

## 2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A211186	22-12-2021	(Aldi Stores Ltd)	The erection of a Class A1 retail Aldi foodstore, the refurbishment of a Grade II listed sports pavilion, the installation of three pre-fabricated wooden exhibition pods, and a nature and biodiversity area with associated access, car parking and landscaping.	Trinity St Davids Playing Fields Pontfaen Road, Lampeter, Ceredigion,	Refuse
2	A230727	11-10-2023	Mr Huw Morgan (Obsidian Homes)	Residential development together with associated works including landscaping scheme, ecology strategy and drainage.	Land South Of Alma Street, Llanarth,	Approve Subject to Conditions (and s106)
3	A230865	01-12-2023	Mr Sion Lewis (Lewis Motors)	Proposed showroom and MOT/Workshop building to replace existing workshop	Whitehall Garage, Stryd Fawr, Llanon, Ceredigion, SY23 5HE	Refuse
4	A240148	29-02-2024	Mark Jukes (Mark Jukes Containers)	Proposed new storage container unit to accommodate a beauty therapy business (suis generis use)	Parc Piliau, Pentood Industrial Estate, Cardigan. SA43 3AL	Refuse
5	A240180	13-03-2024	Mr Andrew Pointon-Bell (BAM Nuttall)	Construction of a compound to include temporary staff accommodation	Neuadd Cyngor Ceredigion, Penmorfa Council Offices Access Road, Aberaeron. SA46 0PA	Approve Subject to Conditions
6	A240417	11-06-2024	Miss Bethan Jones	Non-Material Amendment of A190729 to amend the wording of conditions 12, 15 and 17 to request a partial discharge of conditions 12, 15 & 17 for a limited part of the proposed development	Ystwyth Trail, Tregaron, SA46 0AT	Approve

## 2.1. A211186



<b>Rhif y Cais / Application Reference</b>	A211186
<b>Derbyniwyd / Received</b>	22-12-2021
<b>Y Bwriad / Proposal</b>	Codi siop adwerthu bwyd Dosbarth A1 - Aldi, adnewyddu pafiliwn chwaraeon rhestredig Gradd II, gosod tri phod arddangos o bren parod a chreu ardal natur a bioamrywiaeth, gyda mynedfa, maes parcio a gwaith tirlunio yn gysylltiedig.
<b>Lleoliad Safle / Site Location</b>	Caeau Chwarae Prifysgol y Drindod Dewi Sant, Heol Pontfaen, Llanbedr Pont Steffan, Ceredigion.
<b>Math o Gais / Application Type</b>	Cais Cynllunio Llawn
<b>Ymgeisydd / Applicant</b>	(Aldi Stores Ltd),
<b>Asiant / Agent</b>	Mr Lloyd Collins (Planning Potential Limited), Planning Potential Limited 13 - 14 Orchard Street, Bryste, BS1 5EH

## Y SAFLE A'I HANES PERTHNASOL

Caeau Chwarae'r Drindod Dewi Sant yw safle'r cais, wrth ochr Heol Pontfaen a thua 270 o fetrau i'r gorllewin o ganol tref Llanbedr Pont Steffan. Saif y safle y tu allan i Ardal Gadwraeth Llanbedr Pont Steffan gyda'r ffin tua 70 metr i'r dwyrain o gornel gogledd-ddwyreiniol y maes chwarae. Mae'r safle'n mesur tua 2.61ha ac ar hyn o bryd mae'n cael ei ddefnyddio fel cyfleuster chwaraeon. Coed aeddfed a chlawdd sydd ar y ffin ogleddol gyda Heol Pontfaen ac mae tai preswyl yn bennaf ar yr ochr arall i'r heol, gan gynnwys Canolfan Creuddyn a ddatblygwyd yn ddiweddar, a Gorsaf Betrol; i'r dwyrain mae cartref preswyl Hafan Deg, cwrt tennis awyr agored a llain bowlio; mae Canolfan Hamdden Llambled a'r Ysgol Gyfun y tu hwnt i hynny; i'r de mae Ysgol Gynradd Llambled; i'r gorllewin mae caeau amaethyddol a thai preswyl yn bennaf.

Coed aeddfed a chlawdd sydd o gwmpas y terfyn i'r gogledd, y gorllewin a'r de ac mae'r coed yn destun Gorchymyn Diogelu Coed. Ar y ffin ddwyreiniol y mae wal gerrig isel, ffens weiren fetel, gydag ambell i goeden ger y fynedfa. Mae cwrs dŵr yn llifo wrth ochr i'r rhes o goed ar y ffin orllewinol ac mae wal gerrig yn rhedeg ar hyd ffin ogleddol y safle. Mae'r prif fynediad i'r cae chwarae i'w gael drwy'r gatiâu haearn yn y cornel pellaf i'r gogledd-ddwyrain, oddi ar Heol Pontfaen.

Ar hyn o bryd mae safle'r cais yn darparu dau faes ar borfa a ddefnyddir ar gyfer rygbi, criced, pêl-droed, hoci a gweithgareddau chwaraeon eraill gan Goleg Dewi Sant gynt, sef Prifysgol Cymru y Drindod Dewi Sant erbyn hyn. Yn rhan ddeheuol y safle y mae pafiliwn rhestredig Gradd II. Saif ystafell newid fwy modern yn union y tu ôl i'r strwythur rhestredig ac nid yw hon yn rhan o'r adeilad rhestredig.

Mae'r safle yn berchen ac yn cael ei reoli gan Brifysgol Cymru y Drindod Dewi Sant.

Saif y safle o fewn Ardal Tirwedd Arbennig Dyffryn Teifi.

Yr unig hanes cynllunio a nodwyd yw codi storfa ar gyfer y tirmon. Cymeradwywyd ar sail amodau ar 31-01-1990.

Cyflwynwyd ymholiad cyn cyflwyno cais (Q200146).

Cyflwynwyd barn sgrinio parthed asesiad o'r effaith amgylcheddol (AEA) cyn cyflwyno'r cais, lle dywedwyd nad oedd y cais yn ddatblygiad AEA/ EIA. (Q200280).

Cynhaliwyd ymgynghoriad cyn-ymgeisio rhwng 15 Tachwedd 2021 a 15 Rhagfyr 2021.

## MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn ar gyfer codi siop adwerthu bwyd Dosbarth A1, adnewyddu'r pafiliwn chwaraeon rhestredig Gradd II, gosod tri phod arddangos pren parod a chreu ardal natur a bioamrywiaeth, gyda mynedfa, maes parcio a gwaith tirlunio yn gysylltiedig.

Mae cais am ganiatâd adeilad rhestredig wedi'i gyflwyno hefyd ochr yn ochr â'r cais hwn ar gyfer adnewyddu'r pafiliwn, sy'n cael ei ystyried o dan gais cyfeirnod A211187.

## Siop Fwyd

Mae'n bwysig nodi mai siop fwyd Dosbarth A1 yw'r defnydd y ceisir amdano. Os cymeradwyir y cais, gallai unrhyw

fanwerthwr bwyd feddiannu'r siop ac nid yw wedi'i chyfyngu i Aldi yn unig.

Bwriedir codi'r siop fwyd (Dosbarth A1) yn rhan ddwyreiniol safle'r cais a byddai'n adeilad cyfoes un llawr gyda tho fflat a pharapet. Mae'r adeilad yn mesur tua 60m o hyd a 40m o led, a chyfanswm uchder o tua 5.7 metr ar y pen gogleddol, a thua 6.5 metr ar y pen deheuol oherwydd bod y tir yn goleddu'n raddol. Yn fewnol bydd y siop yn mesur tua 1,855 metr sgwâr (GIA) a bydd ganddi arwynebedd gwerthiant net o 1,315 metr sgwâr. Ar hwn byddai tua 80% o'r arwynebedd llawr yn cael ei neilltuo i werthu nwyddau cyfleus ac 20% ar gyfer nwyddau cymharol. Mae gweddill yr adeilad yn cynnwys ardal 'gefn tŷ' sef warws, gofod ar gyfer llesiant y staff a gofod ategol arall.

Mae gan yr adeilad blinth brics 'llyfn du' ac mae'r ffasadau wedi'u gorffen gyda chymysgedd o rendr gwyn, cladin pren fertigol, a cherrig cymysg. Mae blaen y siop yn wynebu i'r gorllewin ac yn cynnwys canopi a lobi allanol sy'n diffinio'r brif fynedfa a chilfan y trolïau. Mae 'rhuban' o ffenestri wedi'i rannu â cholofnau cerrig yn amrywio'r ochr sy'n wynebu'r cyhoedd ac yn caniatáu i olau naturiol fynd i lawr y siop.

Mae'r cais yn nodi y byddai'r datblygiad arfaethedig yn darparu hyd at 40 o swyddi newydd yn lleol, yn ogystal â swyddi adeiladu tymor byr.

### Pentref Bwyd

Mae'r pentref bwyd arfaethedig yn cynnwys tri phod arddangos o bren parod a ddefnyddir i helpu i hyrwyddo cynnyrch a chynhyrchwyr lleol ac at ddibenion addysgol, fel rhan o fenter ehangach Canolfan Tir Glas. Bydd y podiau yn cael eu defnyddio'n bennaf ar gyfer addysg ac arddangos rhaglenni/gweithgareddau amrywiol, a byddant yn cael eu defnyddio o bryd i'w gilydd ar gyfer manwerthu ar raddfa fach.

Bydd y podiau i'r gorllewin o siop Aldi, ar ochr arall i'r maes parcio ar gyfer Aldi, ac yn agos i Heol Pontfaen a'r fynedfa newydd. Mae'r podiau'n darparu cyfanswm o 68 metr sgwâr o arwynebedd llawr mewnol gros (GIA). Bydd gan bob pod arwynebedd llawr mewnol o tua 23 metr sgwâr a byddant yn un llawr o uchder, yn mesur 3.5 metr o uchder.

### Y Pafiliwn

Bydd y Pafiliwn rhestredig presennol yn cael ei adnewyddu i ddarparu cyfleusterau newid newydd ar gyfer timau chwaraeon a grwpiau cymunedol. Bydd cynllun mewnol yr adeilad yn aros yr un fath i raddau helaeth, ar wahân i adleoli'r toiledau a'r gegin a fydd yn cael eu moderneiddio ynghyd ag adnewyddu'r ffabrig mewnol. Mae mwy o fanylion ar gael yn adroddiad cysylltiedig yr adeilad rhestredig.

