthio allan i'r cefn gan ~4.2m ar ei fwyaf o'r adeilad presennol, a ~4.8m o ochr yr adeilad presennol.

Rhodddwyd rhagor o wybodaeth yn ystod y broses ymgeisio i egluro defnydd presennol ac arfaethedig y safle, fel a ganlyn:

“Ar hyn o bryd defnyddir blaen yr adeilad fel Capel Gorffwys a chefn yr adeilad fel ‘man paratoi’... Rydym yn cynnig cynyddu maint yr adeilad presennol i ddarparu ‘man paratoi’ mwy o faint a gofod garej.”

Eglurwyd hefyd mai diben y garej fewnol yw er diogelwch yr eiddo a hefyd i sicrhau preifatrwydd wrth gludo cyrff rhwng yr hers a'r adeilad wrth baratoi ar gyfer gwasanaethau.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisiau cenedlaethol canlynol yn berthnasol wrth benderfynu ar y cais hwn:

- Cymru'r Dyfodol: Y Cynllun Genedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN5 Cynllunio a chadwraeth natur (2009)
- TAN11 Sŵn (1997)
- TAN12 Dylunio (2016)
- TAN15 Datblygu a pherygl llifogydd (2004)
- TAN23 Datblygu Economaidd (2014)

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

- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- LU18 Cynigion Manwerthu Ledled y Sir
- LU19 Cynigion Manwerthu mewn Canolfannau Gwasanaethau Trefol
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirweddu
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- SPG11 Canllaw Cynllunio Atodol: Ardaloedd Tirwedd Arbennig, Ebrill 2014
- SPG3 Canllaw Cynllunio Atodol: Safonau Parcio Cyngor Sir Ceredigion, 2015
- SPG6 Canllaw Cynllunio Atodol: Yr Amgylchedd Adeiledig, 2015
- SPG7 Canllaw Cynllunio Atodol: Cadwraeth Natur 2015

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i 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:

- gwaredu neu leihau'r anafanteision y mae pobl yn eu dioddef yn sgil 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.

Rhoddwyd 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 YMGYNGHORI

Cyngor Tref Aberaeron:

Gwrthwynebu :

- a) mae'r datblygiad yn fater o orddatblygu mewn safle cyfyngedig*
- b) nid oes digon o ddarpariaeth parcio ar gyfer y cerbydau sy'n mynychu angladdau*

Priffyrdd:

Dim gwrthwynebiad, yn ddibynnol ar amodau ynghylch trin dŵr wyneb.

Casgliad yr Awdurdod Priffyrdd Lleol: "Ni fydd y datblygiad arfaethedig yn creu mwy o deithiau traffig; ni fydd yn arwain at gollu llefydd parcio i gerbydau ar y safle pan fydd Gwasanaeth Angladd yn cael ei gynnal yn y Capel Gorffwys; hefyd, mae darpariaethau parcio digonol gerllaw yng nghanol y dref ar gyfer y galarwyr sy'n dod mewn cerbyd modur."

Draenio Tir:

Mae angen caniatâd Dŵr Cymru i waredu â dŵr wyneb i'r brif garthffos. Efallai fydd angen cymeradwyaeth SuDS (System Ddraenio Gynaliadwy).

Cyfoeth Naturiol Cymru:

Dim sylwadau.

Cafwyd gwrthwynebiadau gan ddau drydydd parti o ran:

- **Effaith ar amwynder cymdogion – Colli goleuni / Bwrw cysgod**
- **Gorddatblygu'r Safle / Estyniad yn "ddiangen o fawr"**
- **Perygl llifogydd**
- **Tagfeydd ar Heol y Frenhines**

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 Ddeddfau Cynllunio, bydd yn rhaid i'r penderfyniad hwnnw fod yn unol â'r cynllun oni bai fod ystyriaethau perthnasol yn awgrymu fel arall."

Egwyddor y Datblygiad

Dyma gais ar gyfer ymestyn darpariaeth busnes sy'n bodoli eisoes yng nghanol Canolfan Gwasanaethau Trefol, felly mae'n dderbyniol mewn egwyddor gan ei fod yn cynnwys mân ddatblygiad economaidd mewn lleoliad cynaliadwy yn unol ag S01, S02, LU18 a LU19, a TAN 23.

Gan ystyried y caniatâd blaenorol a roddwyd o dan A160083, roedd yr egwyddor o ddatblygu tua chefn y safle presennol wedi'i dderbyn yn yr achos hwn - wedi ei gymeradwyo i ffinio â'r wal derfyn yn y cefn gan fod yr estyniad yn goleddu i lawr tuag at y terfyn.

Mae'r cais presennol yn cynnig bod yr estyniad yn gorwedd yn lletach yn y plot ac nid yw ei do yn goleddu tua'r cefn. Fodd bynnag, darperir byffer o 700mm o gefn yr adeilad i'r wal derfyn. Bydd asesiad manwl o effaith bosib y datblygiad ar amwynder yn cael ei ddisgrifio'n ddiweddarach yn yr adroddiad hwn.

Yr Effaith Weledol a Dylunio

Mae Polisi DM06 yn ei gwneud yn ofynnol i ddatblygiad roi sylw llawn i'w lleoliad a'i amgylchoedd, a chyfrannu'n gadarnhaol i'r cyd-destun hwnnw. Mae'r polisi yn hyrwyddo dylunio arloesol gan ystyried cymeriad adeiladau'r ardal o ran ffurf, dyluniad a deunydd. Mae'n gofyn bod y ffurf adeiledig yn gydlynus o ran maint ac uchder ac yn gymesur â'r patrwm sy'n bod eisoes. Yn ogystal, mae Polisi DM17 yn nodi na ddylai datblygiad gael effaith andwyol sylweddol ar ansawdd a chymeriad y tirwedd, boed drwy ymyrryd yn weledol, lleoli'n ansensitif, ei ddefnyddio'n anghydnaws, methu â chysoni neu wella'r tiffurf, neu gollu nodweddion a phatrymau traddodiadol pwysig.

O ystyried bod y safle o fewn Ardal Tirwedd Arbennig, rhoddir ystyriaeth i DM18 hefyd, lle caiff datblygiad ei asesu yn ôl ei allu i gael ei ymgorffori heb wneud niwed sylweddol i dirweddau gwerthfawr yr Ardal Tirwedd Arbennig, ac yn wir i'w hybu lle bo modd.

Ar ben hyn, dywed DM09 y dylai datblygiad gynnig naws am le amlwg a chroesawgar i adlewyrchu swyddogaeth y safle ac i ddarparu blaen actif ar lefel y ddaear ar gyfer datblygiadau sydd ddim yn rhai preswyl.

Dylid nodi hefyd fod y safle y tu allan i Ardal Gadwraeth Aberaeron, fodd bynnag, dylid ystyried bod lleoliad y datblygiad o fewn asedau treftadaeth.

Nid yw'r adeilad presennol o ansawdd pensaernïol nodedig - adeilad to fflat ydyw, gyda gorffeniad o rendr yn bennaf a ffasâd o frics ym mlaen yr adeilad. Mae hyn hefyd yn wir am yr eiddo masnachol cyfagos sydd o faint tebyg i'r eiddo sy'n cael ei ystyried. Er y dylai datblygiad geisio hyrwyddo dylunio arloesol, gwelir bod darparu estyniad bach i gefn ac ochr y safle - i adlewyrchu i raddau helaeth yr hyn sydd yno'n barod - yn eilradd i'r prif adeilad o ystyried safle'r estyniad yn ôl o'r briffordd gyhoeddus, a'i uchder a fydd yn sylweddol llai na'r prif adeilad.

Yn ogystal, er y dylid osgoi toean fflat ar y cyfan, bernir y byddai mynnu dyluniad arall yn yr achos hwn mewn gwirionedd yn arwain at ddatblygiad sy'n llai cytûn wrth edrych arno yn ei gyd-destun. Byddai'n debygol o olygu bod swmp yr estyniad yn fwy o faint ac felly'n cynyddu uchder y datblygiad, gan olygu bod y datblygiad yn cydweddu'n llai â'r tirwedd o'i amgylch.

Bernir bod yr estyniad fel y'i cynigir yn gymesur ac, yn dilyn trafodaeth gyda'r asiant i gydnabod pryderon cymdogion, darparwyd bwlch o 700mm o amgylch yr estyniad i dynnu'r datblygiad yn ôl rhag iddo gysylltu â'r wal derfyn gydrannol. I gydnabod hyn, barn yr Awdurdod Cynllunio Lleol yw nad yw'r datblygiad yn gorddatblygu'r safle.

I gloi, ystyrir bod y datblygiad yn cyd-fynd â DM06, DM09, DM17 a DM18.

Effaith ar Amwynder

Colli goleuni

Mae maen prawf 7 o DM06 yn ceisio diogelu amwynder y tai cyfagos o ran preifatrwydd, sŵn a golygon.

Fel y nodir uchod, gwnaed newidiadau i'r cynnig gwreiddiol i roi bwlch o 700mm o'r terfyn ochr a chefn fel bod yr estyniad i ffwrdd o'r wal gydrannol. O ganlyniad i hyn mae rhan agosaf y wal gefn yn sefyll 4.4m o bellter o Hafod y Grug a rhan agosaf y wal ochr yn sefyll 4.6m o bellter o Gwylan, ar uchder o 2.88m yn y naill achos a'r llall.

Roedd y sylwadau a gyflwynwyd gan drigolion Hafod y Grug i'r cynnig gwreiddiol yn cynnwys cynllun yn dangos llwybr golau'r haul am 8am a 12pm rhwng misoedd Mawrth a Medi. Mae'r cynllun yn dangos hyd a lled y cysgodi yn yr iard y tu allan, ac yn ffenestri'r annedd i gyfeiriad y de-ddwyrain - sy'n gwasanaethu dwy ystafell wely yn ôl yr hyn a nodwyd - yn sgil y sefyllfa ar hyn o bryd a'r sefyllfa arfaethedig. Hynny yw, yn ôl maint yr adeilad presennol a'r wal derfyn bresennol. Dylid nodi bod y wal derfyn bresennol 1.73m o uchder yn ôl y cynlluniau a gyflwynwyd.

Nid oes cynllun diwygiedig wedi'i gyflwyno gan y gwrthwynebwyr i ddangos y sefyllfa yn dilyn y gwelliannau a gyflawnwyd, ac ni ofynnwyd amdano. Fodd bynnag, bernir nad yw'r cysgodi ychwanegol a achosir gan y datblygiad yn peri niwed sylweddol i amwynder y cymdogion o ystyried bod yr adeilad presennol a'r wal derfyn bresennol yn bwrw rhywfaint o gysgod yn gynnar yn y dydd. Cydnabyddir hefyd bod safle'r cais yn gorwedd yng nghanol Aberaeron lle mae - yng nghyd-destun Ceredigion - dwysedd uchel o ran adeiladau ac felly ni ellir disgwyl golau haul yn ddirwysr bob awr o'r dydd.

