

1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A200774	20-08-2020	Mr and Mrs P & M Stephens & Drewett	Erection of a modest, single storey holiday letting cabin with associated landscaping and the re-location of an existing sub-standard farm access to serve existing farm and the proposed holiday letting cabin.	Land At Blaenarthen Farm, Brongest, Newcastle Emlyn, SA38 9ER	Refuse

1.1. A200774



Rhif y Cais / Application Reference	A200774
Derbyniwyd / Received	20-08-2020
Y Bwriad / Proposal	Erection of a modest, single storey holiday letting cabin with associated landscaping and the re-location of an existing sub-standard farm access to serve existing farm and the proposed holiday letting cabin.
Lleoliad Safle / Site Location	Land At Blaenarthen Farm, Brongest, Newcastle Emlyn, SA38 9ER
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr and Mrs P & M Stephens & Drewett, Blaenarthen, Brongest, Newcastle Emlyn, Ceredigion, SA38 9ER
Asiant / Agent	Mr M Edwards (Castle Arch. Designs Ltd), Bank House, 9 Bridge Street, Newcastle Emlyn , SA38 9DX

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn ymwneud â rhan o gae amaethyddol ym Mlaenarthen, Brongest. Mae'r ymgeiswyr yn berchen ar oddeutu 8 hectar ac y maent yn ffermio 4 hectar pellach. Nid oes gan safle'r cais unrhyw hanes cynllunio perthnasol.

MANYLION Y DATBLYGIAD

Gofynnir am ganiatâd cynllunio llawn i godi caban gwyliau llawr sengl a thirweddu cysylltiedig yn ogystal ag adleoli'r ffordd fynediad gyfredol. Bwriedir y bydd y ffordd fynediad yn gwasanaethu Blaenarthen a'r caban gwyliau. Bydd y caban arfaethedig yn mesur 10.188m x 7.595m sef gofod llawr o oddeutu 77 metr sgwâr. Bwriedir cynnwys cegin cynllun agored, man bwyta, lle byw a dwy ystafell wely ddwbl ac ystafell ymolchi yn y caban. Uchafswm uchder y to un rhediad yma yw oddeutu 2.7m Bwriedir y bydd y deunyddiau a ddefnyddir ar gyfer cladio waliau allanol yr adeilad yn bennaf o bren gyda rhannau ohono o rendr llyfn. Bydd y ffenestri a drysau yn bennaf o uPVC.

Mae'r ffordd fynediad arfaethedig i'r gogledd o'r mynediad cyfredol a bydd yn troi nôl tuag at lôn y fferm. Cyn mynd i mewn i iard y fferm caiff ffordd fynediad ei chreu fel rhan o'r cae amaethyddol i wasanaethu'r caban gwyliau arfaethedig.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

POLISIAU CYNLLUNIO CENEDLAETHOL:

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (Rhifyn 12)

CYNLLUN DATBLYGU LLEOL:

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

- S01 Twf Cynaliadwy
- S04 Datblygu mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'
- Polisi LU14: Safleoedd Llety Twristiaeth Ledled y Sir: Carafanau Sefydlog a Theithiol, Lleiniau Gwersylla, Cabanau a Chalets
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- Polisi DM05: Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirweddu
- DM17 Y dirwedd yn gyffredinol

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf Troseddau ac Anhrefn 1998 yn rhoi dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau gan ystyried effaith debygol gweithredu'r swyddogaethau hyn ar droseddau ac anhrefn yn 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 rhyw; beichiogrwydd a mamolaeth; hil; crefydd neu gredo; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. •Mae rhoi sylw dyledus i hybu cydraddoldeb yn cynnwys:

- Gwaredu neu leihau'r anfanteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig; Cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle bo'r anghenion yn wahanol i rai 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 ynghylch y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt sy'n fwy nag ar unrhyw berson arall.

Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015

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

YMATEBION YMGYNGHORI

Draenio Tir: Dim gwrthwynebiad ond bydd amodau

Priffyrdd: Dim gwrthwynebiad ond bydd amodau

Hawliau Tramwy: Dim gwrthwynebiad ond bydd amodau

Dwr Cymru Dim gwrthwynebiad ond bydd amodau

Ecoleg Ni dderbyniwyd ymateb

Cyngor Cymuned Troedraur. Ni dderbyniwyd ymateb

CASGLIAD

Nodir yn Adran 38 (6) Deddf Cynllunio a Phrynu Gorfodol 2004: "Os ystyrir y cynllun datblygu at bwrpas gwneud penderfyniad o dan Ddeddfau Cynllunio bydd yn rhaid gwneud y penderfyniad hwnnw yn unol â'r cynllun oni bai fod ystyriaethau materion yn cyfleu fel arall".

Egwyddor y datblygiad

Polisi LU14 yw'r brif bolisi ar gyfer cynigion twristiaeth gan gynnwys carafanau sefydlog a charafanau teithiol, manau gwersylla, cabanau a chabanau gwyliau. Lleolir safle'r cais y tu allan i ardal yr arfordir ac y mae'r polisi yn cydnabod fod llety mewndirol yn gyffredinol ddiffygiol a bod angen ei gryfhau yn y mwyafrif o sectorau. Mae Meini Prawf 2a Polisi LU14 yn caniatáu ar gyfer 'safleoedd newydd ar gyfer carafanau teithiol, gwersylla a chabanau llety' mewn ardaloedd y tu allan i'r ardal arfordirol ar yr amod fod y cynnig yn cyflawni'r meini prawf a nodwyd. Gan fod y cynnig yn strwythur pren parhaol fe'i ystyrir yn gaban. Mae polisi LU14 yn nodi er mwyn i gaban fod yn dderbyniol bydd yn ofynnol iddo gydymffurfio â'r meini prawf canlynol:

- bydd hynny, lle bo hynny'n bosibl, yn cefnogi canolbwyntiau twristiaeth strategol;
- bydd yn cefnogi rôl a swyddogaeth yr anheddiad y bwriedir lleoli'r safle ynddo (neu, fel arall, yr anheddiad agosaf), lle mae'n bosibl, drwy ddarparu cyfleusterau ychwanegol sydd ar gael at ddefnydd y gymuned;
- nid yw'r cyfleusterau a gynigir drwy'r safle yn effeithio ar ddichonoldeb gwasanaethau sydd eisoes yn bodoli yn yr anheddiad agosaf; a
- cyflwynir asesiad o'r Anghenion Twristiaidd ac Effeithiau Datblygu fel rhan o'r broses ymgeisio.

Gan fod y datblygiad arfaethedig wedi i leoli mewn cefn gwlad agored ni ystyrir ri fod yn cefnogi rôl a swyddogaeth yr anheddiad agosaf. Mae'r testun sy'n cefnogi'r polisi yn cydnabod 'mewn ardaloedd y tu allan i'r Ardal Arfordirol caniateir safleoedd carafanau teithiol sy'n cynnwys cartrefi modur, a meysydd pebyll ar yr amod ei fod yn addas i'r lleoliad dan sylw.' Mae'n bosib y gellir derbyn safleoedd llai o faint sydd o bosib ond yn darparu 5 safle ac yn cynnig llety sylfaenol mewn Aneidiadau Cysylltiedig neu ar bwys adeiladau fferm lle maent wedi eu sgrinio'n briodol. Felly nid yw Polisi LU14 yn caniatáu i gabanau gael eu lleoli ar ffermydd. Felly mae Polisi SO4 yn berthnasol yn yr achos yma. Fodd bynnag, ystyrir bod y cynnig yn groes i feini prawf 4 Polisi SO4 am y byddai'n caniatáu adeilad parhaol mewn cefn gwlad agored.