### Gwaith Cysylltiedig

Mae'r cais yn cynnwys pwynt mynediad newydd a rennir o Heol Pontfaen, gwelliannau i'r briffordd oddi ar y safle, llefydd parcio, gwaith tirlunio ychwanegol a system ddraenio gynaliadwy.

## **POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL**

### **Polisïau Cynllunio Cenedlaethol Perthnasol**

- Cymru'r Dyfodol: Y Cynllun Genedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 12, Chwefror 2024)
- Nodyn cyngor technegol (TAN) 4: Datblygiad manwerthol a masnachol
- Nodyn cyngor technegol (TAN) 10: Gorchmynion cadw coed
- Nodyn cyngor technegol (TAN) 11: Sŵn (1997)
- Nodyn cyngor technegol (TAN) 12: Dylunio (2016)
- Nodyn cyngor technegol (TAN) 15: Datblygu a pherygl llifogydd (2004)
- Nodyn cyngor technegol (TAN) 16: Chwaraeon, hamdden a mannau agored
- Nodyn cyngor technegol (TAN) 18: Trafnidiaeth
- Nodyn cyngor technegol (TAN) 23: Datblygu Economaidd (2014)
- Nodyn cyngor technegol (TAN) 24: Yr amgylchedd hanesyddol
- Canllawiau arfer gorau Cadw: Lleoliad Asedau Hanesyddol yng Nghymru (2017)

### **Polisïau Cynllunio Lleol Perthnasol**

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

- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- LU12 Cynigion Cyflogaeth ar Safleoedd sydd heb eu Neilltuo
- LU18 Cynigion Manwerthu Ledled y Sir
- LU19 Cynigion Manwerthu mewn Canolfannau Gwasanaethau Trefol

- LU22 Darpariaeth Gymunedol
- LU30 Diogelu
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM07 Ardaloedd Cadwraeth
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirweddu
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- DM19 Tirweddau Hanesyddol a Diwylliannol
- DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol

Canllawiau Cynllunio Atodol perthnasol a fabwysiadwyd:

- Canllaw Cynllunio Atodol: Mannau Agored 2014
- Ardaloedd Tirwedd Arbennig, Ebrill 2014
- Safonau Parcio Cyngor Sir Ceredigion, 2015
- Canllaw Cynllunio Atodol: Asesiad Trafnidiaeth 2015
- Yr Amgylchedd Adeiledig a Dylunio, 2015
- 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. 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:

- 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.

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 LLESANT 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**

**Ymatebion yr Ymgynghorion Statudol:**

- **Cyngor Tref Llambod** - Ni dderbyniwyd sylw.
- **Priffyrdd** - Argymell amodau.
- **Draenio Tir** - Y cyngor arferol. Angen cymeradwyaeth SuDS.
- **Ecoleg** - Argymell amodau. Daw'r Asesiad Rheoliadau Cynefinoedd (HRA) i'r casgliad nad oes effaith andwyol ar ardal cadwraeth arbennig Afon Teifi.
- **Swyddog Coed** - Sylwadau / Argymell amodau.
- **Diogelu'r Cyhoedd** - Argymell amodau.
- **Cyfoeth Naturiol Cymru** - Argymell amodau.
- **Gwasanaeth Tân ac Achub Gorllewin Cymru** - Dim gwrthwynebiad/sylwadau i'w gwneud.
- **Dŵr Cymru** - Argymell amodau.
- **Chwaraeon Cymru** - Dim gwrthwynebiad
- **Dŵr Cymru** - Argymell amodau, a chadarnhad bod y caniatâd amgylcheddol ar gyfer gwaith trin dŵr gwastraff cysylltiedig wedi'i adolygu ar sail yr amcanion diwygiedig ar gyfer cadwraeth ac ansawdd dŵr.

Mae'r Aelod Lleol wedi danfon sylwadau yn cefnogi'r cais am y rhesymau canlynol:

- Mae llawer iawn o bobl Llambod a'r cylch ar hyn o bryd yn teithio i Aldi's a Lidl yng Nghaerfyrddin gan fod yr archfarchnadoedd yma yn ddruod.
- Mae Aldi yn rhedeg eu harchfarchnadoedd yn ddwyieithog a byddant yn cyflogi llawer of staff lleol.
- Byddai ein teuluoedd difreintiedig ac eraill yn elwa o siopa yn Aldi's yn sicr ac yn cynnig cyfleoedd gwaith.
- Mae'r Brifysgol yn barod wedi ymrwngyn i ail ddatblygu'r Pafiliwn sy'n adeilad cofrestredig ac mewn cyflwr gwael a dau pod ar gyfer defnydd y Gymuned.
- Bydd y cae dal at ddefnydd chwaraeon gan na fydd y datblygiad yn cymeryd y safle i gyd.
- Bydd y maes parcio yn gyfleus ac am ddim a gyferbyn a'r Creuddyn sy'n nepell i'r dref.
- Roedd rhai yn poeni byddai nifer y ceir yn dod i mewn yn codi ond yn wir bydd yn arbed nifer y ceir sy'n mynd allan o Llambod ac yn codi defnydd (footfall) y dref.

### Ymatebion yr Ymgynghoreion Trydydd Parti:

#### Cefnogi-

- Ei hangen ar gyfer y gymuned leol
- annog pobl i siopa'n fwy yn lleol drwy ddarparu mwy o ddewis ac archfarchnad fforddiadwy
- hygyrch i ddefnyddwyr sgwter/cadair olwyn
- ni fydd yn rhaid i drigolion lleol deithio i Gaerfyrddin/Aberteifi/Aberystwyth i brynu bwyd
- manteision amgylcheddol ac ansawdd aer am nad yw trigolion yn gorfod teithio ymhellach i ffwrdd
- creu swyddi yn lleol
- cynyddu nifer yr ymwelwyr i ganol y dref a fydd yn dod â mwy o fasnach i fusnesau eraill
- cefnogi'r gymuned a'r ardal leol
- Mwy o ddewisiadau bwyd
- dod ag arian adfywio / buddsoddiad ar gyfer busnesau eraill
- dod â budd i fusnesau eraill
- gwella/ adfywio'r dref
- Cymhelliant newydd i ddod â phobl i'r dref i siopa, ar gyfer twristiaeth ac addysg
- Mae angen yn fawr uwchraddio'r cyrsiau yn y Brifysgol
- Hybu'r economi leol
- Cefnogi mentergarwch cymunedol
- helpu i wneud y dref yn ddeniadol i dwristiaid a phobl leol
- Gwella cyfleusterau chwaraeon
- ardaloedd natur a bioamrywiaeth
- lleihau llygredd aer drwy leihau gwibdeithiau mewn cerbydau i siopau eraill Aldi
- Ymdeimlad newydd o gymuned
- Datblygu gan gydweddu â'r ardal gyfagos
- O fewn pellter cerdded hawdd i ganol y dref
- Bonws i weld y pafiliwn chwaraeon rhestredig, sy'n dirywio, yn cael ei achub at ddefnydd y gymuned
- Bydd y cae chwarae yn parhau
- Denu mwy o fyfyrwyr a fydd yn achub y brifysgol.

Cyflwynwyd deiseb a oedd yn cefnogi'r datblygiad ac arni lofnodion 122 o bobl.

#### Sylwadau / Pryderon / Gwrthwynebiadau -

- Effaith y traffig ychwanegol ar Heol Pontfaen.
- Effaith ar barcio ar y ffordd, angen ystyried y parcio ar y ffordd o ganlyniad i'r uned fusnes ar ochr arall y ffordd.

- Ystyriwch barc sglefrio/bmx i bobl ifanc, i'w denu oddi ar y strydoedd.
- Dim ymgynghori ar effaith y datblygiad ar breswylwyr Cartref Gofal Preswyl Hafan y Deg – cilfan lwytho wedi'i lleoli 25m i ffwrdd o'r ffenest a bydd yn cael effaith ar yr olygfa, sŵn, goleuadau ac aflonyddwch arall. Byddai'r ffens arfaethedig yn cael effaith.
- Dim asesiad annibynnol o fanwerthu. Dylai'r asesiad hefyd ystyried yr effaith ar Spar Tregaron a siop Pont Llanfair.
- Gwneud niwed i'r dref.
- Yn mynd yn groes i bolisi cynaliadwyedd Prifysgol y Drindod Dewi Sant. Mae canol y dref eisoes yn dioddef gyda siopau gwag; angen canolbwyntio ar systemau bwyd lleol.
- Mae'r siopau bwyd presennol yn Llambod yn ddigon i ddiwallu anghenion y dref a'r ardal gyfagos.
- Cystadleuaeth annheg i'r gymuned fwyd yn lleol.

## CASGLIAD

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

Mae'r cynlluniau datblygu perthnasol ar gyfer Ceredigion yn cynnwys Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040 a Chynllun Datblygu Lleol Ceredigion 2007-2022 (CDLI).

Yn unol â Deddf Cynllunio a Phrynu Gorfodol 2004, pe bai polisi yng Nghymru'r Dyfodol yn gwrthdaro â pholisi o fewn CDLI Ceredigion, dylid datrys y gwrthdaro drwy fynd o blaid y polisi yng Nghymru'r Dyfodol. Mae hyn oherwydd mai Cymru'r Dyfodol yw'r cynllun datblygu diweddaraf i gael ei fabwysiadu. Er bod y CDLI presennol wedi cyrraedd ei ddyddiad gorffen, hwn yw'r cynllun datblygu lleol statudol hyd nes y bydd un newydd yn cael ei fabwysiadu.

### Egwyddor Datblygu

Cymru'r Dyfodol yw'r cynllun datblygu cenedlaethol ac mae'n nodi'r cyfeiriad ar gyfer datblygu yng Nghymru hyd at 2040. Yn unol â'r Strategaeth Ofodol, dylid canolbwyntio twf yn y Canolbarth yn yr Ardaloedd Twf Rhanbarthol, lle dylai datblygiadau ddiwallu anghenion tai, cyflogaeth a chymdeithasol rhanbarthol Canolbarth Cymru. Saif Llanbedr Pont Steffan o fewn Ardal Twf Rhanbarthol Dyffryn Teifi.