Sŵn

I gydnabod ceisiadau blaenorol y safle a'r amodau a roddwyd i ganiatâd blaenorol, ystyrir ei bod yn rhesymol ailgyflwyno'r amod a nodwyd wrth ganiatâd A160083 ynghylch defnyddio oergelloedd neu rewgelloedd yn yr estyniad. I'w aralleirio:

Ni ddylid gosod, ar unrhyw adeg, unedau neu gabinetau oeri a rhewi yn yr estyniad a gymeradwyir heb ganiatâd ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

I gloi, mae'r Awdurdod Cynllunio Lleol o'r farn - gydag amodau - nad yw'r datblygiad yn peryglu amwynder preswyl yr eiddo cyfagos, yn unol â maen prawf 7 o DM06.

Priffyrdd

Nid oedd yr Awdurdod Priffyrdd Lleol yn gwrthwynebu'r datblygiad, gydag amodau. O ystyried y gwrthwynebiadau a fynegwyd ar sail Priffyrdd gan drydydd partiön, gofynnwyd am ragor o wybodaeth gan yr Awdurdod Priffyrdd Lleol:

Mae Cynllun Datblygu Lleol Ceredigion (2007-2022), a'r Canllaw Cynllunio Atodol ar Safonau Parcio yn dyfynnu'r gofynion parcio/gwasanaethu canlynol ar gyfer Capel Gorffwys (Parth 2) –

Math o Ddatblygiad	Gofynion Gweithredol	Gofynion Anweithredol
Eglwysi ac Addoldai	1 cerbyd masnachol	1 lle am bob 10 sedd neu 1 lle am bob 8m ² o arwynebedd gweddïo
Capeli Gorffwys	3 cherbyd masnachol	Yr un peth ag Eglwysi ac ati

Nid yw'n hysbys faint o seddi neu arwynebedd 'gweddïo' sydd ar gael yn y Capel Gorffwys ond o edrych ar yr iard flaen lle gallai cerbydau barcio, mae'n rhesymol ystyried nad oes digon o le ar safle presennol y Capel Gorffwys (sydd yno ers tro) ar gyfer y Gofynion Gweithredol a'r Gofynion Anweithredol a ddangosir uchod. Serch hynny, gan fod safle'r cais yng nghanol tref Aberaeron, mae yna lefydd parcio cyhoeddus gerllaw o fewn pellter cerdded - ger yr Orsaf Dân ac ym Mhwll Cam - er hwylustod i'r galarwyr.

Ar achlysur Gwasanaeth Angladdau yn y Capel Gorffwys, mae'n rhesymol ystyried mai un o'r cerbydau fydd yn parcio ar y safle fydd yr Hers Angladdol. Os felly, mae'n dilyn na fydd y datblygiad arfaethedig yn arwain at golli darpariaeth parcio ar y safle – bydd yr Hers Angladdol yn cael ei barcio ar y safle yn ystod Gwasanaeth p'un a fydd y datblygiad arfaethedig yn digwydd ai peidio.

Deallir y bydd y strwythur arfaethedig yn gweithredu fel maes parcio dan do ar gyfer yr Hers Angladdol gan ddarparu man cuddiedig ar gyfer trosglwyddo cyrff / eirch o'r hers i'r Capel Gorffwys fel nad yw'r gweithgaredd yma yn weladwy i'r cyhoedd.

Nodir bod Caniatâd Cynllunio wedi'i roi ym mis Ebrill 2016 (A160083) ar gyfer Garej ar gyfer yr Hers, ond mewn strwythur llai ym mhen draw adeilad presennol y Capel Gorffwys (nid yw'r datblygiad wedi'i gyflawni). Yn ôl pob tebyg byddai'r cais diweddaraf yn cynnig lle mwy cyfleus ar gyfer symud arch i mewn ac allan o'r Hers o gymharu â'r hyn a gymeradwywyd yn flaenorol.

Er nad oes darpariaethau parcio gweithredol ac anweithredol digonol ar y safle yn unol â gofynion y Cynllun Datblygu Lleol, barn yr Awdurdod Priffyrdd Lleol yw na fyddai'r datblygiad arfaethedig yn arwain at greu mwy o deithiau traffig; ni fydd yn arwain at golli darpariaeth parcio ar y safle pan fydd Gwasanaeth Angladdau yn cael ei gynnal yn y Capel Gorffwys; hefyd, mae digon o ddarpariaeth parcio gerllaw yng nghanol y dref i alarwyr sy'n mynychu mewn cerbyd modur.

Perygl Ilifogydd

Bydd y datblygiad arfaethedig yn gweld estyniad yn cael ei ddarparu i 'Ddatblygiad Llai Bregus'. Yn ôl y data mwyaf diweddar a ddarparwyd, saif y safle o fewn Parth Llifogydd 3 Afonydd a Môr ac o fewn Parth a Amddiffynnir TAN15.

Fodd bynnag, wrth ystyried y polisïau presennol, saif y safle o fewn Parth B yn ôl diffiniad TAN 15 (2004), sef parthau lle mae'n hysbys eu bod wedi cael llifogydd yn y gorffennol. O ran gofynion y polisi yn yr achos hwn, nid yw TAN 15 yn gofyn am brawf cyfiawnhad ym Mharth B. Yn lle hynny, dywed bod Parth B:

Yn addas yn gyffredinol ar gyfer y rhan fwyaf o fathau o ddatblygiad. Mae asesiadau, lle bo'u hangen, yn annhebygol o

ddod i ganlyniadau na ellir eu datrys neu eu rheoli i raddfa dderbyniol. Annhebygol felly y byddai'r rhain yn arwain at wrthod cais cynllunio ar sail llifogydd.

Ar yr amod y rhoddir gwybodaeth i'r datblygwr i'w hysbysu am y perygl llifogydd ac i sicrhau y cydymffurfir yn llawn â chanllawiau Cyfoeth Naturiol Cymru, bernir bod y datblygiad yn dderbyniol ar sail llifogydd yn unol â TAN 15.

Draenio Tir

Darperir gwybodaeth i atgoffa'r ymgeiswyr o'u cyfrifoldeb i gael caniatâd Dŵr Cymru cyn gwaredu â dŵr wyneb i'r brif garthffos.

Ymateb i Wrthwynebiadau

Mae'r pryderon a fynegwyd gan Gyngor y Dref a thrydydd partïon wedi cael sylw yn yr adroddiad.

ARGYMHELLIAD

Cymeradwyo gydag amodau.

Mae'r Cais wedi'i gyfeirio i'r Pwyllgor Rheoli Datblygu gan y Cyngorydd Elizabeth Evans am y rhesymau canlynol:

- Gorddatblygu'r safle a'i effaith ar yr eiddo cyfagos yn union wrth ochr yr estyniad arfaethedig ac yn union y tu cefn iddo.

Rhif y Cais / Application Reference	A230474
Derbyniwyd / Received	30-06-2023
Y Bwriad / Proposal	Extension to existing chapel of rest building to create larger working area and garage to locate company cars.
Lleoliad Safle / Site Location	Derek Jones Funeral Directors, Queen Street, Aberaeron, SA46 0BY
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Derek Jones (D Jones & Son), Derek Jones Funeral Directors Queen Street, Aberaeron, Ceredigion, SA46 0BY
Asiant / Agent	Rhys Lewis

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to the existing D Jones & Son Funeral Directors premises on Queen St, Aberaeron. The site occupies a central location within the Urban Service Centre and is neighboured to its south-west by another commercial premises and by residential dwellings to its north-west and north-east -- these being Hafod y Grug and Gwylan respectively.

The existing premises is a narrow flat-roofed building sited to the south-westerly boundary surrounded by existing hardstanding to its front, side, and rear. The existing building stands ~3.8m tall at its rear and ~3.5m at its frontage accounting for a gentle downward slope to the rear.

According to most updated data, the site lies within a Flood Zone 3 Rivers and Sea and is within the TAN 15 Defended Zone: Aberaeron Tidal according to the Flood Map for Planning (FMfP). However, in line with the current policy consideration of TAN 15 (2004), the site lies within a Zone B according to the Development Advice Map (DAM).

The site also lies within the Aeron Valley Special Landscape Area (SLA) but outside of the Aberaeron Conservation Area (CA).

Relevant Planning History:

- A140443: Full -- Erection of a new garage -- Refused 15-08-2014
- A150566: Full -- Erection of an extension -- Refused 06-11-2015
- A160083: Full -- Erection of a garage -- Approved STC 18-04-2016

Both A140443 and A150566 were refused for amenity harm to the rear neighbour due to the height of the proposed extension being immediately up to the shared rear boundary. The latter was also refused for congestion concerns on Queen St by increasing the capacity of the business.

Following a reduction to the height of the garage and clarification that it would solely store a vehicle, A160083 was approved subject to conditions.

The approved extension was immediately to the rear boundary but accepted as being only 500mm above the existing wall, and therefore the harm was deemed to be minimal. A condition was also imposed on this permission that no refrigeration / freezer cabinets shall be located within the garage without prior consent from the LPA, in respect of noise impact brought by the necessary equipment.

This consent was not commenced within time and is therefore not capable of implementation.

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the erection of a side and rear extension to the existing premises. The extension is to form an L-shape of sorts to follow the rear and side boundaries adjoining both neighbouring properties and will comprise a flat-roof of maximum height 2.57m. The height of the extension will be 1.15m greater than the rear boundary wall, but stepped back from the party wall by 700mm.

The extension's roof and walls will be finished to match the existing premises (i.e. EDPM / fibreglass roof and rendered walls).

The extension will provide an additional ~57sq.m to the business, with the longer portion of the extension to provide space

for internal parking of a hearse, and the rest shown as "preparation area" on the submitted plans. The extension will protrude ~4.2m at its rear-most point from the existing building and ~4.8m from the existing side elevation.

Further information provided during the course of the application to clarify the existing and proposed use of the premises was provided:

"The front of the building is currently used as a Chapel of Rest, and the rear of the building is currently used as a "preparation area"...We propose to increase the existing building in size to provide a larger "preparation area" and a garage space."

It has also been clarified that the purpose of the internal garage is for the security of property and also the assurance of privacy when transferring bodies to and from the hearse in preparation of a service.