Ystyrir bod safle'r cais mewn lleoliad gweledol gan ei fod ar lefel uwch na'r briffordd ac o'r herwydd yn amlwg ar y dirwedd. Mae cynllun diwygiedig yn dangos y bwriedir codi clawdd isel i sgrinio'r caban. Fodd bynnag bydd y caban yn parhau i fod yn weledol yn y dirwedd ac ni ystyrir ei fod wedi ei sgrinio'n ddigonol. Byddai lleoliadau ar gael sy'n agosach i adeiladau'r fferm byddai wedi eu sgrinio'n well. Mae'r cynnig felly'n groes i Bolisiâu DM06 a DM17 am nid yw'n ychwanegu a gweddu i'r safle a'r ardal oddi amgylch. Bydd yn cael effaith negyddol ar y dirwedd.

Mae'r nodiadau o ran datganiad cyfiawnhau'r cynnig yn nodi y bydd y datblygiad yn rhan o arallgyfeirio ar y fferm. Gofynnwyd am holiadur amaethyddol ac fe'i derbyniwyd sy'n nodi fod gan yr ymgeisydd gyfanswm o 25 gwartheg stôr, 2 llo a tharw. Mae hefyd yn nodi dros y bum mlynedd ddiwethaf fod yr ymgeiswyr wedi lleihau'n fawr ar nifer y stoc a'r tir sy'n rhan o'r daliad. Felly, er bod gweithgaredd amaethyddol ar y safle mae'r daliad wedi ei leihau'n sylweddol.

Felly mae'r cynnig yn groes i Bolisi LU14 a SO4 y Cynllun Datblygu Lleol a ni all yr Awdurdod Cynllunio Lleol gefnogi'r cais.

Amwynder Preswyl

Mae lleoliad safle'r cais yn anghysbell, gan fod 50m o annedd Blaenarthen ac oddeutu 125m o'r annedd agosaf nesaf. O'r herwydd, ystyrir nad oes ganddo niwed sylweddol ar amwynder unrhyw eiddo sy'n ffinio ac ystyrir felly ei fod yn dderbyniol o ran meini prawf 7 Polisi DM06.

Materion eraill

Mae'r Awdurdod Priffyrdd Lleol a'r Adran ddraenio o'r farn fod y cynnig yn dderbyniol os caiff amodau eu cynnwys.

Aelod Lleol

Mae'r Aelod Lleol, y Cynghorydd Maldwyn Lewis wedi gofyn i'r cais gael ei benderfynu gan y Pwyllgor Rheoli Datblygu am y rhesymau canlynol:

1. Mae'r cynnig yn ymwneud ag arallgyfeirio'r tyddyn ac i ddarparu cyfle i gefnogi eu hincwm.
2. Mae'n ymwybodol fod un o'r ymgeiswyr wedi eu heffeithio gan WASPI ac o'r herwydd mae'n rhaid parhau i weithio er mwyn darparu incwm.
3. Mae'n ymwybodol fod cais tebyg wedi bod ger bron y Pwyllgor Rheoli Datblygu yn ardaloedd Aberporth a Thresaith ac y mae'n teimlo y dylid rho'r un chwarae teg a phwyslais ar bob ymgeisydd.
4. Mae o'r farn y dylid cael mwy o drafodaeth ar yr hyn fyddai'n dderbyniol fel adeilad dros dro yn hytrach nag adeilad parhaol.

ARGYMHELLIAD:

Gwrthod y cais am y rheswm canlynol:

1. Mae'r cynnig yn groes i Bolisi LU14 a SO4 y Cynllun Datblygu Lleol o ganlyniad i nodweddion y safle nad ydynt yn gynaliadwy a natur parhaol y llety.
2. Mae'r cynnig felly'n groes i Bolisiâu DM06 a DM17 y Cynllun Datblygu Lleol am nad yw'n ychwanegu a gweddu i'r safle a'r ardal oddi amgylch. Bydd yn cael effaith negyddol ar y dirwedd.

Atodiad

Adroddwyd y cais i'r Pwyllgor Rheoli Datblygu ar 10 Mawrth 2021 lle gofynnodd yr aelodau i'r asiant ar ran yr ymgeisydd dynnu'r cais yn ôl ac ystyried adleoli'r caban yn agosach at y ffermyd. Pe bai'n cael ei gytuno, byddai angen cyflwyno cais cynllunio newydd yn unol â hynny, a'i ystyried gan yr Awdurdod Cynllunio Lleol.