At ddibenion y polisi cynllunio lleol, mae safle'r cais o fewn ffin anheddiad Canolfan Gwasanaethau Trefol Llambod. Mae'r safle y tu allan i'r Ardal Gadwraeth a ffin Canol y Dref ac nid yw wedi ei glustnodi ar gyfer datblygiad o fath penodol.

Mae Polisi S01 y CDLI yn cyfeirio'r rhan fwyaf o'r datblygiadau i'r Canolfannau Gwasanaethau Trefol gan mai dyma'r lleoliadau mwyaf cynaliadwy yn y Sir. Mae Polisi S02 yn nodi y bydd datblygiad yn cael ei ganiatáu yng Nghanolfan Gwasanaethau Trefol Llanbedr Pont Steffan os bydd yn cyfrannu at ei rôl isranbarthol fel y nodir yn Natganiadau'r Grŵp Anheddiad, ac yn cyfrannu at ei strategaethau adfywio os ydynt yn bod.

Mae tri phrif ffactor y mae angen eu hystyried fel rhan o asesu a yw egwyddor y datblygiad arfaethedig yn dderbyniol, sef:

1. Datblygiad Manwerthu
2. Datblygu Economaidd
3. Mannau Hamdden / Cymunedol

Mae'r Awdurdod Cynllunio Lleol wedi penodi ymgynghorydd allanol sy'n arbenigo mewn polisïau / asesiadau manwerthu i adolygu'r Datganiad Cynllunio a Manwerthu (PRS) a gyflwynwyd. Cynhaliwyd hyn gan Reeves Retail Planning Consultancy (RRPC).

Mae'r rhain yn cael eu trafod yn eu tro isod.

#### 1. Datblygiad Manwerthu

Wrth benderfynu ar geisiadau cynllunio ar gyfer datblygiad manwerthu, dywed Polisi Cynllunio Cymru y dylai Awdurdodau Cynllunio Lleol ystyried yn gyntaf a oes angen rhagor o safleoedd manwerthu (para 4.3.14) gyda'r pwyslais ar sefydlu angen meintiol (para 4.3.15). Mae hefyd yn gweithredu polisi 'canol y dref yn gyntaf' mewn perthynas â lleoli datblygiad manwerthu a masnachol newydd. Wrth roi'r polisi hwn ar waith, dylid mabwysiadu dull dilyniannol o weithredu gan roi blaenoriaeth i leoli datblygiadau newydd mewn canolfan fanwerthu a masnachol sydd wedi'i diffinio yn hierarchaeth canolfannau'r cynllun datblygu (para 4.3.18). Os nad oes safle neu adeilad addas i ddiwallu'r angen a nodwyd mewn canolfan neu ganolfannau manwerthu a masnachol, yna dylid rhoi ystyriaeth i safleoedd ar gyrion y canol, ac os nad oes safleoedd o'r fath yn addas neu ar gael, dim ond wedyn y dylai safleoedd y tu allan i'r canol mewn lleoliadau sy'n hygyrch drwy ddewis o ddulliau teithio gael eu hystyried, gan gynnwys teithio llesol a thrafnidiaeth gyhoeddus (para.4.3.19).

Hefyd dywed Polisi Cynllunio Cymru na ddylai datblygiadau manwerthu newydd y tu allan i'r canol fod ar raddfa nac o fath nac mewn lleoliad sy'n debygol o danseilio bywiogrwydd, dengarwch a hyfywedd canolfannau manwerthu. Ni ddylid eu caniatáu os ydynt yn debygol o beryglu'r strategaeth fanwerthu yn y cynllun datblygu (para 4.3.20).

Rhoddir canllawiau pellach yn TAN4 Datblygiad Manwerthu a Masnachol sy'n uniongyrchol berthnasol i'r cais hwn. Ymhlith y paragraffau mwyaf perthnasol y mae:

- Amcan 2, sy'n ceisio cynnal a gwella bywiogrwydd, dengarwch a hyfywedd canolfannau manwerthu a masnachol;
- paragraff 6.3 sydd, er nad yw'n hybu unrhyw fethodoleg benodol (PRS, paragraff 4.39) yn nodi sut y cynhelir asesiadau o anghenion manwerthu meintiol fel arfer;
- paragraff 6.7, sy'n ei gwneud yn glir ei bod yn annhebygol y bydd unrhyw un o'r agweddau penodedig ar angen ansoddol yn gallu cyfiawnhau, ar eu pen eu hunain, ddatblygiad manwerthu newydd. Rhoddir enghreifftiau o geisiadau a allai gyfiawnhau datblygiad o'r fath;
- paragraff 7.1, sy'n nodi'r drefn ar gyfer ystyried safleoedd i'w datblygu. Mae'n nodi, ar gyfer safleoedd y tu allan i'r canol, y dylid dewis safleoedd tir llwyd sydd - neu fydd - yn cael eu gwasanaethu'n dda gan amryw ddulliau trafnidiaeth ac sy'n agos at ganolfan fanwerthu a masnachol sefydledig;
- paragraff 8.3, sy'n nodi'r ystod o feini prawf sy'n sail i asesu effaith ceisiadau y tu allan i'r canol neu ar y cyrion.

O ran polisiâu cynllunio lleol, mae'r polisiâu mwyaf perthnasol sy'n cyfeirio at fanwerthu i'w cael ym mholisiâu LU18 a LU19. Dyma'r prif feini prawf sy'n berthnasol i'r datblygiad arfaethedig hwn:

- mae'n cyd-fynd â Pholisiâu S01 ac S02 y CDLI
- ni fyddai'n peri gorgyflenwad amlwg o nwyddau cyfleustra, cymharol a swmpus yn y Ganolfan Wasanaethu berthnasol.
- Ni fyddai defnydd A3 yn tarfu'n annerbyniol ar drigolion y tai cyfagos nac yn effeithio'n andwyol ar amwynder
- oni bai eu bod o fewn ffiniau canol y dref, bydd Asesiad Effaith Manwerthu ynghlwm wrth geisiadau ar gyfer unedau o fwy na 800 metr sgwâr o arwynebedd llawr gros
- nid yw'n cael effaith negyddol sylweddol, yn unigol nac yn gronnol, ar fywiogrwydd a hyfywedd canol presennol y dref.

Mae Astudiaeth Manwerthu Rhanbarth De-orllewin Cymru a baratowyd gan Gyngor Sir Ceredigion, Cyngor Sir Benfro a Pharc Cenedlaethol Arfordir Penfro a'i gyhoeddi yn 2017, hefyd yn ystyriaeth berthnasol.

Mae'r Datganiad Cynllunio a Manwerthu (PRS) a gyflwynwyd fel rhan o'r cais o'r farn bod y safle ar gyrion y canol at ddibenion polisiâu manwerthu, gan ei fod tua 270 metr o ffin canol y dref. Mae TAN 4 yn rhoi ffigwr pellter o tua 200-300m ar gyfer safleoedd ar gyrion y canol, fodd bynnag, mae hefyd yn nodi y gallai fod yn briodol defnyddio pellter byrrach os yw'r ganolfan yn un fach (paragraff 7.4). Bernir y byddai'n fwy priodol gweld y safle fel un y tu allan i'r canol o ystyried maint bach canol tref Llanbedr Pont Steffan, dim ond rhyw 300m o'r dwyrain i'r gorllewin, a'i statws fel canolfan ail haen yng Ngheredigion. Fodd bynnag, mewn termau ymarferol, nid yw'r gwahaniaeth barn hwn yn effeithio ar y dull o wneud y prawf dilyniannol/ cymalog, na'r casgliadau a gyrhaeddir.

Gan yr ystyrir bod safle'r cais wedi'i leoli y tu allan i ganol tref Llanbedr Pont Steffan, er mwyn cydymffurfio â'r polisi bydd angen gwneud y canlynol:

1. dangos bod angen y gofod llawr a gynigir, gyda'r pwyslais ar yr angen meintiol;
2. dangos y byddai datblygu'r safle yn unol â'r prawf cymalog;
3. ystyried effaith y datblygiad, gan roi ystyriaeth i'r ystod o feini prawf a nodir yn TAN 4 gan gynnwys yr effaith ar fywiogrwydd a hyfywedd y canol trefi presennol a'r buddsoddiad ynddynt.

Mae'r datblygiad arfaethedig yn cynnwys dau ddatblygiad manwerthu ar wahân, sef y prif siop fwyd a'r tri phod arddangos/ y pentref bwyd. Nid yw union gynnwys manwerthu'r olaf yn hysbys ond at ddibenion yr asesiad hwn, tybiwyd y byddant yn darparu gofod llawr manwerthu ac felly yn cael eu hasesu ar sail y gofynion polisi perthnasol.

Mae'r PRS a gyflwynwyd yn dibynnu ar yr arolwg cartrefi a gynhaliwyd i lywio'r angen am fanwerthu a'r effaith ar y siop fwyd. Fodd bynnag, nid yw'n cael ei ystyried yn fuddiol ac yn ddibynadwy gan nad yw'n darparu dadansoddiad digon manwl. O ganlyniad, mae maint y sampl yn ardal Llanbedr Pont Steffan yn fach ac nid yw'n bosib defnyddio'r arolwg i gael gwybodaeth ddibynadwy am batrymau ac anghenion masnachu yn Llanbedr Pont Steffan. Ystyrir ei bod yn fwy priodol defnyddio'r un maes astudio a nodir yn Astudiaeth Manwerthu Rhanbarth De-orllewin Cymru 2017.