RELEVANT PLANNING POLICIES AND GUIDANCE

These national policies are applicable in the determination of this application:

- FW21 Future Wales: The National Plan 2040
- PPW21 Planning Policy Wales (edition 11, February 2021)
- TAN5 Nature Conservation and Planning (2009)
- TAN11 Noise (1997)
- TAN12 Design (2016)
- TAN15 Development and Flood Risk (2004)
- TAN23 Economic Development (2014)

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

- S01 Sustainable Growth
- S02 Development in Urban Service Centres
- LU18 Retail Proposals Countywide
- LU19 Retail Proposals in Urban Service Centres
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- SPG11 Special Landscape Areas SPG April 2014
- SPG3 CCC Parking Standards SPG 2015
- SPG6 Built Environment and Design SPG 2015
- SPG7 Nature Conservation SPG 2015

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Tref Aberaeron Town Council:

Object:

- a) the development constitutes overdevelopment of a restricted site*
- b) there is insufficient parking provision for vehicles attending funerals*

Highways:

No objection STC regarding treatment of surface water

LHA conclusion: *"The proposed development will not result in increased traffic trip generation; will not result in the loss of on-site vehicular parking availability when a Funeral Service is being held within the Chapel of Rest; and, there are adequate town centre parking provisions nearby for mourners attending by motor vehicle."*

Land Drainage:

Dwr Cymru Welsh Water (DCWW) consent is required to dispose of surface water into the mains sewer. SuDS Approval may be required.

Natural Resources Wales:

No comments

Objections have been received from two third parties in respect of:

- **Impact to Neighbouring Amenity -- Loss of Light / Casting of Shadows**
- **Overdevelopment of Site / Extension is "unnecessarily large"**
- **Flood Risk**
- **Congestion on Queen St**

CONCLUSION

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

Principle of Development

The application seeks to extend the provisions of an existing business within the core of an Urban Service Centre, therefore being acceptable in principle as comprising minor economic development in a sustainable location in line with S01, S02, LU18 and LU19, and TAN 23.

Giving consideration to the previous permission granted under A160083, the principle of developing to the rear of the

existing premises was accepted in this instance -- being approved to immediately adjoin to the rear boundary wall in that case as the extension pitched downward at the boundary.

The current application proposes the extension to sit wider within the plot and its roof does not slope to the rear; however, a buffer of 700mm is provided from its rear elevation to the boundary wall. A detailed assessment of the development's potential impact to amenity will be outlined later in this report.

Design and Visual Impact

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

Given the site lies within a Special Landscape Area (SLA), DM18 is also considered, where development is assessed by its ability to be accommodated without significant damage to, and where possible the enhancement of, the valued landscapes of the SLA.

Further, DM09 states that development should provide a legible and welcoming sense of place to reflect the function of a site and provide active frontages at ground level for non-residential development.

It should also be noted that the site lies outside of the Aberaeron Conservation Area (CA), however regard should be given to the development as being within the setting of heritage assets.

The existing premises is of no notable architectural quality, being a flat-roofed building of predominantly render finish with brick facade at its frontage. This is true also of the adjoining commercial property of a similar scale to the premises under consideration. While development should seek to promote innovative design, it is seen that the provision of a minor extension to the rear and side of the premises to largely mirror that of the existing would be subservient to the main premises given its position set back from the public highway and its height being considerably lesser than that of the main premises.

Further, while flat roofs are to be avoided generally, it is determined that requiring an alternate design in this case would in fact result in less harmonious development when viewed in its context and would likely result in the bulk of the extension being greater and thus increasing the height of the development -- making the development more intrusive within the immediate landscape.

The extension as proposed is deemed to be proportionate and, following discussion with the agent in recognition of neighbouring concerns, a step of 700mm has been provided surrounding the extension to pull back the development from immediately adjoining the party wall. In recognition of this, it is the view of the LPA that the development does not constitute overdevelopment of the site.

In conclusion, the development is seen in accordance with DM06, DM09, DM17 and DM18.

Impact to Amenity

Loss of Light

Criterion 7 of DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook.

As noted above, amendments were achieved from the original proposal to provide spacing of 700mm to the side and rear boundaries to remove the extension away from the party wall. This results in the nearest part of the rear wall standing 4.4m from Hafod y Grug and the nearest part of side wall standing 4.6m to Gwylan -- at a height of 2.88m in each case.

Representations to the original proposal made by the occupants of Hafod y Grug include a plan illustrating the path of sunlight at 8am and 12pm March to September. The plan shows the extent of shadowing within the outdoor yard and in relation to the dwelling's south-east facing windows -- stated to serve two bedrooms -- caused by the current and proposed situations i.e. by the height of the existing building and the existing boundary wall. It should be noted that the existing boundary wall is shown to stand at 1.73m by submitted plans.

An amended plan has not been submitted nor sought from the objectors to illustrate the resulting situation following the amendments achieved -- however, it is determined that additional shadowing caused by the development does not pose significant harm to the amenity of the neighbour given the existing building and existing boundary wall both cause partial shadowing in the early hours of the day. It is also recognised that the application site sits within the core of Aberaeron where

-- in a Ceredigion context -- the density of development is high and therefore an expectation of unobstructed sunlight at all hours of the day cannot be expected.

Noise

In recognition of previous applications at the site and conditions applied to a previous consent, it is deemed reasonable to re-impose the condition as stipulated by permission A160083 with regard to the use of refrigerated or freezer units within the extension -- this re-worded as:

At no time shall any refrigerated or freezer units / cabinets be located within the extension hereby approved unless otherwise agreed in writing by the Local Planning Authority.

In conclusion, the LPA is of the view that, subject to conditions, the development does not present a significant risk to the residential amenity of neighbouring property, in accordance with Criterion 7 of DM06.

Highways

The Local Highways Authority raised no objection subject to conditions with regard to the development. Given the objections raised on Highways grounds by third parties, further information was requested from the LHA:

The Ceredigion LDP (2007-2022), SPG, Parking Standards quote the following parking/servicing requirements for a Chapel of Rest (Zone 2) –

Development Type	Operational	Non-operational
<i>Chuches & Places of Worship</i>	<i>1 commercial vehicle</i>	<i>1 space per 10 seats or 1 space per 8m2 of praying floorspace</i>
<i>Chapels of Rest</i>	<i>3 commercials vehicles</i>	<i>As per Churches etc</i>

It is unknown as to how many seats or “praying” floorspace is/are available within the Chapel of Rest, but looking at the restricted forecourt area where vehicles may park, it is rational to consider that the (longstanding) existing Chapel of Rest premises does not currently have adequate operational and non-operational space in-line with the criteria shown above. However, due to the application site’s central location within Aberaeron town centre, there are public car parking spaces in very close proximity, a short walking distance away adjacent to the Fire Station and at Pwll Cam for the convenience of mourners.

With regards to the occasion of a Funeral Service being held at the Chapel of Rest, it is reasonable to consider that one of the vehicles parked within the site will be the Funeral Hearse. If this is the case, then it follows that the proposed development will not result in a loss in parking provision on-site – the Funeral Hearse will be parked on-site during a Service regardless of the proposed development.

It is understood that the proposed structure will act as an under-cover parking area for the Funeral Hearse, whilst also providing a concealed area for transfer of bodies / coffins from hearse to Chapel of Rest so that this activity is not visible to the general public.

It is noted that Planning Permission was granted in April 2016 (A160083) for a Garage for the Hearse, albeit in a smaller structure at the end of the existing Chapel of Rest building (the development has not been carried out.) It appears that the latest proposal would provide a more convenient area for manoeuvrability of a coffin into/out of the Hearse compared to that previously approved.

It is the view of the LHA that whilst the existing premises does not appear to have adequate operational and non-operational parking provisions in-line with LDP requirements, the proposed development will not result in increased traffic trip generation; will not result in the loss of on-site vehicular parking availability when a Funeral Service is being held within the Chapel of Rest; and, there are adequate town centre parking provisions nearby for mourners attending by motor vehicle.

Flood Risk

The proposed development will see an extension provided to the existing Less Vulnerable Development type. Under most recent data provided by the Flood Map for Planning, the site lies within Flood Zone 3 Rivers and Sea and within a TAN 15 Defended Zone.

However, under the current policy consideration, the application site falls within Zone B as defined by TAN 15 (2004) defined as areas known to have flooded in the past. In terms of the policy's requirements in this instance, TAN 15 does not require the application of the justification test in Zone B. Instead, it states that Zone B is:

Generally suitable for most forms of development. Assessments, where required, are unlikely to identify consequences that cannot be overcome or managed to an acceptable level. It is unlikely, therefore, that these would result in a refusal of planning consent on the grounds of flooding.

Subject to the imposition of an informative to the developer advising of the flood risk and to encourage full compliance with NRW guidance, it is determined that the development is acceptable on flooding grounds in line with TAN 15.

Land Drainage

An informative would be included to remind the application of their responsibility to obtain DCWW consent prior to discharging surface water into the mains sewer.

Response to Objections

Concerns outlined by the Town Council and third parties have been addressed within the report.

RECOMMENDATION:

Approve Subject to Conditions

The Application has been referred to Development Management Committee by Cllr Elizabeth Evans for the following reasons:

- Over-development of the site and its impact on neighbouring properties, immediately to the side of the proposed extension and immediately to its rear.

Rhif y Cais	A230561
Derbyniwyd	02-08-2023
Y Bwriad	Dymchwel yr annedd bresennol ac adeiladu annedd newydd, gan gynnwys yr holl waith cysylltiedig.
Lleoliad y Safle	The Beach House, Cae Dolwen, Aberporth, Aberteifi. SA43 2DE
Math o Gais	Cais cynllunio llawn
Ymgeisydd	Mr P Hodgson, Gilwendeg Cae Dolwen, Aberporth, Ceredigion, SA43 2DE
Asiant	Mr Stewart Corbett (Archi-Tech), Uned 3 Canolfan Teifi Pendre, Aberteifi, Ceredigion, SA43 1JL

Y SAFLE A HANES PERTHNASOL

Mae'r cais yn ymwneud â byngalo sengl sy'n cael ei adnabod fel The Beach House, sydd wedi'i leoli yng nghornel gogledd-ddwyrainol ystâd Cae Dolwen o fewn terfynau anheddiad Aberporth. Mae gan y brif annedd do sydd ar oledf a gardd gefn sy'n ffinio â Heol Pentraeth i'r gogledd ac mae'n edrych allan dros Draeth Dolwen.

Hanes cynllunio perthnasol

A211058 – Y bwriad i ddimchwel y tŷ presennol a'r bwriad i adeiladu annedd newydd gan gynnwys wal gynnal gaergawell hyd at y man parcio ceir a'r holl waith cysylltiedig. Gwrthodwyd – 28/10/2022.