Ni chafodd y cais ei dynnu'n ôl. Derbyniwyd cynllun diwygiedig ym mis Tachwedd 2022, gan ad-leoli'r caban ychydig dros 3 metr i'r de-ddwyrain, i gyfeiriad y prif ffermyd. Oherwydd ffosffadau, cafodd y cais ei ddal nôl dros dro.

O ran ffosffadau, cynhaliwyd Asesiad Rheoliadau Cynefinoedd Awdurdod Cynllunio Lleol a ddaeth i'r casgliad na fydd y datblygiad arfaethedig yn cael effaith andwyol ar Ardal Cadwraeth Arbennig yr Afon Teifi, ar yr amod bod y datblygiad yn cael ei wneud yn unol â'r wybodaeth ddraenio dŵr budr a gyflwynwyd, a all fod yn amod.

O ran y cynnig diwygiedig, mae'r Awdurdod Cynllunio Lleol yn parhau i wrthwynebu'r datblygiad arfaethedig, gan fod y caban

wedi'i ad-leoli dim ond ychydig dros 3 metr yn agosach at y brif fferm sy'n cynrychioli newid bach iawn i'r cynnig gwreiddiol, ac felly mae'r pryderon a godwyd ar y dechrau o ran ei effaith weledol yn aros yr un fath. Mae'r egwyddor o ddatblygu hefyd yn parhau i fod yn annerbyniol.

Mae'r Awdurdod Cynllunio Lleol felly'n parhau i argymhell bod y cais yn cael ei wrthod, am yr un rhesymau.

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THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to part of an agricultural field at Blaenarthen, Brongest. The applicants own approximately 8 hectares with a further 4 hectares being farmed. The application site has no relevant planning history.

DETAILS OF DEVELOPMENT

Full planning permission is sought for the erection of a single storey holiday cabin with associated landscaping and the re-location of an existing access. The access is proposed to serve Blaenarthen and the holiday cabin. The proposed cabin is to measure 10.188m x 7.595m giving an approximate floorspace of 77sqm. The cabin is proposed to include an open plan kitchen, dining, living area with two double bedrooms and a bathroom. The maximum height of the monopitch roof is to be approximately 2.7m. The materials are proposed to be predominantly timber cladding for the external walls with parts being smooth render. The windows and doors are to be uPVC.

The proposed access is to the north of the existing access and is to marry back into the existing farm track. Before entering the farm yard, an access is to be created into the agricultural field to serve the proposed holiday cabin.

RELEVANT PLANNING POLICIES AND GUIDANCE

NATIONAL PLANNING POLICY:

Future Wales: The National Plan 2040

PPW Planning Policy Wales (Edition 12)

LOCAL DEVELOPMENT PLAN:

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

- S01 Sustainable Growth
- S04 Development in 'Linked Settlements and Other Locations'
- LU14 Countywide Tourism Accommodation Sites: Static and Touring Caravans, Camping pitches, Cabins and Chalets
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM17 General Landscape

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

Land Drainage: No Objection Subject to Conditions

Highways: No Objection Subject to Conditions

Public Rights of Way: No Objection Subject to Conditions

Dwr Cymru Welsh Water: No Objection Subject to Conditions

Ecology: No Response Received

Cyngor Cymuned Troedyraur Community Council: No Response Received

CONCLUSION

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

Principle of Development

Policy LU14 is the main policy for tourism proposals including static and touring caravans, camping pitches, cabins and chalets. The application site is located outside of the coastal area and therefore the policy acknowledges that accommodation inland is generally deficient and needs strengthening in most sectors. Criterion 2a of Policy LU14 allows for the provision of 'new sites for touring caravans, camping and cabin accommodation' in areas outside of the coastal area providing that the proposal meets the specified criteria. With the proposal being a permanent wooden structure, it is to be considered a cabin. Policy LU14 notes that for a cabin to be considered acceptable, it must comply with the following criteria:

- i. Where possible it supports strategic tourism nodes;
- ii. It supports the role and function of the settlement within which it is proposed (or otherwise nearest settlement), where possible, by providing additional facilities that are available for use by the community;
- iii. Facilities offered via the site do not affect the vitality of services which already exist within the nearest settlement; and
- iv. Tourism Needs and Development Impact Assessment is submitted as part of the application process.