## **Yr Angen am Fanwerthu**

### Angen Meintiol

Ystyriwyd bod yr angen am ragor o arwynebedd llawr manwerthu yn Llanbedr Pont Steffan yn rhy fach pan fabwysiadwyd y CDLI. Ni ystyriwyd bod angen clustnodi safleoedd i ddarparu ar gyfer yr angen cyfyngedig a nodwyd gyda chyfleoedd ar gael ar y stryd fawr bresennol. Mae Astudiaeth Ranbarthol 2017 hefyd yn nodi mai ychydig iawn o gapasiti sydd yn yr ardal ac mai ond 27-55 metr sgwâr net o arwynebedd llawr sydd ei angen yn ychwanegol erbyn 2036. Mae'r ffigurau a baratowyd



yn y PRS yn dangos capasiti cyfyngedig o £5.79m ar gyfer nwyddau cyfleus erbyn 2026, sef y capasiti ac eithrio ystyriaeth a wneir ar gyfer y siop Aldi arfaethedig yn Aberystwyth, neu ar gyfer unrhyw siop gyfleustra arall a ganiateir yn ardal gyfan yr astudiaeth, sy'n ardal ddaearyddol fawr. Os ystyrir siop Aldi yn Aberystwyth, gan dybio felly y bydd yn cael ei hadeiladu, mae dadansoddiad y PRS yn cadarnhau nad oes digon o gapasiti i gefnogi'r datblygiad arfaethedig hwn unwaith y bydd yr ymrwymiad hwn wedi'i gynnwys yn yr asesiad o anghenion. At hynny, nid oes digon o gapasiti hyd yn oed os tybir bod cyfradd gadw'r farchnad yn yr ardal astudio yn cynyddu gan 5%, sy'n gymharol fawr.

Y casgliad felly yw nad oes angen meintiol am y siop arfaethedig ac nad oes tystiolaeth o or-fasnachu sylweddol yn siopau bwyd Llanbedr Pont Steffan.

### Angen ansoddol

Mae'r cais yn awgrymu y bydd y datblygiad arfaethedig yn gwella cystadleuaeth a'r dewis i bobl ac yn cadw gwariant yn Llanbedr Pont Steffan, gan leihau teithiau diangen mewn ceir. Fodd bynnag, nid yw'r arolwg o gartrefi a ddarperir yn gallu cefnogi hyn gan nad yw maint y parth astudio yn gallu rhoi gwybodaeth berthnasol am golli masnach o Lanbedr Pont Steffan. Ystyrir nad oes angen ansoddol am y datblygiad arfaethedig am y rhesymau canlynol:

- Nid yw'n cefnogi amcanion na strategaeth fanwerthu'r CDLI;
- Ni fydd yn hygyrch iawn wrth gerdded, beicio na thrafnidiaeth gyhoeddus;
- Dim tystiolaeth y bydd y cynnig yn cyfrannu at ostyngiad sylweddol mewn teithiau ceir. Yn wir, gallai wneud y gwrthwyneb os yw'n denu masnach o'r tu allan i ardal Llanbedr Pont Steffan ei hun;
- Ni fydd yn cyfrannu at gydleoli cyfleusterau mewn canolfannau manwerthu a masnachol presennol, am nad yw mewn canolfan;
- Ni fydd yn cyfrannu'n sylweddol at fywiogrwydd, atyniad a hyfywedd canol y dref, gan ei bod wedi'i lleoli y tu allan i'r canol a bydd yn tynnu masnach i ffwrdd oddi wrth siopau presennol y canol;
- Ni chyflwynwyd tystiolaeth y bydd y cynnig yn lleddfu unrhyw or-fasnachu neu dagfeydd traffig mewn siopau lleol tebyg sy'n bod eisoes;
- Nid yw'n mynd i'r afael ag unrhyw ddiffygion a ddiffiniwyd yn lleol o ran ansawdd neu faint ac nid oes yna ardaloedd preswyl newydd sy'n gofyn am ddarpariaeth gyfleus newydd;
- Nid yw Llanbedr Pont Steffan yn cael ei nodi fel ardal dan anfantais ac ni nodwyd bod diffyg darpariaeth o ran nwyddau cyfleus yn yr ardal.

Felly, i gloi, nid oes angen ansoddol am y siop fwyd arfaethedig ar sail polisi.

### Y Podiau / Pentref Bwyd:

Mae'r diffyg eglurder ynghylch y manwerthu a gynigir o fewn y 'podiau' yn ei gwneud hi'n anodd asesu'r angen amdanynt a'u heffaith debygol ar ganol tref Llanbedr Pont Steffan. Mynegwyd pryderon bod potensial i'r unedau hyn fod mewn cystadleuaeth uniongyrchol gyda'r manwerthwyr bach / annibynnol presennol sy'n gweithredu yng nghanol tref Llanbedr Pont Steffan. Mae risg ddamcaniaethol hefyd y gallai'r manwerthwyr presennol symud i'r lleoliad hwn y tu allan i'r canol, gan leihau trosiant ac apêl canol y dref ac arwain at ragor o siopau gwag.

### **Y Prawf Cymalog**

O ran y safleoedd sy'n cael eu hystyried o fewn Llanbedr Pont Steffan, cytunir bod natur y canol yn golygu y byddai'n anodd iawn datblygu siop fwyd newydd debyg i'r hyn sy'n cael ei gynnig, yng nghanol y dref. Cytunir hefyd bod yr unedau gwag a nodwyd ar gyrion y canol yn rhy fach ar gyfer y siop fwyd arfaethedig ac nad yw'r Awdurdod Cynllunio Lleol yn ymwybodol o unrhyw safleoedd datblygu eraill, boed ar gyrion canol tref Llanbedr Pont Steffan neu y tu allan i'r canol, a allai ddarparu ar gyfer y siop arfaethedig. O ganlyniad, gwelir bod y siop fwyd yn cydymffurfio â'r prawf cymalog am nad oes safleoedd mwy canolog a allai ddarparu ar gyfer y datblygiad arfaethedig.

O ran y podiau, mae'r PRS yn dweud mai'r bwriad yw lleoli'r Ganolfan Tir Glas arfaethedig mewn tri lle penodol yn y dref. Bydd pencadlys y Ganolfan ar gampws y Brifysgol, tra bydd ganddi bresenoldeb amlwg hefyd yng nghanol y dref ar ffurf canolfan hyfforddi arloesol gyda phentref bwyd i ddathlu ac arddangos cynnyrch lleol ar safle'r cais (hynny yw, y Pentref Bwyd). Bydd y rhain i gyd yn gysylltiedig â'i gilydd gan roi cyfle unigryw i'r dref a'r Brifysgol gydweithio'n strategol er budd yr economi leol am flynyddoedd i ddod.

Dywed ymhellach na fyddai'n ymarferol adeiladu'r Pentref Bwyd fel elfen annibynnol ar wahân a bod yn rhaid iddo fod ar yr un safle â'r siop fwyd sy'n darparu'r buddsoddiad a fydd yn galluogi'r syniad i gael ei ddatblygu. Mae hefyd yn awgrymu na fyddai'r prydles ar yr unedau yng nghanol y dref yn ddigon hyblyg nac yn hyfyw i feddianwyr y Pentref Bwyd, ac na ellid creu'r Pentref Bwyd pe bai'r unedau'n cael eu gwahanu yng nghanol y dref. Er mwyn i'r cynnig arfaethedig fod yn llwyddiannus, cytunir na fyddai'n briodol gwahanu'r tair uned ond nid yw'n argyhoeddedig fod yn rhaid datblygu'r unedau ar safle'r siop fwyd. Mae'r ddau safle arall sy'n cael eu cyflwyno gan Brifysgol y Drindod Dewi Sant fel rhan o fenter Canolfan Tir Glas o fewn canol y dref neu'n nes at ganol y dref na safle'r cais.

## ***Effaith y Manwerthu***

Mae dau brif ffactor sy'n effeithio ar raddfa a dirifoldeb yr effaith ar y canol yn sgil datblygiad manwerthu newydd y tu allan i ganolfan ddiffiniedig. Y rhain yw atyniad masnachol disgwylidig y cynnig ac iechyd presennol y ganolfan yr effeithir arni.

### Iechyd Canol Tref Llambod

Ystyrir bod canol tref Llambod yn dal i fod yn ddibynnol iawn ar y nwyddau cyfleus a ddarperir gan werthwyr cenedlaethol ac annibynnol, ond bod y ganolfan wedi gweld gostyngiad yn nifer ac ystod y manau gwerthu ers 2016. Mae'r ganolfan hefyd wedi colli manwerthwr annibynnol allweddol, a Jewsons ar gyrion y canol, a banc. Mae cyfradd gynyddol y busnesau gwag yn bryder.

Ystyrir bod angen mwy o wybodaeth ar sut mae siopau gwag wedi newid ers 2016. Mae'r data ar gyfer 2022 yn awgrymu y gallai'r siopau gwag fod wedi cynyddu gan bedair uned ond mae angen ystyried maint yr arwynebedd llawr a'r effaith ar yr hyn a gynigir yn y dref yn ogystal ag ar apêl canol y dref.

### Iechyd canolfannau trefol eraill Ceredigion

Mae'r wybodaeth a ddarperir yn y PRS yn anghyflawn gan ei bod yn ystyried iechyd canol tref Llanbedr Pont Steffan yn unig. Mae hyn er bod y PRS yn nodi bod disgwyl i nifer o ganolfannau eraill gael eu heffeithio'n fawr o ran nwyddau cyfleus. Mae'r PRS yn nodi'r effeithiau canlynol:

- effaith o 9.6% ar Costcutter ac effaith o 9.4% ar siopau cyfleustra eraill yn Aberaeron;
- effaith o 9.3% ar Costcutter yng Ngheinewydd;
- effaith o 10.5% ar ganol tref Llandysul;
- effaith o 3.7% ar siopau cyfleustra yng nghanol tref Aberystwyth;
- effaith o 3.4% ar Co-op ac effaith o 5.3% ar fusnesau eraill yng nghanol tref Castellnewydd Emlyn.

O ystyried yr uchod, dylai iechyd y canolfannau hyn fod wedi cael ei ystyried fel rhan o'r asesiad effaith. Yn absenoldeb gwybodaeth o'r fath, bernir y gallai effaith ar siop gyfleustra o tua 9% gael effaith fawr ar ddyfodol y siop dan sylw, yn enwedig ar adeg pan fo costau byw yn cynyddu'n sylweddol a bod y gwariant ar nwyddau cyfleustra yn gymharol sefydlog neu o bosib yn gostwng. Os bydd dyfodol masnachol siop yn cael ei fygwth a bod y siop yn cau o ganlyniad, ystyrir y gallai hyn fod yn effaith andwyol sylweddol mewn unrhyw ganolfan lle nad oes llawer o ddarpariaeth cyfleustra arall. Felly, mae angen cynnal gwiriadau iechyd ar gyfer Aberaeron a Llandysul.