MANYLION Y DATBLYGIAD

Mae'r cais arfaethedig yn gofyn am ganiatâd cynllunio llawn i ddimchwel y byngalochalet pedair ystafell wely gan godi annedd dau lawr yn ei le a fydd yn cynnwys tair ystafell wely.

Mae mesuriadau'r annedd bresennol fel a ganlyn: 15 metr o led, 7.4 metr o hyd a 5.6 metr o uchder i fyny at y grib.

Mae mesuriadau'r annedd arfaethedig newydd fel a ganlyn: 15.17 metr o led ar hyd y gweddllun blaen, 15.38 metr o led ar hyd y gweddllun cefn, 12.46 metr o hyd gan leihau i 7.9 metr ar hyd y gweddllun ochr, 5.42 metr hyd at y bondo a 7.47 metr i fyny at y grib (cynnydd o 1.87 metr). Mae'r deunyddiau a gynigir ar gyfer y gorffeniad ar y tu allan yn cynnwys – teils crib i gyd-fynd â'r llechi ar y to presennol sydd wedi'u gosod â llaw, ffasgia a bondoeau alwminiwm, ffenestri a drysau wedi'u gwneud o alwminiwm llwyd, waliau plinth cerrig wedi'u rendro'n llyfn.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- S01 Twf Cynaliadwy
- S03 Datblygu mewn Canolfannau Gwasanaethau Gwledig
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- LU08 Anheddau Newydd yn Lle'r Rhai Presennol
- Canllawiau Cynllunio Atodol 6: Amgylchedd Adeiledig a Dylunio (2015)

- FW21: Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- PPW21: Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf Trosedd ac Anhrefn 1998 yn 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; ac
- 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 Cymuned Aberporth - Gwrthwynebiad

Priffyrdd – Dim gwrthwynebiad, yn ddibynnol ar amodau

Gwasanaethau Draenio Tir – Dim gwrthwynebiad, yn ddibynnol ar amodau. Angen cymeradwyaeth ar gyfer System Ddraenio Cynaliadwy.

Ecoleg – Dim gwrthwynebiad, yn ddibynnol ar amodau. Asesiad Rheoliadau Cynefinoedd wedi'i gynnal.

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad

Dŵr Cymru – gwnaeth Dŵr Cymru argymhell amod ynglŷn â dŵr wyneb

Cafwyd 14 o lythyron yn gwrthwynebu. Roedd y rhain yn codi pryderon ynghylch y canlynol:

- Uchder yr annedd arfaethedig (byddai'n anghydnaws o ran graddfa / byddai'n tra-arglwyddiaethu dros yr ardal, byddai'n uwch na'r eiddo cyfagos)
- Nid yw'n gydnaws â'r gymdogaeth.
- Mae'n fwy na'r ôl troed presennol.
- Mae'n effeithio'n andwyol ar yr amwynder preswyl
- Bod lefelau'r tir wedi'u codi.
- Cynlluniau camarweiniol
- Bydd y gwaith dymchwel arfaethedig a'r traffig sy'n gysylltiedig â'r gwaith adeiladu y amharu ar yr ardal.
- Effaith ar y strydlyn

CASGLIAD

Mae Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn nodi'r canlynol: "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."

Egwyddor Datblygu

Mae'r cynnig wedi'i gyflwyno'n llawn a'r bwriad yw dymchwel yr annedd un llawr presennol sy'n cynnwys tair ystafell wely a chodi annedd dau lawr newydd yn ei le a fydd yn cynnwys tair ystafell wely.

Mae polisi S01 y Cynllun Datblygu Lleol yn nodi'r ardaloedd ar gyfer twf yng Ngheredigion. Mae safle'r cais wedi'i leoli o fewn ffin anheddiad Aberporth/Parclyn sydd wedi'i nodi fel Canolfan Gwasanaethau Gwledig yn y Cynllun Datblygu Lleol.

Felly, mae Polisi S03 y Cynllun Datblygu Lleol yn berthnasol. Mae'r polisi hwn yn nodi y bydd ffocysu datblygu yn y Canolfannau Gwasanaethau Gwledig, yn fodd i wella cynaliadwyedd yr ardaloedd gwledig ac felly caniateir datblygu, cyn belled ag y bodlonir meini prawf penodol.

Gan fod y cais arfaethedig yn ymwneud ag adeiladu annedd newydd o fewn Canolfan Gwasanaethau Gwledig yn lle annedd sydd yno'n barod, ystyrir bod yr egwyddor datblygu yn dderbyniol yn unol â Pholisi S01 a S03 y Cynllun Datblygu Lleol.

LU08 – Anheddau Newydd yn Lle'r Rhai Presennol

Mae codi anheddau newydd yn lle'r rhai presennol yn dod o dan Bolisi LU08 y Cynllun Datblygu Lleol sy'n nodi:

1. Ni ddylai'r annedd bresennol fod yn furddun ac mae modd ei hadnabod o hyd fel annedd barhaol o dan Ddosbarth C3 Gorchymyn Dosbarthiadau Defnydd 1987 (fel y'i diwygiwyd);

2. O godi annedd newydd yn lle hen un

i) dylid ei lleoli o fewn neu gerllaw ôl troed yr annedd wreiddiol a dylai adlewyrchu ffurf, swmp, maint a graddfa'r annedd wreiddiol onid oes manteision clir o newid cyfeiriadedd, safle a maint yr un wreiddiol.

ii) dylai barchu neu wella ar ddyluniad yr annedd wreiddiol, eiddo cyfagos a'r gymdogaeth

3. Bydd y datblygiad arfaethedig yn amodol ar ddymchwel yr annedd wreiddiol ar yr adeg briodol

O ran Maen Prawf 1, mae'r Awdurdod Cynllunio Lleol yn fodlon bod rhywun yn byw yn yr annedd ar hyn o bryd ac felly nad ydyw'n furddun.

O ran Maen Prawf 2:

- **Lleoliad --**
 - Cynigir y bydd yr annedd newydd yn cael ei leoli dros ôl-troed yr annedd bresennol. Serch hynny, gan fod yr annedd arfaethedig yn fwy o faint a bod ei siâp yn wahanol, derbynnir bod rhan o ôl-troed yr annedd newydd y tu allan i ôl troed yr annedd wreiddiol.
- **Ffurf, swmp, maint, a graddfa --**
 - Cydnabyddir bod yr annedd arfaethedig yn ehangach, yn hirach ac yn uwch na'r eiddo presennol ac felly mae'r ardal fewnol gros yn fwy ac felly mae'r ôl-troed yn fwy. Serch hynny, mae'r gofod ychwanegol ar gyfer y llawr wedi'i sicrhau gan ystyried yr annedd bresennol a'r lleoliad. Dim ond cynnydd bach sydd wedi bod o ran y lled ac nid oes cynnydd mawr wedi bod i'r hyd a'r uchder. Y bwriad yw gwneud y defnydd gorau o'r llain.
 - Mae'r annedd arfaethedig yn gyfforddus o fewn ffin bresennol yr eiddo. Er bod dau lawr i'r annedd arfaethedig o gymharu â'r byngalo *chalet*, ystyrir bod hyn wedi'i wneud mewn modd sensitif drwy godi'r grib 1.87 metr a gwneud y defnydd gorau o'r gofod yn y to a'r talcenni sydd wedi'u hymgorffori. Bydd hyn yn sicrhau nad yw'r hyn a gynigir yn uwch na'r eiddo cyfagos sy'n cael ei adnabod fel Camara.
- **Parchu neu wella'r annedd wreiddiol --**
 - Er mai byngalos oedd nifer o'r tai ar yr ystâd yn wreiddiol, ers hynny maent wedi cael eu haddasu ac maent bellach yn darparu lle i fyw ar y llawr cyntaf. Ystyrir erbyn hyn nad oes yna arddull / math penodol o eiddo ac y ceir cymysgedd eang wrth ystyried cymeriad yr ystâd.
 - Ystyrir bod ffurf yr annedd arfaethedig o ran y ddyluniad a'r deunydd a ddefnyddir yn well na'r annedd bresennol.
 - Nid oes dim byd penodol i'w nodi am ddyluniad yr annedd bresennol ac nid oes gwerth pensaernïol iddo. Bernir bod ddyluniad arloesol i'r annedd arfaethedig a bod y datblygiad yn un o ansawdd uchel yn unol â Maen Prawf 2(ii).

Er mwyn caniatáu i'r annedd arfaethedig gael ei hadeiladu, bydd angen i'r annedd bresennol gael ei dymchwel. Felly, bydd maen prawf 3 wedi'i fodloni.

O ystyried yr uchod, ystyrir bod y datblygiad arfaethedig yn cydymffurfio â Pholisi LU08 y Cynllun Datblygu Lleol.

Dyluniad ac Effaith Weledol

Mae polisi DM06 yn gofyn bod datblygiad yn rhoi sylw llawn, ac yn cyfrannu'n bositif at gyd-destun ei leoliad a'i amgylchedd. Mae'n hyrwyddo dylunio arloesol sy'n rhoi sylw ar yr un pryd i hynodrwydd lleol yn nhermau ffurf, dyluniad a deunyddiau, ac mae'n gofyn am gynhyrchu ffurf gydynol o ran graddfa, uchder a maintiol'r ffurf adeiledig sydd yno'n barod.

Yn ogystal, mae Polisi DM17 yn nodi na ddylai datblygiad gael effaith andwyol sylweddol ar ansawdd a chymeriad tirwedd, boed trwy ymyrraeth weledol, lleoliad anystyriol, defnyddiau anghydnaws, methiant i gysoni neu wella tiffurf, neu golli nodweddion a phatrymau traddodiadol pwysig.

Er bod yr annedd arfaethedig yn uwch na'r annedd bresennol, caiff hyn ei wneud mewn modd sensitif er mwyn caniatáu ail lawr drwy ymgorffori'r ddau dalcen a'r to gwastad i sicrhau nad yw'r to ar oledf ar y tu blaen yn rhy uchel o gymharu â gweddill adeiladau'r ystâd. Mae hyn hefyd wedi sicrhau nad yw'r eiddo yn uwch na Camara gerllaw. Hefyd, mae lefelau'r safle drwy'r ystâd yn parhau i godi oherwydd natur y tir. Wrth reswm, mae'r adeiladau wedi'u lleoli ar wahanol lefelau tir ac maent yn uwch na'r safle sydd wedi'i nodi yn y cais. Felly, ystyrir na fydd yr uchder arfaethedig yn golygu y bydd yr annedd yn anghydnaws â'r adeiladau eraill ac na fydd ychwaith yn tra-arglwyddiaethu dros yr ardal.