Due to the proposed development being located in the open countryside, it is not considered to support the role and function of the nearest settlement. The supporting text notes that 'in areas outside of the Coastal Area development of new touring caravan, which includes motorhomes, and camping sites will be permitted providing that it is appropriate in relation to the location.' Smaller sites, which perhaps only cater for 5 pitches and offer basic facilities, can be accommodated in Linked Settlements or adjacent to farmsteads where suitably screened. Therefore, Policy LU14 does not allow for cabins to be located on farmsteads. Consequently, Policy S04 is relevant in this case. However, the proposal is considered to be contrary to criterion 4 of Policy S04 as it would permit a permanent building in the open countryside.

The application site is considered to be in a visible location with it being at a higher level than the highway and therefore, prominent in the landscape. A revised plan shows that a low hedge is proposed to screen the cabin. However, the cabin will still be visible in the landscape and is not considered to be suitably screened. There are locations that would be in a closer proximity to the farmstead that are more suitably screened. The proposal is therefore contrary to Policies DM06 and DM17 as it does not complement the site and its surrounding and will negatively impact on the landscape.

The justification statement notes that the proposal is to be part of farm diversification. An agricultural questionnaire was requested and has been received which notes that the applicant has a total of 25 store cattle, 2 calves and a bull. It also notes that over the past five years, the applicants have hugely reduced the holding in both land and stock. Therefore, although there is agricultural activity, the holding is significantly being reduced.

The proposal is therefore contrary to Policy LU14 and S04 of the LDP and the LPA cannot support the application.

Residential Amenity

Due to the isolated location of the application site, the proposal is approximately 50m from the dwelling of Blaenarthen and approximately 125m from the next nearest dwelling. Consequently, it is not considered to have a significant harm on the amenity of any neighbouring properties and is considered to be acceptable in relation to Policy DM06 criterion 7.

Other Matters

Subject to a number of conditions, the LHA and land drainage department believe the proposal is acceptable.

Local Member

The Local Member, Cllr Maldwyn Lewis has requested that the application be taken to Development Control Committee to be decided for the following reasons:

1. The proposal is to diversify the smallholding and provide an opportunity to support their income.
2. Aware that one of the applicants have been affected by WASPI and therefore, have to continue working to provide an income.
3. Aware that a similar application has been to the Development Control Committee in Aberporth and Tresaith areas and feel that there should be equal weight and fair play for all applicants.
4. Feels that there is a need for more discussion on what would be acceptable as a temporary building rather than a permanent building.

RECOMMENDATION:

Refuse for the following reason:

1. The proposal is contrary to Policy LU14 of the LDP as the policy does not support cabins for holiday use on new tourism sites.
2. The proposal is contrary to Policies DM06 and DM17 of the LDP as it does not complement the site and its surroundings and will negatively impact on the landscape.

ADDENDUM

The application was reported to the Development Management Committee on 10 March 2021 where members requested that the agent on behalf of the applicant withdraws the application and consider relocating the cabin closer to the farm house. If agreed, a new planning application would need to be submitted accordingly, and considered by the LPA.

The application was not withdrawn. An amended plan was received in November 2022, re-siting the cabin by just over 3 metres to the south-east, towards the direction of the main farmhouse. Due to phosphates, the application was held in abeyance.

In terms of phosphates, the LPA a Habitats Regulations Assessment has been undertaken which concludes that the proposed development will not have an adverse impact on the river Teifi SAC, provided that the development is carried out in accordance with the foul drainage information submitted, which can be conditions.

In terms of the amended proposal, the LPA continue to object to the proposed development, as the cabin has only been re-sited by just over 3 metres closer to the main farm, which represents a very minor change to the original proposal, and thus the concerns initially raised with regards to its visual impact remain the same. The principle of development also remains unacceptable.

The LPA therefore continue to recommend that the application is refused, for the same reasons.