Rhoddyd gwybod i'r asiant am y pryderon ynghylch iechyd masnachol Aberaeron a Llandysul a bod angen rhagor o wybodaeth. Hefyd cynhaliwyd cyfarfod i drafod, fodd bynnag, ni chynhwyswyd y wybodaeth hon yn Atodiad Manwerthu 1 (RA1) a gyflwynwyd ar 13-06-2023.

### Tynnu Masnach o lefydd eraill

Faint o fasnach y tybir ei fod yn cael ei dynnu o lefydd eraill yw'r dybiaeth allweddol a fydd yn llywio'r rhagolygon effaith. Felly mae'n bwysig bod y dull a fabwysiadir yn realistig ac yn gadarn. Ar sail canlyniadau arolwg Astudiaeth Manwerthu Rhanbarth De-orllewin Cymru 2017, mae'r siopau sydd yn Llanbedr Pont Steffan ar hyn o bryd yn ddibynnol iawn ar fasnach sy'n dod o'r ardal gyfagos, gyda bron i 60% o'u masnach yn dod o drigolion Parth 12 (Llanbedr Pont Steffan). Mae'r gweddill yn dod o dwristiaid (16.2% yw'r amcangyfrif) a'r ardaloedd gwledig o gwmpas. Nid oes rheswm i ddisgwyl y byddai'r siop fwyd arfaethedig yn tynnu masnach mewn ffordd wahanol, o gofio bod prif drefi Ceredigion a gweddill Gorllewin Cymru eisoes yn meddu ar siopau disgownt (Lidl yn Aberystwyth (a bwriad i agor Aldi), Aldi yn Aberteifi ac Aldi a Lidl yng Nghaerfyrddin). Felly byddai disgwyl i'r siop fwyd arfaethedig dynnu'r rhan fwyaf o'i masnach o Barth 12 (Llanbedr Pont Steffan), gyda pheth llif i mewn o Barthau 13 (Aberaeron a Cheinewydd) ac 14 (De Gwledig Aberystwyth a Thregaron) a thwristiaid.

Ar sail y patrymau masnachu cyfredol ym Mharth 12 (Llanbedr Pont Steffan), byddai'r prif ddargyfeiriad masnachol tuag at y siop fwyd arfaethedig yn dod o siopau presennol Sainsbury's a Co-op. Byddai rhywfaint o ddargyfeirio masnachol o'r siopau lleol hefyd, er y derbynnir y byddai hyn yn llai o ystyried bod y siopau hyn yn darparu nwyddau gwahanol ac eisoes yn masnachu yn erbyn dwy archfarchnad fawr genedlaethol. Fodd bynnag, byddai'r elfen hon o fasnachu yn agored i effaith gan y podiau manwerthu.

Bydd y potensial i adfachu masnach sy'n cael ei gollu o Barth 12 (Llanbedr Pont Steffan) ar hyn o bryd yn fach, ond byddai disgwyl yr adfachir rhywfaint oddi wrth Aldi Caerfyrddin o ystyried bod arolwg 2017 yn dangos mai hon yw'r brif siop Aldi a ddefnyddir gan drigolion Llanbedr Pont Steffan (11.5%).

O ran llif i mewn, ystyrir nad oes llawer o botensial i Aldi gynyddu llif o Barth 11 (Llandysul ac Aberporth) o ystyried bod Aberteifi yn agos, na chwaith o Barth 14 (De Gwledig Aberystwyth a Thregaron) o ystyried bod Aberystwyth yn agos. Mae canlyniadau'r arolwg yn awgrymu y bydd yn tynnu'n bennaf o'r siopau llai / annibynnol yng nghanol tref Llambod (gan ddenu

7.2% o'r 11.6% o fasnach). Nid yw trigolion Parth 13 (Aberaeron a Cheinewydd) yn defnyddio fawr o siopau Llanbedr Pont Steffan ar hyn o bryd, gyda'r siopau llai / annibynnol eto yn denu'r rhan fwyaf o'r fasnach atynnu gyfyngedig. Fodd bynnag, cydnabyddir bod safle'r cais yn ganolog rhwng Aberystwyth ac Aberteifi ac felly gallai darpariaeth newydd yn Llanbedr Pont Steffan ddenu masnach o'r ardal honno. Byddai hyn yn fwyaf tebygol o dynnu oddi wrth y disgowntwyr yn Aberystwyth ac Aberteifi a siopau canol tref Aberaeron.

O ran twristiaid, disgwylir y byddai'r atynnu masnachol yn dod o'r un siopau gan na fyddai disgwyl i siop fwyd ychwanegol yn Llanbedr Pont Steffan newid nifer y twristiaid sy'n ymweld â'r dref. Yn hytrach, byddai disgwyl i'w gwariant yn y siopau bwyd presennol ddargyfeirio i'r siop fwyd newydd.

Felly, i gloi, ystyrir y byddai'r datblygiad arfaethedig yn denu masnach sylweddol o'r Sainsbury's a'r Co-op yn Llanbedr Pont Steffan, gan ddenu masnach go fawr o ran canrannau o Aberaeron a Llandysul debyg iawn.

#### Podiau / y Pentref Bwyd a Gwerthiant nwyddau cymharol

Bernir hefyd fod angen ystyried effaith bosib y podiau masnachu a'r nwyddau cymharol yn y siop fwyd, er y gallai'r ddau fod yn fach o gymharu â throsiant Aldi gyda nwyddau cyfleus. O ran nwyddau cymharol, mae natur dros dro/ cyfnewidiol y nwyddau manwerthu yn Aldi yn debygol o olygu y byddai o leiaf rhan o'r atynnu masnachol ar nwyddau cymharol yn dod o ganol tref Llanbedr Pont Steffan. Nid yw'n bosib rhagweld ffigur atynnu meintiol ar gyfer y podiau manwerthu gan nad yw'r cynnyrch a gynigir yn eglur, fodd bynnag ymddengys y byddai unrhyw siop fwyd fach mewn cystadleuaeth uniongyrchol â'r manwerthwyr bach / annibynnol yng nghanol y dref, ac yn wir, o ddarparu'r unedau hyn gellid annog y busnesau presennol i adleoli. O ganlyniad, gallai'r podiau gael effaith andwyol amlwg ar ganol y dref, er gwaethaf eu maint bach.

#### Effaith ar fuddsoddiadau cyhoeddus a phreifat sydd eisoes ar waith, wedi'u hymrwymo neu wedi'u cynllunio mewn canolfan neu ganolfannau yn y dalgylch

Nid oes yna fuddsoddiad cyhoeddus a phreifat sydd eisoes ar y gweill yng nghanol tref Llanbedr Pont Steffan nac yn y Canolfannau a nodwyd uchod. Fodd bynnag, gan fod siopau cyfleustra yn bwysig iawn i iechyd cyffredinol canol trefi, mae'n bosibl y byddai penderfyniadau buddsoddi yn cael eu heffeithio'n andwyol os gwelir bod masnach ac ymwelwyr yn cael eu dargyfeirio (h.y. mae'r PRS yn rhagweld effaith ar siopau cyfleustra o tua 10% yn Aberaeron a thros 10% yn Llandysul). Mae'r PRS yn awgrymu y gallai'r datblygiad fod yn gatalydd ar gyfer datblygiad newydd o fewn Llanbedr Pont Steffan, ond ystyrir bod hyn yn senario annhebygol iawn o ystyried y byddai llawer o'r fasnach i'r siop fwyd yn dod o'r archfarchnadoedd sydd eisoes yn y dref. Serch hyn, os oes yna fanteision posibl fe ddisgwylir y byddai'r rhain yn cael eu cyflawni ar safle'r cais yn hytrach nag yng nghanol y dref, gan niweidio canol y dref ymhellach.

#### Effaith ar fywiogrwydd a hyfywedd y canol

Nid yw'r rhagolygon y bydd Sainsbury's yn colli 10.8% o fasnach yn debygol o fod yn ddigon i arwain at gau'r siop, ond gallai'r lefel hon o ddargyfeirio masnach arwain at ostyngiad amlwg yn nifer y siopwyr yn y canol. Byddai hyn yn niweidiol i fusnesau eraill yng nghanol y dref o ystyried mai Sainsbury's yw'r prif angor a meddiannydd yr uned fwyaf yn y ganolfan. Gallai'r rhagolygon y bydd siopau bwyd eraill yng nghanol y dref yn colli 10.1% o fasnach, ar sail nwyddau cyfleus Aldi yn unig, arwain at gau un neu fwy o'r siopau presennol. Mae'r tebygolrwydd y bydd hyn yn digwydd yn cynyddu os ystyrir hefyd effaith y podiau manwerthu. Yng nghyd-destun canolfan lle mae cyfraddau cynyddol y siopau gwag eisoes yn bryder, gallai hyn ynddo'i hun fod yn ddigon i nodi bod unrhyw effaith yn andwyol iawn. Mae'r casgliad hwn yn seiliedig ar y rhagolygon yn y PRS parthed dargyfeirio masnach, ond mae'r Ymgynghorydd Manwerthu o'r farn fod yr effaith ar Sainsbury's yn sylweddol uwch ac y gallai fygwth dyfodol y siop. Pe bai'r siop yn cau, byddai hyn yn cael effaith andwyol sylweddol ar ganol tref Llanbedr Pont Steffan. Mae'r Awdurdod Cynllunio Lleol yn cadarnhau bod y cyfraddau siopau gwag yn Llanbedr Pont Steffan ym mis Chwefror 2024 yn 10.7%.

Nid yw effaith y cynnig wedi'i gyfyngu i ganol tref Llanbedr Pont Steffan, gyda'r rhagolygon yn awgrymu effaith gymharol uchel ar ganol trefi Aberaeron a Llandysul. Ystyrir bod y datblygiad arfaethedig yn risg sylweddol i'r ddwy ganolfan hon. Yn Aberaeron, mae iechyd y ddarpariaeth cyfleustra yn bwysig er mwyn sicrhau bod y ganolfan yn parhau i ddiwallu anghenion y trigolion lleol o ddydd i ddydd, yn ogystal â thwristiaid. Yn Llandysul, lle mae'r ddarpariaeth cyfleustra eisoes yn gyfyngedig, mae'n hanfodol fod y Spar yn parhau i fasnachu.