Ar ben hynny, ystyrir bod graddfa'r annedd arfaethedig newydd yn dderbyniol a bod y datblygiad yn parchu cyd-destun yr ardal, ond ei fod hefyd yn dod â phensaernïaeth fodern i'r ystâd. Mae Polisi DM06 y Cynllun Datblygu Lleol yn nodi bod dylunio arloesol yn cael ei annog ac y gall defnyddio pensaernïaeth fodern fod yn llwyddiant os adlewyrchir y ffurf adeiledig bresennol ynddi. Mae'r Canllawiau Cynllunio Atodol o ran yr Amgylchedd Adeiledig a Dylunio yn nodi'r canlynol:

"Yn aml, ceir canfyddiad na all dyluniad arloesol fodoli o fewn patrymau sefydledig neu anheddiad ac y gallai wrthdaro â phensaernïaeth sydd ag arddulliau traddodiadol. Y gwirionedd amdani yw bod arddulliau pensaernïol wedi esblygu dros gannoedd o flynyddoedd a'u bod wedi newid nifer o weithiau yn y gorffennol gan ymateb i amodau cymdeithasol, economaidd ac amgylcheddol sy'n newid. Felly, nid oes dim rheswm paham na ddylai dyluniad sy'n defnyddio deunyddiau modern ac sy'n ymateb i estheteg gyfoes fod yn gydnaws â ffurfiau mwy traddodiadol o ddatblygu, cyn belled â bod hyn yn cael ei wneud yn gywir".

Yn yr achos hwn, ystyrir bod hyn wedi'i wneud yn gywir. Er bod dyluniad modern i'r datblygiad arfaethedig, mae wedi parchu'r patrymau sefydledig, gan gyfyngu ar uchder arfaethedig yr eiddo ac ystyrir bod dyluniad modern yn perthyn i'r tu blaen (a fydd yn wynebu'r ystâd) ond ei fod yn gymharol gyffredin ac yn parchu'r ardal. Er mai byngalos oedd nifer o'r tai ar yr ystâd yn wreiddiol, ers hynny maent wedi cael eu haddasu ac maent bellach yn darparu lle i fyw ar y llawr cyntaf. Ystyrir erbyn hyn nad oes yna arddull / math penodol o eiddo ac y ceir cymysgedd eang wrth ystyried cymeriad yr ystâd.

Hefyd, gwnaed sylwadau ynglŷn â'r eiddo o ran ei leoliad a sut y bydd yn edrych o ben y clogwyn uwchben Nant Howni ger y toiledau cyhoeddus. Mae hyn wedi'i ystyried a bernir na fydd yn achosi amhariad gweledol nac yn amharu ar y strydlun. Byddai modd gweld yr eiddo o'r B4333, ger yr hen swyddfa bost hyd at ddiwedd Heol Pentraeth sy'n cynnwys nifer o adeiladau mawr a modern, gan gynnwys Y Ship, yr adeiladau modern ar hyd Heol Pentraeth ac annedd fawr Pentraeth. Gan ei fod yn cyd-fynd ag uchder presennol yr adeilad drws nesaf, ni fydd yn sefyll yn uwch na gweddill adeiladau'r ystâd, ac ni fydd yn anghydnaws â'r strydlun. Felly, ystyrir na fydd yn creu amhariad gweledol.

O'r herwydd, ni fydd newid yn y cyd-destun preswyl presennol. Mae lleoliad yr annedd yn briodol, ac nid yw dyluniad a swmp yr annedd yn peri unrhyw niwed uniongyrchol nac ehangach i'r tirlun.

Amwynder Preswyl

Mae Maen Prawf 7, Polisi DM06 yn nodi y dylai'r datblygiad amddiffyn amwynderau deiliaid eiddo cyfagos rhag niwed arwyddocaol o safbwynt preifatrwydd, sŵn a golygon.

Mae nifer o lythyron yn gwrthwynebu wedi dod i law ynglŷn â'r datblygiad hwn ac maent wedi cael eu hasesu isod. Cododd yr eiddo mwyaf cyfagos sy'n cael ei adnabod fel 'Camara' bryderon ynghylch yr effaith ar amwynder preswyl. Mae'r pryderon hyn yn ymwneud â pha mor agos yw'r datblygiad i ffin yr eiddo. Byddai dau lawr i'r datblygiad yn ogystal â tho a byddai'r balconi arfaethedig yn edrych yn syth i mewn i'w hystafell fyw.

Serch hynny, fel yr aseswyd uchod, ystyrir bod uchder arfaethedig yr annedd yn dderbyniol ac mae wedi'i ddylunio yn y fath fodd fel ei fod yn lleihau maint y to drwy ymgorffori dau dalcen ac mae'r to gwastad yn dal i barchu'r eiddo cyfagos. Mae'r adeiladau eisoes wedi'u lleoli'n agos at y ffin ac nid yw'r datblygiad arfaethedig wedi'i leoli'n agosach na'r un presennol. O ran y balconi, mae'r cynnig wedi cynnwys sgrîn farugog 1.8m o uchder er mwyn atal unrhyw broblemau o ran edrych drosodd ac amddiffyn preifatrwydd y ddwy ochr.

Ymgynghoreion

Priffyrdd – Ymgynghorwyd â'r awdurdod priffyrdd lleol a bu iddo argymhell pedwar amod i'w rhoi ynghlwm wrth unrhyw gais cynllunio. Roedd yr amodau hyn yn ymwneud â chyfleusterau parcio, dŵr wyneb a suddfannau dŵr, a hynny er mwyn

sicrhau diogelwch ar y ffyrdd.

Draenio Tir – Ymgynghorwyd â thîm draenio tir yr Awdurdod Cynllunio Lleol a bu iddo argymhell nifer o amodau i'w rhoi ynghlwm wrth unrhyw gais cynllunio. Roedd yr amodau hyn yn ymwneud â dŵr wyneb a suddfannau dŵr er mwyn sicrhau na fydd y datblygiad yn achosi llifogydd ac er mwyn lleihau effaith hyn ar yr amgylchedd naturiol. Byddai angen cymeradwyaeth ar gyfer System Ddraenio Cynaliadwy.

Ecoleg – Ymgynghorwyd ag Ecolegydd yr Awdurdod Cynllunio Lleol a bu i'r Ecolegydd argymhell y dylai'r datblygiad gael ei gyflawni yn unol â'r argymhelliad yn y Gwerthusiad a wnaed o'r Arfarniad Ecolegol Rhagarweiniol a'r Asesiad Rhagarweiniol o Glwydfannau Ystlumod a gyflwynwyd, a hynny er mwyn gwella bioamrywiaeth ac osgoi effeithiau andwyol ar Rywogaethau a Warchodir gan Ewrop (Ystlumod). Lleolir y safle o fewn 30m o Ardal Gadwraeth Arbennig Bae Ceredigion a Safle o Ddiddordeb Gwyddonol Arbennig Aberarth-Carreg-Wylan a 110m o Ardal Gadwraeth Arbennig Forol Gorllewin Cymru. Ceir posibilrwydd y gall llygredd o gam adeiladu'r datblygiad fynd i mewn i'r safleoedd dynodedig o ganlyniad i ddŵr ffo. Felly, mae posibilrwydd y gallai'r datblygiad arfaethedig gael effaith andwyol ar integreidd yr Ardaloedd Cadwraeth Arbennig.

O ganlyniad i hynny, cynhaliwyd Asesiad Rheoliadau Cynefinoedd o dan reoliad 63 Rheoliadau Gwarchod Cynefinoedd a Rhywogaethau 2017. Canfu'r Asesiad bod posibilrwydd y gallai llygredd (H1) ac argaeledd ysglyfaeth (H2) gael effaith sylweddol ar Nodweddion Dynodedig yr Ardaloedd Cadwraeth Arbennig yn ystod cyfnod adeiladu'r datblygiad. Felly, roedd angen symud ymlaen i gam yr Asesiad Priodol.

Er mwyn osgoi effeithiau andwyol ar yr Ardal Cadwraeth Arbennig, daeth yr Asesiad Priodol i'r casgliad y byddai angen Cynllun Atal Llygredd. Byddai modd sicrhau hyn drwy osod amod a fyddai wedi'i geirio'n briodol.

Ymatebion y cyhoedd

Cafwyd 14 o lythyron yn gwrthwynebu'r annedd arfaethedig newydd ac roedd y materion a godwyd fel a ganlyn:

- Uchder yr annedd arfaethedig (byddai'n anghydnaws o ran graddfa / byddai'n tra-arglwyddiaethu dros yr ardal, byddai'n uwch na'r eiddo cyfagos)
- Nid yw'n gydnaws â'r gymdogaeth.
- Mae'n fwy na'r ôl troed presennol.
- Mae'n effeithio'n andwyol ar yr amwynder preswyl
- Bod lefelau'r tir wedi'u codi.
- Cynlluniau camarweiniol
- Bydd y gwaith dymchwel arfaethedig a'r traffig sy'n gysylltiedig â'r gwaith adeiladu y amharu ar yr ardal.
- Effaith ar y strydlyn

Cyflwynwyd cynlluniau diwygiedig i roi eglurhad ynghylch y datblygiad, y lefelau ar y safle a lleoliad y datblygiad hwn yng nghyd-destun yr eiddo cyfagos. Mae hyn yn dangos nad oes cynnydd yn y lefelau ar y safle, bod safle'r cais wedi'i leoli yn is na'r eiddo cyfagos a bod uchder y datblygiad a gynigir yr un uchder â'r adeilad drws nesaf.

Yn ogystal â'r sylwadau sydd wedi'u crynhoi uchod, mae nifer o'r gwrthwynebiadau yn nodi bod y cais arfaethedig yn mynd yn groes i bolisiau LU08, DM06 a DM17. Bernir bod sylw pellach wedi'i roi i hyn ac ni ystyrir bod y cais yn mynd yn groes i'r polisi.

ARGYMHELLIAD:

Cymeradwyo gydag amodau

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

Mae'r Cynghorydd Gethin Davies wedi gofyn i'r Pwyllgor Rheoli Datblygu ystyried y cais am y rhesymau canlynol:

- Dros Ddatblygu'r safle
- Effaith weledol ar y dirwedd
- Pryderon ynghylch y deunyddiau e.e. gwydr

Rhif y Cais / Application Reference	A230561
Derbyniwyd / Received	02-08-2023
Y Bwriad / Proposal	Proposed demolition of existing dwelling and proposed new build of dwelling. And all associated works.
Lleoliad Safle / Site Location	The Beach House, Cae Dolwen, Aberporth, Cardigan. SA43 2DE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr P Hodgson, Gilwendeg Cae Dolwen, Aberporth, Ceredigion, SA43 2DE
Asiant / Agent	Mr Stewart Corbett (Archi-Tech), Unit 3 Canolfan Teifi Pendre, Cardigan, Ceredigion, SA43 1JL

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to a detached bungalow known as The Beach House, located to the north eastern corner of Cae Dolwen estate within the settlement limits of Aberporth. The host dwelling features a gable pitched roof with a rear garden that borders Heol Pentraeth to the north and outlooks across Traeth Dolwen.

Relevant Planning History

A211058 – Proposed demolition of existing house and proposed new build of a dwelling inc gabion retaining walls to carparking area and all associated works. Refused – 28/10/2022.

DETAILS OF DEVELOPMENT

The proposed application seeks full planning permission for the demolition of the existing four bedroomed chalet bungalow and replacement with a three bedroomed two-storey dwelling.

The existing dwelling measures ~15 meters in width, by a length of ~7.4 meters with a ridge height of ~5.6 meters.

The proposed replacement dwelling measures ~15.17 meters in width to the front elevation, with a width of 15.38 meters to the rear elevation by a length of 12.46 meters in length reducing to 7.9 meters at the side elevation with an eaves height of 5.42 meters and a height to ridge of 7.47 meters (an increase of ~1.87 meters). The proposed external material finishes include - Ridge tiles to match existing, man-made slate roofing, Aluminium Fascias and Soffits, Grey Aluminium Windows and Doors, smooth rendered walls with stone plinth.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- DM06 High Quality Design and Placemaking
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- LU08 Replacement of Existing Dwellings
- SPG6 Built Environment and Design SPG 2015
- FW21 Future Wales: The National Plan 2040

- PPW21 Planning Policy Wales (edition 11, February 2021)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Aberporth Community Council - Objection

Highways – No Objection STC

Land Drainage – No Objection STC. SuDS Approval required.

Ecology – No Objection STC. HRA Undertaken

Natural Resources Wales – No Objection

Dwr Cymru Welsh Water – Recommended condition relating to Surface Water

14 Letters of Objection received which raised concerns regarding:

- Height of the proposed dwelling (Out of scale/would dominate the area, higher than neighbouring property)
- Not in keeping with the neighbourhood.
- Exceeds existing footprint.
- Adversely affect residential amenity
- Raised ground levels.
- Misleading Plans
- Disruption caused by proposed demolition and building traffic.
- Impact Upon Street Scene

CONCLUSION

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

Principle of Development

The proposal has been submitted in full and looks to demolish the existing three bedroomed single storey dwelling and erect a new three bedroomed two storey dwelling in its place.

Policy S01 of the LDP identifies the areas for growth within Ceredigion. The application site lies within the settlement boundary of Aberporth/Parcllyn which is identified as a Rural Service Centre (RSC) within the LDP.

Therefore, Policy S03 of the LDP is of relevance. Which states that focusing development in Rural Service Centres will improve the sustainability of rural areas and therefore development will be permitted as long as it meets certain criteria.

As the proposed application comprises replacement of an existing dwelling within a Rural Service Centre the principle of development is considered acceptable inline with Policy S01 and S03 of the LDP.

LU08 – Replacement of Existing Dwelling

The replacement of existing dwellings is controlled by policy LU08 of the Local Development Plan which states:

1. The existing dwelling should not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3 of the Use Class Order 1987 (as amended);

2. The replacement dwelling should:

i) be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling unless there are demonstrable planning advantages to be gained from deviating from the original orientation, position or size.

ii) respect or enhance the design of the original dwelling, that of surrounding properties and the locality;

3. The proposed development will be subject to the demolition of the original dwelling at an appropriate time.

With regards to Criterion 1, the LPA is satisfied that the dwelling is currently occupied and thus is not abandoned.

With regards to Criterion 2:

- **Siting --**

- The dwelling is proposed to be located over the existing footprint. However, as the proposed dwelling is larger and shaped differently, it is accepted that part of the footprint is located outside the original.

- **Form, Bulk, Size, and Scale --**

- The proposed dwelling is acknowledged as being wider, longer and higher than that of the existing and therefore providing a greater gross internal area across a larger footprint. However, the additional floorspace has been achieved with the existing dwelling and setting in consideration, such as only marginally increasing the width and no drastic changes to the length and height, in order to make best use of the existing size of the plot.
- The proposed dwelling sits comfortably within the existing property boundary. Whilst the proposed dwelling is two-storeys in height compared to the chalet bungalow, it is considered that this has been achieved sympathetically by raising the ridgeline by ~1.87 meter making the best use of the roof space and incorporated gable ends. This ensures that the proposed is no higher than the immediate neighbouring property known as Camara.

- **Respect or enhance the original dwelling --**

- Whilst many of the properties in the estate were originally bungalows, they have since been altered to provide first floor accommodation and it is considered there is now no specific style/type of property with a wide mixture of character.
- The form of the proposed dwelling is deemed to be enhanced compared to that of the existing in terms of the design and use of material.
- The existing dwelling does not hold specific interest in its design and is of no architectural value. The proposed dwelling is adjudged to be of innovative design and achieves a high-quality development in accordance with Criterion 2(ii).

To enable the build of the proposed dwelling, the existing dwelling will need to be demolished. Therefore, criterion 3 will be satisfied.

With the above in mind, the proposed development is considered to be in compliance with Policy LU08 of the LDP.

Design and Visual Impact

Policy DM06 requires development to have full regard and positively contribute to the context of its location and surroundings. It promotes innovative design whilst having regard for local distinctiveness in terms of form, design and material and requires consideration of the cohesiveness of the built form in terms of scale, height and proportion in reference

to existing layout patterns.

Additionally, Policy DM17 states that development should not have a significant adverse effect on the quality and character of a landscape, whether through visual intrusion, an insensitive siting, incompatible uses, failure to harmonise or enhance landform, or the loss of important traditional features and patterns.

Whilst the proposed dwelling does increase in height compared to the existing, it is considered to do this sympathetically to allow for a second storey by incorporating two gable end and a flat roof to ensure the pitched roof on the front elevation is not excessively high compared to that of the estate. This has also ensured the property does not exceed the height of the neighbouring property Camara. Additionally, the site levels throughout the estate continue to rise due to the nature of the land. Naturally the properties are located on differing ground levels and sit higher than that of the application site. Therefore, the proposed height is considered to not be out of scale nor dominate the area.

Furthermore, the proposed replacement dwelling is deemed to be of an acceptable scale that has respected the context of its existing setting, whilst introducing modern architecture to the estate. Policy DM06 of the LDP states that innovatively designed development is encouraged and the use of modern architecture can be successful if the relationship between the existing built form is reflected. Whilst The Built Environment design SPG states:

"It is often perceived that innovative design cannot exist within established patterns or a settlement and that it conflicts with traditional styles of architecture. The reality is that architectural styles have evolved over hundreds of years and have changed numerous times in the past in response to changing social, economic and environmental conditions. Therefore, there is no reason why design which uses modern materials and responds to contemporary aesthetics should not fit in with the context of more traditional forms of development if done correctly".

In this instance, it is considered that it has been done correctly. The proposed development whilst being of modern design has respected the established patterns, limited the proposed height of the property and the front elevation which faces the estate is considered to be of modern design but relatively modest and respect the area. Whilst many of the properties in the estate were originally bungalows, they have since been altered to provide first floor accommodation and it is considered there is now no specific style/type of property with a wide mixture of character.

In addition, comments were received regarding how the property will sit within the street scene from the top of the cliff above Nant Howni by the public toilets. This has been considered and deemed to not cause a visual intrusion or disrupt the street scene. From this viewpoint, the property would be viewed in the context from the B4333, by the old post office along to the end of Heol Pentraeth which includes many large and modern properties. Including The Ship, the modern properties along Heol Pentraeth and the large dwelling of Pentraeth. As it matches the existing height of the next door property it will not tower above the estate, nor the street scene. Therefore, considered to not create a visual intrusion.

As such, the existing residential context will be retained, the siting of the dwelling is appropriate, and the design and bulk of the dwelling raises no immediate nor wider landscape harm, in accordance with DM06 and DM17 of the LDP.

Residential Amenity

Criterion 7 of Policy DM06 states that the development should protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook.

Several letters of objection have been received in relation to this development which have been assessed below. The immediate neighbouring property known as 'Camara' raised concerns regarding impact upon residential amenity. These concerns relate to the proximity of the development to the property boundary, the development being two storeys plus roof and the proposed balcony would look directly into their living room.

However, as assessed above, the proposed height of the dwelling is considered to be acceptable and has been designed in such a way as to minimize the height of the roof by incorporating two gable ends and the flat roof still respect the neighbouring property. The properties already sit close to boundary and the proposed development is located no closer than the existing. With regards to the balcony, the proposal has included a 1.8m high frosted screen in order to prevent overlooking and protect privacy for both parties.

Consultees

Highways – The local highway authority were consulted and recommended four conditions to be applied to any planning permission relating to parking facilities, surface water and soakaways in the interest of road safety.

Land Drainage – The LPA land drainage team were consulted and recommended several conditions to be applied to any planning permission related to surface water and soakaways to ensure the development does not cause flooding and reduce the impact on the natural environment. SuDS Approval is required.

Ecology - The LPA Ecologist was consulted and recommended that the development shall be carried out in strict accordance with the recommendations made in the Evaluation of the Preliminary Ecological appraisal and Preliminary Roost Assessment submitted, in order to enhance biodiversity and avoid adverse effects on European protected species (Bats). The site is located within 30m of Cardigan Bay SAC and Aberarth-Carreg-Wylan SSSI and 110m of West Wales Marine SAC, and there is the potential for pollution from the construction phase of the development to enter the designated sites via surface water run-off. There is therefore the potential for an adverse effect from the proposed development on the integrity of the Special Conservation Areas.

A Habitats Regulations Assessment has consequently been carried out under regulation 63 of the Conservation of Habitats and Species Regulations 2017, which found that it is possible that there could be a significant effect on Designated Features of the SACs from H1 pollution and H2 Prey Availability during the construction phase of development. Therefore, it needed to be carried forward to the Appropriate Assessment stage.

The AA concluded that in order to avoid adverse impacts on the SAC a Pollution Prevention plan would be necessary, which will be secured by an appropriately worded condition.