#### ***Crynodeb o'r Casgliad***

Nodir crynodeb o gasgliad Reeves Retail Planning Consultancy isod:

- Nid oes angen meintiol nac ansoddol am y siop fwyd arfaethedig yn Llanbedr Pont Steffan;
- Dangosir bod y siop fwyd arfaethedig yn cydymffurfio â'r prawf cymalog gan nad oes safleoedd mwy canolog a allai ddarparu ar gyfer y datblygiad arfaethedig. Fodd bynnag, ni ellir dweud yr un peth am y podiau, lle ystyrir y gellir ac y dylid darparu'r rhain yng nghanol y dref. Felly mae'n methu â chydymffurfio â'r prawf cymalog;

- Byddai disgwyl i'r siop fwyd arfaethedig gael effaith andwyol fawr ar y Sainsbury's presennol yng nghanol tref Llanbedr Pont Steffan. Hyd yn oed pe na bai'n arwain at gau'r siop, byddai nifer y siopwyr yn y canol yn lleihau'n sylweddol, gyda sgil-ffaith ar fusnesau eraill canol y dref. Byddai hyn yn effeithio'n andwyol ar fywiogrwydd a hyfywedd canol y dref, a allai yn ei dro gynyddu nifer y siopau gwag drachefn yn y ganolfan, ar adeg pan fo mater siopau gwag ar gynydd eisoes yn bryder;
- Disgwylir i'r siop fwyd arfaethedig gael effaith andwyol fawr ar ganol trefi Aberaeron a Llandysul, gyda cholledion o tua 10% o gyfanswm y fasnach cyfleustra yn cael eu rhagweld. Mae hyn yn bryder mawr o ystyried pwysigrwydd y ddarpariaeth cyfleustra i iechyd cyffredinol y ddwy ganolfan ac i'w rôl fel canolfannau gwasanaethu ar gyfer eu cymunedau lleol;
- Mae'r diffyg eglurder ynghylch y manwerthu a gynigir o fewn y 'podiau' yn ei gwneud hi'n anodd asesu'r angen amdanynt a'u heffaith debygol ar ganol tref Llanbedr Pont Steffan. Fodd bynnag, mae pryder y gallai'r unedau hyn fod mewn cystadleuaeth uniongyrchol gyda'r manwerthwyr bach/annibynnol sy'n gweithredu yng nghanol tref Llanbedr Pont Steffan ar hyn o bryd.
- Nid yw'n glir pam na ellid gosod y podiau yn fwy canolog drwy eu cysylltu gyda chanolfan hyfforddi Canolfan Tir Glas yng nghanol y dref neu â'r pencadlys ar gampws y Brifysgol;
- Os rhoddir caniatâd cynllunio ar gyfer y datblygiad arfaethedig, argymhellir y dylai'r caniatâd fod yn destun amodau sy'n sicrhau bod y datblygiad yn cael ei adeiladu a'i redeg yn unol â'r asesiad manwerthu a ddarperir ac na chaniateir i'r defnydd newid dros amser.
- Felly i gloi, nid yw'r datblygiad arfaethedig yn cyd-fynd â'r polisi cynllunio manwerthu a dylid ei wrthod.

Mae'r Awdurdod Cynllunio Lleol yn cytuno'n llwyr ag asesiad, casgliad ac argymhelliad Reeves Retail Planning Consultancy.

### **Atodiad Manwerthu ac Adolygu Pellach**

Mewn ymateb i'r adolygiad cychwynnol gan Reeves Retail Planning Consultancy (RRPC), cyflwynodd yr asiant Atodiad Manwerthu 1 (RA1) ar 13-06-2023. Ystyriwyd hyn ymhellach gan RRPC a darperir crynodeb isod:

Nid yw'r RA1 wedi darparu gwybodaeth newydd o bwys i fynd i'r afael â'r pwyntiau a godwyd ynghylch diffygion y PRS. Nid yw'r angen a'r asesiadau effaith wedi cael eu diweddarau mewn unrhyw ffordd, ac nid oes gwybodaeth ychwanegol wedi'i darparu ar arferion siopa yn ardal Llanbedr Pont Steffan. Mae'r asiant yn parhau i ddiwynnu ar ddata ar gyfer Parth 1 sy'n cwmpasu ardal sylweddol fwy sy'n ymestyn y tu hwnt i ffin naturiol Llanbedr Pont Steffan ac sy'n cynnwys nifer o drefi eraill.

O ganlyniad, nid oes dim yn RA1 sy'n peri i gyngor gwreiddiol RRPC newid, felly mae'r cyngor gwreiddiol hwn yn aros yr un fath.

O ran y defnydd manwerthu a wneir o'r podiau, dywed RA1 na fyddai'r pentref bwyd arfaethedig yn ddefnydd manwerthu Dosbarth A1 gan y byddai'r podiau yn cael eu defnyddio'n bennaf ar gyfer rhaglenni addysgol ac i arddangos. Fodd bynnag, disgwylir peth gwerthiant manwerthu. Felly er bod yr eglurhad yn cael ei groesawu, bydd dal angen rhyw fath o amod. Byddai'n well os byddai'r amod yn gwahardd pob gwerthiant manwerthu, ond byddai cyfyngu unrhyw werthiant manwerthu i fod yn ategol i'r prif ddefnydd addysgol ac arddangosiadol yn gallu bod yn dderbyniol.

## **2. Datblygu Economaidd**

O ran datblygiad economaidd, mae Polisi Cynllunio Cymru yn nodi y dylid cynnwys y manteision cymdeithasol, amgylcheddol ac economaidd sy'n gysylltiedig ag unrhyw ddatblygiad yn llawn yn y broses o wneud penderfyniadau (para.5.9.25). Mae'r ffurflen gais yn nodi y byddai'r cais yn arwain at gyfanswm cywerth ag amser llawn o 30 o swyddi, gyda'r Datganiad Cynllunio yn nodi mai dewis Aldi fyddai recriwtio staff yn lleol. Byddai'r datblygiad arfaethedig hefyd yn creu cyfleoedd cyflogaeth yn ystod y cyfnod adeiladu.

Fodd bynnag, byddai'r datblygiad arfaethedig hefyd yn cael effaith negyddol ar ddatblygiad economaidd gan fod yr asesiad manwerthu a wnaed gan RRPC yn dod i'r casgliad y byddai'r datblygiad yn cael effaith niweidiol ar Sainsbury's, canol tref Llanbedr Pont Steffan, yn ogystal ag ar Aberaeron a chanol tref Llandysul.

## **3. Mannau Hamdden / Cymunedol**

Mae Polisi Cynllunio Cymru yn cydnabod mor bwysig yw manau hamdden, gan gynnwys meysydd chwaraeon, i'n hiechyd, ein lles ac amwynder, ac ar gyfer bywyd cymdeithasol, amgylcheddol, diwylliannol ac economaidd Cymru. Hefyd dywed Polisi Cynllunio Cymru fod cyfleusterau cymunedol yn cyfrannu at ymdeimlad o le sy'n bwysig i iechyd, lles ac amwynder cymunedau lleol. Mae eu bodolaeth yn aml yn elfen allweddol wrth greu lleoedd hyfyw a chynaliadwy.

Dywed Polisi Cynllunio Cymru, Paragraff 4.5.4:

*Dylid diogelu pob maes chwarae rhag cael ei ddatblygu, boed yn eiddo i gorff cyhoeddus, preifat neu wirfoddol ac eithrio:*

- *Ile y gellir cadw a gwella cyfleusterau orau drwy ailddatblygu rhan fach o'r safle;*
- *Ile y darperir darpariaeth arall yn yr ardal o'r un budd i'r gymuned, gan osgoi colli'r ddarpariaeth dros dro; neu*
- *Ile y mae gormod o ddarpariaeth o'r fath yn yr ardal.*

Mae Polisi CDLI LU22 'Darpariaeth Gymunedol' yn cefnogi datblygu darpariaeth gymunedol newydd ac yn ceisio gwrthwynebu colli neu newid defnydd y cyfleusterau cymunedol presennol oni bai:

- Y gellir gwneud darpariaeth amgen sydd o leiaf o werth cyfwerth i'r gymuned leol naill ai yn yr anheddiad neu yn yr aneddiadau eraill sy'n rhan o'r Grŵp Aneddiadau. Yn benodol o ran mannau agored, dylai'r ddarpariaeth amgen fod yn well a dylid ei lleoli'n agos at y ddarpariaeth gyfredol;
- Y gellir dangos bod y ddarpariaeth gymunedol bresennol yn amhriodol neu mae tu hwnt i anghenion cymunedol yr anheddiad hwnnw; neu
- Nad yw'r defnydd cyfredol yn ddichonadwy mwyach ac nad yw'n ddichonol sefydlu defnydd cymunedol arall.

Mae'r testun ategol yn egluro bod 'darpariaeth gymunedol' yn cynnwys caeau chwaraeon.

Dywed y PRS y bydd y cynnig yn arwain at golli un o'r ddau gae ar safle'r cais. Mae'n mynd ymlaen i ddweud nad yw'r ddau gae yn cael eu defnyddio'n ffurfiol gan unrhyw glybiau ar hyn o bryd, ac nid ers sawl blwyddyn. Anfynych y defnyddir y caeau gan y gymuned leol ar gyfer chwaraeon, ac nid yw'r ddau gae wedi bod yn cael eu defnyddio ar yr un pryd ers sawl blwyddyn. Mae'n dweud mai'r unig ddefnydd presennol a wneir o'r safle yw gweithgareddau anffurfiol megis cerdded cŵn, ac felly mae'n amlwg nad yw'r safle yn cael ei ddefnyddio i'w lawn botensial ac nad oes galw am y ddau gae chwarae presennol. O ran y ddarpariaeth ehangach yn yr ardal, mae'r PRS yn dweud bod caeau rygbi a phêl-droed o ansawdd uwch yn cael eu darparu ar Heol y Gogledd yn Llambod ac yng Nghanolfan Hamdden Llambod sy'n cael eu defnyddio'n aml. Mae'r PRS hefyd yn dweud y bydd y cais yn helpu i annog pobl i ddefnyddio'r cae chwarae a fydd yn parhau ar y safle, a hynny drwy wella'r cyfleusterau, mynediad, llefydd parcio a'r cyfleusterau newid yn y pafiliwn. Daw'r PRS i'r casgliad hwn:

- Anaml iawn y defnyddir y caeau presennol ac maent o ansawdd isel;
- mae cyflenwad da iawn o gyfleusterau hamdden eraill mewn mannau eraill yn Llambod, sydd o ansawdd gwell na'r cyfleusterau ar safle'r cais;
- bydd y cynnig yn arwain at wella'r pafiliwn rhestredig a fydd yn helpu i annog pobl i ddefnyddio'r cae a fydd yn aros ar y safle.