Public Responses

14 Letters of objection were received regarding the proposed replacement dwelling relating to the following:

- Height of the proposed dwelling (Out of scale/would dominate the area, higher than neighbouring property)
- Not in keeping with the neighbourhood.
- Exceeds existing footprint.
- Adversely affect residential amenity
- Raised ground levels.
- Misleading Plans
- Disruption caused by proposed demolition and building traffic.
- Impact Upon Street Scene

Amended plans were submitted to provide clarification on the development, the site levels and how the development compared to the neighbouring property. This shows that the site levels are not increasing, the application site sits lower than the neighbouring property and the height of the proposed matching that of next door.

In addition to the comments summarised above, many of the objections referenced the proposed application being contrary to LU08, DM06 and DM17. This is deemed to have been addressed further above and is not considered to be contrary to policy.

RECOMMENDATION:

Approve Subject to Conditions

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

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

- Over Development of the Site
- Impact on Visual landscape
- Material concerns e.g. Glass

2.8. A230652



Rhif y Cais	A230652
Derbyniwyd	11-09-2023
Y Cynnig	Adnewyddu Man Chwarae Amldeffnydd gan roi ffens o'i amgylch a gosod llifoleuadau.
Lleoliad y Safle	Canolfan Hamdden Plascrug, Coedlan Plascrug, Llanbadarn Fawr, Aberystwyth. SY23 1HL
Math o Gais	Cynllunio Llawn
Ymgeisydd	Carwyn Young (Gwasanaeth y Canolfannau Llesiant), Canolfan Rheidol, Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Asiant	Mr Michael Eastman (<i>Surfacing Standards Limited</i>), Office 2, Empingham House Ayston Road, Uppingham, LE15 9NY

Y SAFLE A'R HANES CYNLLUNIO PERTHNASOL

Cyfeiria'r cais at y man chwarae amldeffnydd presennol yng Nghanolfan Hamdden Plascrug. Mae'r safle yn Llanbadarn Fawr a cheir mynediad ato o Goedlan y Plas. O amgylch safle'r cais y mae'r ardal bresennol ar gyfer parcio ceir i'r gogledd, Ysgol Gyfun Penweddig i'r de-ddwyrain, Ysgol Gymraeg Aberystwyth i'r de-orllewin a meysydd chwarae ychwanegol yn union i'r de.

Nid oes unrhyw hanes cynllunio sy'n ymwneud yn benodol â safle'r cais, fodd bynnag, mae hanes cynllunio gerllaw yn cynnwys nifer o geisiadau'n ymwneud ag adeiladu'r ysgol ym 1999, ac estyniadau i'r ganolfan hamdden.

MANYLION Y DATBLYGIAD

Mae'r cais cynllunio hwn yn gofyn am ganiatâd cynllunio llawn i uwchraddio'r man chwarae amldeffnydd presennol, sydd ar hyn o bryd yn cynnwys arwyneb tarmac sydd mewn cyflwr gwael. Nid yw'r cynnig yn gofyn am gynyddu maint y man chwarae presennol, sydd oddeutu 2000 metr sgwâr, fodd bynnag, mae'r cais yn gofyn am gael gosod porfa artiffisial yno. Byddai'r man chwarae yn gallu cael ei ddefnyddio ar gyfer gwahanol chwaraeon, megis pêl-droed, pêl-rwyd, a thenis. Byddai'r ffens o amgylch y man chwarae yn cael ei huwchraddio i ffens rwylllog agored gyda dau far o ddr, a fyddai'n 3 medr o uchder. Mae'r cynnig hefyd yn gofyn am gael uwchraddio'r llifoleuadau presennol sy'n 8 medr o uchder, i lifoleuadau newydd sy'n 8 medr o uchder ac yn cynnwys 12 unedau goleuo LED main sy'n gallu cael eu rheoli'n unigol. Byddai'r man chwarae amldeffnydd ar gael at ddefnydd ysgolion, clybiau chwaraeon a'r cyhoedd, a byddai ar agor yn ystod yr oriau canlynol: 0700 - 2100 o ddydd Llun i ddydd Gwener, 10:00 - 16:00 ar ddydd Sadwrn, a 10:00 - 14:00 ar ddydd Sul. Nid oes unrhyw ddarpariaeth ychwanegol ar gyfer parcio ceir yn rhan o'r cynnig oherwydd maint y cyfleusterau presennol.

Y POLISIÂU A'R CANLLAWIAU CYNLLUNIO PERTHNASOL

Mae polisiâu canlynol y Cynllun Datblygu Lleol yn berthnasol wrth ystyried y cais hwn:

- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirweddu
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecologol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- LU22 Darpariaeth Gymunedol
- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- SPG3 Canllawiau Cynllunio Atodol Safonau Parcio Cyngor Sir Ceredigion 2015
- SPG6 Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio 2015
- SPG7 Canllawiau Cynllunio Atodol Cadwraeth Natur 2015
- FW21 Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
- PPW21 Polisi Cynllunio Cymru (Argraffiad 11, Chwefror 2021)

- TAN12 Nodyn Cyngor Technegol 12: Dylunio (2016)
- TAN15 Nodyn Cyngor Technegol 15: Datblygu a Pherygl Llifogydd
- TAN16 Nodyn Cyngor Technegol 16: Chwaraeon, Hamdden a Mannau Agored (2009)
- TAN5 Nodyn Cyngor Technegol 5: Cynllunio a Chadwraeth Natur (2009)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol arfer y swyddogaethau hynny ar drosedd ac anhrefn o fewn ei ardal, a'r angen i gymryd pob cam rhesymol i atal hynny. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn y lefelau trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol i 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 gosodir yn Neddf 2015. Wrth bennu'r argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i fodloni eu hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Cymuned Llanbadarn Fawr – Dim ymateb

Priffyrdd - Argymhellion

Draenio Tir – Argymhellion

Ecoleg - Argymhellion

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad

Derbyniwyd sylwadau oddi wrth 1 trydydd parti a oedd yn nodi pryderon ynghylch swm, llygredd golau a pharcio.

CASGLIAD

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

Egwyddor y Datblygiad

Mae cynlluniau datblygu lleol a chenedlaethol yn cefnogi ac yn annog darparu, gwarchod a gwella cyfleusterau chwaraeon a hamdden. Mae Polisi Cynllunio Cymru'n cydnabod bod darparu'r manau hyn yn darparu cyfleusterau sy'n cyfrannu at iechyd a llesiant gwell, nid yn unig yn gorfforol ond yn feddyliol hefyd.

Cynhaliodd yr ymgeisydd ymarfer i ymgysylltu â'r cyhoedd drwy holiadur, a chafwyd 256 ymateb. Mae'r ymgeisydd wedi nodi bod angen cae amldefnydd fel hyn yn agos at y 4 ysgol, a nifer y clybiau chwaraeon sydd yn yr ardal. Un ystadegyn a amlygwyd fel rhan o'r arolwg oedd bod 30% o'r ymatebwyr wedi nodi mai seilwaith cyfleusterau yw'r her sy'n eu pryderu

fwyaf. Yn yr achos hwn, mae'n amlwg bod y man chwarae amlddefnydd presennol mewn cyflwr gwael ac nid yw'n addas i'r diben. Byddai'r gwaith uwchraddio arfaethedig yn caniatáu i'r cyfleuster hwn gael ei ddefnyddio'n gyhoeddus ac yn breifat ar gyfer ystod eang o weithgareddau chwaraeon a hynny drwy gydol y flwyddyn.

Bydd Polisi LU22 y Cynllun Datblygu Lleol yn helpu i gynnal a gwella'r ddarpariaeth gymunedol drwy gefnogi datblygu darpariaeth gymunedol gynaliadwy newydd, yn amodol ar yr isod:

- i. Byddant wedi'u lleoli mewn anheddiad neu'n gyfagos iddo;
- ii. Bydd y cais cynllunio'n dangos bod ystyriaeth wedi cael ei rhoi i ddichonoldeb amlddefnydd;
- iii. Nid oes cyfleusterau addas yn bod gerllaw a allai ddarparu'n briodol ar gyfer y defnydd arfaethedig; a
- iv. Lle mae'r cynnig yn ymwneud â chyfleuster a adleolir, gellir dangos nad yw'r safle presennol yn addas mwyach i'r defnydd hwnnw.

Mae'r Awdurdod Cynllunio Lleol yn fodlon bod y cynnig yn bodloni'r meini prawf uchod sy'n berthnasol, ac felly cefnogir egwyddor y datblygiad.

Dyluniad a Lleoliad

Mae safle'r cais mewn lleoliad da ac mae'n rhan o Ganolfan Gwasanaethau Trefol Aberystwyth, sydd wedi'i dynodi fel un o'r ardaloedd mwyaf cynaliadwy yn y Sir, gydag ystod o lwybrau trafniadaeth gyhoeddus a theithio llesol, gan leihau'r angen i ddefnyddio car preifat i gael mynediad at y cyfleusterau hyn. Mae safle'r cais yn osgoi Ardal Cadwraeth Aberystwyth ac Ardal Cadwraeth Llanbadarn, ac mae'n annhebygol y byddai'r datblygiad yn achosi effaith niweidiol sylweddol i'r ardaloedd hyn.

Bernir bod maint y datblygiad yn addas, byddai'n defnyddio ôl troed presennol y man chwarae a'r unig gynnydd mewn uchder a gynigir yw ychydig iawn o gynnydd yn uchder y ffens o gwmpas y man chwarae, a fyddai'n cynyddu o 2.75 metr i 3 metr. Bernir y byddai'r ffens yn welliant o'r ffens dolennau cadwyn sydd ar y safle ar hyn o bryd. Hefyd credir y byddai gorffeniad y man chwarae yn welliant o ran dyluniad oherwydd y bydd yn fwy hydraidd a bydd yn welliant o ran edrychiad hefyd, yn enwedig o gofio cyflwr gwael y tarmac ar hyn o bryd. Bydd y man chwarae yn ddigon o faint ar gyfer 3 maes chwarae maint llawn ar gyfer pêl-rwyd ac 1 maes chwarae hanner maint ar gyfer pêl-droed, fodd bynnag, gellid defnyddio'r man chwarae ar gyfer chwaraeon eraill megis tenis a hoci. Nid yw'r llifoleuadau presennol yn caniatáu i'r man chwarae gael ei ddefnyddio i gynnal gemau cystadleuol, fodd bynnag byddai'r llifoleuadau newydd arfaethedig yn caniatáu i hyn ddigwydd. Cynhaliwyd asesiad o'r golau ac er bod y lwcs a'r gollyngiadau golau ychydig yn uwch, nid yw'r llifoleuadau yn arwain at effaith annerbyniol i eiddo preswyl cyfagos yn sgil y golau artiffisial.

Ar y cyfan, credir bod y cynllun yn welliant i'w groesawu, gan y byddai'n gwella'r man chwarae sy'n is na'r safon ddisgwyliedig, ac mae'n cydymffurfio â'r polisiau dylunio a chreu lle, megis DM06 a DM17.

Llifogydd

Mae safle'r cais yn gyfan gwbl o fewn Ardal C2 y Mapiau Cyngor Datblygu yng Nghyngor Technegol 15 ac mae'r gwaith modelu diweddaraf megis y Map Llifogydd ar gyfer Cynllunio yn nodi bod safle'r cais mewn perygl o lifogydd ac yn dod o dan Ardal Llifogydd 3 Afonydd a'r Môr. Fel arfer, dylid datblygu y tu allan i'r ardaloedd risg uchel megis yr ardal hon. Fodd bynnag, oherwydd maint a natur y datblygiad a'r ffaith y byddai'r cynnig yn un dan lai o fygythiad, bernir bod y cynllun yn dderbyniol. Ymgynghorwyd â Chyfoeth Naturiol Cymru ynghylch hyn ac ni chodwyd unrhyw bryderon am lifogydd, ar yr amod bod yr ymgeisydd yn ymwybodol o'r perygl am lifogydd. Bydd hyn yn cael ei amlygu yn y wybodaeth pe bai'r cais yn cael ei gymeradwyo.

Draenio Tir

Fel y nodwyd eisoes, ar hyn o bryd mae safle'r cais wedi'i orffen â tharmac, nad yw'n hydraidd. Mae'r cynnig yn bwriadu adnewyddu'r tir caled hwn er mwyn sicrhau bod yr haen gwaelod a'r haen o borfa artiffisial yn hydraidd a bydd y dŵr yn rhedeg i'r systemau draenio neu'r cyrsiau dŵr presennol. Gan fod y cynnig yn fwy na 100 metr sgwâr, bydd yn rhaid i'r ymgeisydd gyflwyno cais i'r Corff Cymeradwyo Systemau Draenio Cynaliadwy.

Ecoleg

Ni chyflwynwyd asesiad ecolegol gyda'r cais, casglwyd y wybodaeth o luniau lloeren, cofnodion lleol a ffotograffau a gyflwynwyd gyda'r cais. Mae'r safle presennol wedi'i orchuddio â tharmac, ac mae goleuadau yno yn barod. Byddai'r datblygiad arfaethedig yn darparu gwelliannau ar gyfer bywyd gwylt y nos gan y byddai'n lleihau'r golau a fydd yn gollwng i'r cynefinoedd o gwmpas, yn unol â'r Datganiad Goleuadau Chwaraeon (*Surfacing Standards Limited, Sports Lighting Statement, SSL3177, 10 Awst 2023*). Byddai darparu dau flwch nythu ar gyfer adar ar ochr ogleddol a dwyreiniol y Ganolfan Lesiant yn helpu i sicrhau bod y datblygiad yn cwrdd â'r ddyletswydd o ran gwella bioamrywiaeth yn unol â pholisiau DM06,

DM14 a DM15 y Cynllun Datblygu Lleol, ac yn unol â chanllawiau Cyfarwyddiaeth Gynllunio Llywodraeth Cymru 23/10/2019 ar gyfer budd net o ran bioamrywiaeth.

Y Rheswm dros Gyfeirio'r Cais at y Pwyllgor:

O dan Ran 2, Paragraff 52 y Cyfansoddiad, nodir y caiff unrhyw gais a gyflwynir gan, neu ar ran, neu ar dir ym mherchnogaeth Cyngor Sir Ceredigion, y mae gan y Cyngor fudd uniongyrchol ynddo, ei gyfeirio at y Pwyllgor Rheoli Datblygu.

ARGYMHELLIAD:

Argymhellir y dylid cymeradwyo'r cais gydag amodau.

Rhif y Cais / Application Reference	A230652
Derbyniwyd / Received	11-09-2023
Y Bwriad / Proposal	Refurbishment of a Multi-Use Games Area (MUGA) with perimeter fencing and floodlights
Lleoliad Safle / Site Location	Plascrug Leisure Centre, Plascrug Avenue, Llanbadarn Fawr, Aberystwyth. SY23 1HL
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Carwin Young (Wellbeing Centre Service), Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Asiant / Agent	Mr Micheal Eastman (Surfacing Standards Limited), Office 2, Empingham House Ayston Road, Uppingham, LE15 9NY

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to the existing multi use games area at Plas Crug Leisure Centre. The site is located within Llanbadarn Fawr, and accessed off Plas Avenue. The application site is bounded by the existing car parking area to the North, Ysgol Gyfun Penweddig to the South-East, Ysgol Gymraeg to the South-West and additional playing pitched directly to the South.

No planning history relates specifically to this application site, however, nearby planning history comprises of various applications relating to the construction of the school in 1999, and extensions to the leisure centre.

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the upgrade of the existing multi use games area, which currently consists of tarmacadam surfacing, however, is in a state of disrepair. The proposal does not increase the size of the existing playing area, which is approximately 2000 square meters, however, the application seeks to finish the ground with artificial grass carpet. The area will support and allow the use of different sports, such as football, netball, and tennis. The perimeter fencing will be replaced with upgraded twin bar steel open mesh fencing, measuring 3 meters in height. The proposal also sees the replacement of the existing 8 meter floodlighting with new 8 meter high floodlights with 12no slimline LED luminaires which can be individually controlled. The multi use games area will be open to schools, sports club and public, with opening hours ranging from 0700 - 2100 Monday to Friday, 10:00 - 16:00 Saturdays and 10:00 - 14:00 on Sundays. No additional car parking provision is proposed given the extent of the existing facilities.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM22 General Environmental Protection and Enhancement
- LU22 Community Provision
- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- SPG3 CCC Parking Standards SPG 2015
- SPG6 Built Environment and Design SPG 2015
- SPG7 Nature Conservation SPG 2015
- FW21 Future Wales: The National Plan 2040
- PPW21 Planning Policy Wales (edition 11, February 2021)
- TAN12 Design (2016)
- TAN 15 Development and Flood Risk
- TAN16 Sport, Recreation and Open Space (2009)
- TAN5 Nature Conservation and Planning (2009)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llanbadarn Fawr Community Council - No Response

Highways - Recommendations

Land Drainage - Recommendations

Ecology - Recommendations

Natural Resources Wales - No Objection

1 third party representation was received, noting concerns regarding noise, light pollution and parking issues.

CONCLUSION

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

Principle of Development

Both local and national development plans support and encourage the provision, protection and enhancement of sport, recreation and leisure facilities. Planning Policy Wales acknowledges that the provision of these spaces provide facilities which contribute to better health and well-being, not only in a physical sense, but in a mental sense too.

The applicant has undertaken a public engagement exercise via a questionnaire, to which 256 responses were received. The applicant has identified a need for a multi use pitch such as this given the close proximity of 4 schools, and the number of sporting clubs in and around the area. One statistic which was highlighted as part of the survey noted that 30% of respondents said that facility infrastructure is a challenge which most concerned them. In this instance, it is evident that the

current multi use games area is in poor condition and not fit for purpose. The upgrades proposed will allow the use of this facility both publicly and privately at all times of the year for a wide variety of sporting activities.

LDP policy LU22 will help sustain and enhance community provision by supporting the development of new sustainable community provision, providing that:

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

The LPA are satisfied that the proposal accords with the relevant criterion above, and therefore, the principle of development is supported.

Design and Siting

The application site is well located and forms part of the Aberystwyth Urban Service Centre, designated as one of the most sustainable areas throughout the County, with a range of public transport and active travel routes, thus minimizing the need to use a private car to access these facilities. The application site avoids both the Aberystwyth Conservation Area and the Llanbadarn Conservation with the development unlikely to give rise to significant adverse effect to these areas.

The size and scale is deemed appropriate and will utilise the existing footprint of the playing area with the only increases in height proposed associated to a minor increase in height to the perimeter fencing, which increases from 2.75 meters to 3 meters. The fencing is deemed to be an improvement to the chain-link type fencing currently at the site. The finishing materials of the pitch are also considered to be an improvement, both in design and as the pitch will be more permeable, and in visual appearance, given the state of disrepair the tarmacadam is currently experiencing. The pitch will allow for 3no full sized netball pitches and 1no half sized football pitch, however, the area can be utilised by other sports such as tennis or hockey. The existing floodlighting does not currently allow for the pitch to be used to host competitive games, however, the proposed floodlighting will allow for this. A lighting assessment was undertaken and albeit that the lux and light spill was marginally increased, the floodlighting does not create an unacceptable impact to the nearby residential properties by way of artificial lighting.

Overall, the scheme is said to be a welcomed improvement to the sub-standard games area and complies with design and placemaking policies such as DM06 and DM17.

Flooding

The application site lies entirely within Zone C2 of the Development Advice Maps (DAM) as contained in Technical Advice Note 15 with more recent modelling such as the Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 3 Rivers and Sea. In usual circumstances, development should be directed away from higher risk areas such as this. However, given the scale and nature of the development and that the proposal will be of low vulnerability, the scheme is deemed acceptable. NRW were consulted on the proposal and raised no objection, subject to the applicant being aware of the risk of flooding, which will be highlighted within the informatives, should permission be granted.

Drainage

As highlighted previously, the application site is currently finished with tarmacadam, which is impermeable. The proposal sees this hardstanding re-worked to ensure the base layer and finishing layer of artificial grass are permeable and will run-off to existing drainage systems or watercourses. As the proposal exceeds 100 square meters, the applicant must apply to SAB, the Sustainable Drainage System Approval Body.

Ecology

No ecological assessment was submitted with the application, information was gathered from satellite imagery, local records and photographs submitted with the application. The existing site is tarmacked, and existing lighting is in situ. The proposed development will provide betterment for nocturnal wildlife as it will reduce lighting spill into the surrounding habitats as per the Sports Lighting Statement. (Surfacing Standards Limited, Sports Lighting Statement, SSL3177, 10th August 2023.) The provision of two bird nesting boxes to be sited on the north or eastern elevations of the wellbeing centre will help to ensure the development meets its duty to enhance biodiversity in line with LDP policies DM06, DM14 and DM15 and in accordance with the guidance of the WG Planning Directorate of 23/10/2019 for net biodiversity gain.

Reason for DM Committee Referral

Under Part 2, Paragraph 52, the Constitution states that, any application submitted by, or on behalf of, or on land in the ownership of Ceredigion County Council for which the Council has a direct interest, the scheme of delegations requires referral to the DM Committee.

RECOMMENDATION:

Approve STC