Felly, mae'r PRS o'r farn fod y datblygiad yn cydymffurfio â Pholisi Cynllunio Cymru a Pholisi LU22 y CDLI.

Yn wreiddiol fe wnaeth Chwaraeon Cymru wrthwynebu'r cais gan nodi y bydd y cynnig yn arwain at golli dros draean o'r caeau chwarae - 1.15 hectar allan o 3 hectar, ac nid ydynt o'r farn ei bod yn rhan fach o'r safle. Gwnaethant nodi y byddent yn cynnig tynnu'r gwrthwynebiad yn ôl pe bai tystiolaeth foddhaol yn cael ei darparu ynghylch pwyntiau 2 neu 3 o Baragraff 4.5.4 o Bolisi Cynllunio Cymru. Wedi hynny, cysylltodd yr Awdurdod Cynllunio Lleol â Chwaraeon Cymru i ddweud bod y cyfiawnhad dros golli'r cae chwarae wedi'i gynnwys yn y 'Datganiad Cynllunio a Manwerthu' a gyflwynwyd. Mewn ymateb, gwnaeth Chwaraeon Cymru dynnu ei wrthwynebiad yn ôl.

Mae'r Awdurdod Cynllunio Lleol o'r farn y byddai colli'r cae chwarae yn cael effaith ar y ddarpariaeth gymunedol yn Llanbedr Pont Steffan. Fodd bynnag, o ystyried y cyfiawnhad o fewn y PRS, a bod Chwaraeon Cymru wedi tynnu ei wrthwynebiad yn ôl, nid yw'r Awdurdod Cynllunio Lleol yn ystyried y byddai'r golled yn cael effaith sylweddol ac felly nid yw'n rheswm dros wrthod.

### **Maint, Dyluniad a'i Effaith Weledol**

Mae Polisi DM06 o'r CDLI yn mynnu bod datblygiad o ddyluniad ansawdd uchel sy'n cyfrannu'n gadarnhaol at gyd-destun ei leoliad. Mae Polisi DM09 yn nodi y dylid cynllunio datblygiad i sicrhau amgylchedd croesawgar sy'n annog pobl i symud drwyddo yn briodol. Mae Polisi DM17 yn ceisio diogelu'r tirwedd rhag effaith andwyol sylweddol yn sgil datblygiadau newydd. Mae safle'r cais o fewn Ardal Tirwedd Arbennig Dyffryn Teifi felly mae Polisi DM18, sy'n ceisio diogelu rhinweddau arbennig yr Ardal Tirwedd Arbennig, yn berthnasol hefyd. Mae Polisi DM19 o'r CDLI, sy'n ceisio diogelu tirweddau o bwys hanesyddol a diwylliannol, yn berthnasol hefyd.

Mae'r siop fwyd arfaethedig wedi'i lleoli ar hyd ffin ochr safle'r cais, gyda llefydd parcio a mynediad yn cael eu darparu tua'r blaen. Mae'r siop fwyd ar raddfa fawr ac mae ei dyluniad yn cynnwys uned gyfoes un llawr gyda tho fflat a pharapet, sy'n arferol ar gyfer y fath siop fwyd. Mae'r dyluniad yn cynnwys pren fertigol, carreg leol naturiol a rendr i adlewyrchu dull brodorol Llanbedr Pont Steffan, gan gyfeirio'n benodol at Ganolfan Creuddyn gyferbyn.

O ran symud o gwmpas, mae'r cynnig yn cynnwys croesfannau i gerddwyr a llwybrau troed i ddarparu mynediad diogel i'r siop fwyd ac oddi yno.

O ran y podiau, mae'r rhain ar raddfa fach, gydag uchder o 3.5m, ac maent wedi'u gorchuddio â phren a phanel *standing seam*, a fydd yn caniatáu iddynt gydweddu â'r siop fwyd a Chanolfan Creuddyn gyferbyn. Ystyrir bod y podiau arfaethedig yn cyflwyno ffurf anarferol wrth ymyl siop fwyd mewn lleoliad y tu allan i'r canol. Byddai datblygiad o'r fath yn fwy priodol yng nghanol trefi ymhlith siopau / ffurfiau adeiledig sy'n bod eisoes, ac mae podiau pren yn cael eu defnyddio gan amlaf at ddibenion dros dro e.e. mewn gŵyl fwyd, adeg y Nadolig ac ati.

Ynglwm wrth y cais y mae Arfarniad Gweledol a Thirweddol sy'n nodi'n gryno:

- Bod y golygfeydd tua'r safle wedi'u cyfyngu a'u cuddio i raddau gan y topograffi, yr anheddiad a'r haenau o lystyfiant o amgylch.
- Ni fyddai allan o'i gyd-destun ac ni fyddai'n cyflwyno elfennau anghyson.
- Byddai plannu coed a pherthi ychwanegol ar y ffiniau ac o fewn y tirwedd mewnol yn meddalu ac yn lliniaru'r cynnig yn weledol, gan lleihau'r effaith ar yr ardal gyfagos.

Nid yw'r Awdurdod Cynllunio Lleol yn gwrthwynebu'n benodol ddyluniad y cais. Mae hefyd yn cytuno â'r Arfarniad Gweledol o ran y byddai'r effeithiau gweledol yn lleol iawn ac wedi'u cyfyngu i'r golygon sy'n agos i'r safle. Mae'r caeau chwarae, y Pafiliwn a'r wal derfyn wedi nodweddau'r rhan hon o'r tirwedd ers tua 1909, a'r caeau cyn hynny. Ystyrir felly fod y safle presennol yn rhan sylweddol a phwysig o gymeriad gweledol a hanesyddol y tirwedd a dyma un o'r prif lwybrau i mewn i Lamed. Byddai'r datblygiad arfaethedig yn newid nodweddion y tirwedd yn sylweddol drwy gollir caeau chwarae, rhan o'r wal derfyn o gerrig, a chyflwyno datblygiad ar raddfa fawr. Felly, ystyrir bod y cynnig yn cael effaith andwyol sylweddol ar gymeriad gweledol a hanesyddol y tirwedd, ac felly nid yw'n cyd-fynd â pholisïau DM06, DM17, DM18 a DM19.

### **Yr Effaith ar leoliad Asedau Treftadaeth**

Mae cais am ganiatâd adeilad rhestredig wedi'i gyflwyno ar y cyd â'r cais hwn, ar gyfer y gwaith o adnewyddu'r Pafiliwn rhestredig Gradd II a chael gwared ar ran o'r wal gerrig ar y ffin ogleddol sy'n rhan o gwrtil y tir yn y rhestriad.

Wrth ystyried a ddylid rhoi caniatâd cynllunio ar gyfer datblygiad sy'n effeithio ar adeilad rhestredig neu ei leoliad, dywed Adran 66 o Ddeddf Cynllunio (Adeiladau Rhestredig ac Ardaloedd Cadwraeth) 1990 y bydd yr awdurdod cynllunio lleol yn ystyried pa mor ddymunol fyddai cadw'r adeilad neu ei leoliad, neu unrhyw nodweddion sydd o ddiddordeb pensaernïol neu hanesyddol sydd o fewn ei feddiant.

Mae Adran 72 o Ddeddf 1990 yn mynnu bod y rhai sy'n gwneud penderfyniadau ar geisiadau am ganiatâd cynllunio yn rhoi sylw arbennig i'r dymunoldeb o warchod neu wella cymeriad neu ymddangosiad yr ardal. Fel mater o bolisi, rhaid i'r rhai sy'n gwneud penderfyniadau cynllunio ystyried effeithiau posib datblygiadau ar leoliad Ardaloedd Cadwraeth.

Mae Polisi Cynllunio Cymru yn nodi sut y mae'n rhaid i awdurdodau cynllunio lleol drin Safleoedd Treftadaeth y Byd, henebion cofrestredig, gweddillion archeolegol cenedlaethol pwysig sy'n anghofrestredig, adeiladau rhestredig, ardaloedd cadwraeth a pharciau a gerddi hanesyddol cofrestredig yng Nghymru wrth iddynt ystyried ceisiadau cynllunio. Mae hyn yn cynnwys effaith datblygiadau arfaethedig ar leoliadau'r asedau hanesyddol hyn.

Dywed paragraff 1.25 TAN 24, fod *"lleoliad ased hanesyddol yn cynnwys yr ardal o'i amgylch lle mae'n cael ei ddeall, ei brofi a'i werthfawrogi, sy'n ymgorffori cydberthnasau blaenorol a phresennol â'r dirwedd gyfagos. Nid oes iddo faint penodedig a gall newid wrth i'r ased a'r ardal o'i amgylch esblygu. Gall elfennau lleoliad wneud cyfraniad cadarnhaol neu negyddol i arwyddocâd ased, gallant effeithio ar y gallu i werthfawrogi'r arwyddocâd hwnnw neu gallant fod yn niwtral. Nid yw lleoliad yn ased hanesyddol yn ei rinwedd ei hun ond mae ganddo werth sy'n deillio o'r ffordd y gall elfennau gwahanol gyfrannu at arwyddocâd ased hanesyddol."*

Mae canllawiau pellach ar gael o fewn Canllawiau Arfer Gorau Cadw - Lleoliad Asedau Hanesyddol yng Nghymru. Mae'n nodi bod ystod o ffactorau yn cyfrannu at arwyddocâd asedau hanesyddol ac mae'n rhoi enghreifftiau o'r ffactorau hyn megis elfennau ffisegol ei amgylchedd, perthynas â nodweddion hanesyddol eraill, nodweddion naturiol neu dopograffig, ei berthynas â'r tirwedd a pha mor weledol y mae. Mae'r canllawiau hefyd yn nodi sut i asesu effaith datblygiad ar leoliad asedau hanesyddol, ac mae'r Awdurdod Cynllunio Lleol wedi defnyddio hyn i asesu'r cais hwn, fel y nodir ymhellach isod.

Mae Polisi DM19 y CDLI yn nodi: "Caniateir datblygu sy'n effeithio ar dirweddau neu adeiladau sydd o bwys hanesyddol neu ddiwylliannol ac yn gwneud cyfraniad pwysig at gymeriad yr ardal leol a'r diddordeb sy'n perthyn iddi lle na fydd yn cael effaith niweidiol arwyddocaol ar eu hymddangosiad arbennig, eu cyfarwydd pensaernïol neu'u cyd-destun. Lle mae hynny'n bosibl, dylai datblygu wella'r priodweddau hynny a'u cymeriad arbennig."

### **Casgliad yr Asesiad o'r Effaith ar Dreftadaeth**

Ynglwm â'r cais y mae Asesiad o'r Effaith ar Dreftadaeth sy'n ystyried effaith y datblygiad ar leoliad asedau hanesyddol. I

grynhoi, mae'r Asesiad yn dod i'r casgliad na fydd nifer o adeiladau rhestredig / asedau treftadaeth eraill sydd wedi'u lleoli y tu allan i safle'r cais yn cael eu heffeithio yn sylweddol mewn unrhyw fodd. Hefyd y bydd unrhyw effaith bosib yn mynd yn llai gydag amser gyda'r llystyfiant fydd rhyngddynt. Mae'r Awdurdod Cynllunio Lleol yn cytuno nad yw'r datblygiad arfaethedig yn debygol o gael effaith sylweddol ar adeiladau rhestredig, gan gynnwys yr asedau treftadaeth eraill a nodir yn yr Asesiad o'r Effaith ar Dreftadaeth sydd wedi'u lleoli y tu allan i safle'r cais.

Daw'r Asesiad i'r casgliad y bydd y Pafiliwn Chwaraeon Rhestredig Gradd II a'i gwrtil cysylltiedig, sy'n gorwedd o fewn safle'r cais, yn cael ei effeithio gan y datblygiad arfaethedig. Mae'r Asesiad yn rhagweld y bydd effeithiau'r datblygiad arfaethedig yn fawr ac felly o arwyddocâd sylweddol. Mae'r Asesiad yn nodi y bydd y gwaith arfaethedig i adfer a gwella'r pafiliwn chwaraeon a'r cae chwarae yn lliniaru'r effaith a ragwelir, gan y byddai'r cais yn dod â budd sylweddol i'r adeilad a'i leoliad.

Daw'r Asesiad i'r casgliad na fydd y datblygiad arfaethedig yn cael effaith sylweddol ar Ardal Gadwraeth Llanbedr Pont Steffan.

Hefyd daeth yr asesiad i'r casgliad bod nifer o safleoedd a nodweddion archeolegol a allai fod wedi'u claddu ac sy'n berthnasol i hanes y cae chwarae ac i'r cyfnod cyn hynny, o bosib, pan oedd yn ddim ond cae. Bydd y gwaith o baratoi'r ddaear ar gyfer y datblygiad arfaethedig yn gallu tarfu ar y rhain. Felly cynghorir bod unrhyw waith paratoi sy'n ymdreiddio i'r ddaear yn cael ei wneud o dan oruchwyliaeth archeolegol ar ffurf 'briff gwylio'.

## **Asesiad yr Awdurdod Cynllunio Lleol o effaith y datblygiad arfaethedig ar leoliad asedau treftadaeth**

### **1. Cam 1: Nodi'r asedau hanesyddol a allai gael eu heffeithio**

Mae'r Awdurdod Cynllunio Lleol yn cytuno â'r Asesiad o'r Effaith ar Dreftadaeth o ran mai'r ased hanesyddol a fyddai'n cael ei effeithio gan y datblygiad arfaethedig yw'r Pafiliwn rhestredig Gradd II a'i gwrtil cysylltiedig, sy'n cynnwys y wal derfyn gerrig ar hyd y ffin ogleddol a'r fynedfa gatiâu haearn yng nghornel ogledd-ddwyreiniol safle'r cais. Ni fyddai asedau treftadaeth eraill yn cael eu heffeithio'n sylweddol, fel yr ystyriwyd yn yr Asesiad, ac mae'r Awdurdod Cynllunio Lleol yn cytuno â'i gasgliadau.

### **2. Cam 2: Diffinio a dadansoddi'r lleoliad**

Adeilad rhestredig Gradd II yw'r Pafiliwn, sydd wedi'i restru am ei fod o ddiddordeb pensaernïol arbennig - pafiliwn chwaraeon uchelgeisiol o ddechrau'r ugeinfed ganrif sydd wedi ei gadw yn neilltuoel o dda. Mae'n bwysig oherwydd ei ddiddordeb hanesyddol arbennig fel enghraifft anarferol o'r math hwn o adeilad. Mae'r Pafiliwn mewn cyflwr gwael ac mae angen ei adnewyddu a'i adfer.

Yn gysylltiedig â'r Pafiliwn hefyd y mae'r wal derfyn ogleddol a'r gatiâu mynediad haearn yng nghornel gogledd-ddwyrain eithaf y cae chwarae. Dywed yr Asesiad eu bod wedi cael eu gosod fel rhan o'r gwelliannau i'r maes chwarae tua'r un adeg ag yr adeiladwyd y Pafiliwn yn 1909. Bydd rhan fach o wal y ffin ogleddol yn cael ei symud i greu mynedfa newydd i gerbydau, a bydd y gât fynediad haearn yn cael ei chadw fel y mae.

Mae'r Asesiad yn nodi bod y meysydd chwarae eu hunain o bwys hefyd a gellir dweud bod ganddynt hanes cyfoethog o gynnal digwyddiadau chwaraeon o bwys, yn arbennig o ystyried hanes y Coleg Dewi Sant cynharach ym myd y campau a'i bwysigrwydd wrth sefydlu rygbi yng Nghymru.

Felly mae ffin y safle a'r caeau chwarae yn rhan bwysig o leoliad y Pafiliwn.

### **3. Cam 3: Gwerthuso'r effaith bosib**

Mae'r cynnig yn cynnwys colli'r cae chwarae sydd ar hanner dwyreiniol y safle, a chodi siop fwyd fawr ar hyd ffin y dwyrain, hefyd pentref bwyd fydd yn cynnwys tri phod arddangos o bren parod i'r gogledd o'r Pafiliwn ger y ffin â Heol Pontfaen, mynediad newydd fydd yn cynnwys gwaredu â rhan o'r wal derfyn gerrig, maes parcio, llwybrau, ardal natur a bioamrywiaeth, yn ogystal â phlannu coed.

Byddai'r datblygiad arfaethedig yn arwain at golli cae chwarae sy'n rhan bwysig o leoliad y Pafiliwn, yn weledol ac yn hanesyddol, a bydd ffurf adeiledig sylweddol yn cael ei chreu yn ei le. Mae'r Awdurdod Cynllunio Lleol o'r farn y byddai maint mawr a natur y datblygiad yn tra-arglwyddiaethu ar y Pafiliwn ac yn tansellio'i amlygrwydd. Yn hanesyddol ac ar hyn o bryd, saif y Pafiliwn yn falch fel prif adeilad y safle gan fwrw trem dros y maes agored ac elwa o'r golygfeydd a ddaw o'r caeau chwarae.

Byddai'r datblygiad arfaethedig hefyd yn tynnu oddi wrth berthynas ymarferol, hanesyddol a ffisegol y Pafiliwn gyda'r cae chwarae, gan newid yn sylweddol y ffordd y mae'r Pafiliwn yn cael ei amgyffred, ei brofi a'i werthfawrogi. Caiff golwg y Pafiliwn ei leihau a'i guddio yn sgil ffurf adeiledig sylweddol y datblygiad arfaethedig. Ystyrir hefyd y byddai colli rhan o ffin gerrig y gogledd yn cael effaith andwyol oherwydd byddai'n amharu ar barhad y wal derfyn gerrig ar hyd y ffin hon.

Mae'r Awdurdod Cynllunio Lleol yn cytuno gyda chasgliad yr Asesiad o'r Effaith ar Dreftadaeth, sef y bydd effeithiau'r datblygiad arfaethedig ar leoliad y Pafiliwn yn fawr ac felly o arwyddocâd sylweddol.

#### 4. Cam 4: Ystyried yr opsiynau i liniaru'r effaith

Mae canllawiau arfer gorau Cadw (Lleoliad Asedau Hanesyddol yng Nghymru) yn egluro mai lliniaru yw'r cam a gymerir i osgoi neu leihau niwed i arwyddocâd yr ased hanesyddol a'i leoliad. Gallai lliniaru gynnwys, er enghraifft, addasu'r dyluniad, adleoli'r datblygiad neu elfennau penodol, neu gyflwyno sgriniau. Mae'n mynd ymlaen i ddweud y gallai rhai mesurau lliniaru gael effaith negyddol ar leoliad yr ased hanesyddol. Er enghraifft, gallai sgrin o goed fod yn ffurf estron mewn tirwedd sydd heb goed fel arall.

Fel y nodwyd uchod, mae'r Asesiad o'r Effaith ar Dreftadaeth o'r farn fod effaith fawr y datblygiad arfaethedig ar leoliad y Pafiliwn yn cael ei lliniaru gan y gwaith arfaethedig i adnewyddu'r Pafiliwn. Mae'r Awdurdod Cynllunio Lleol yn nodi nad yw'r cais yn cael ei gyflwyno i 'alluogi datblygu' ac nad yw'n sicrhau cadwraeth y Pafiliwn at y dyfodol.

Fodd bynnag mae'n werth nodi bod canllawiau Historic England, y gellir eu gwneud yn berthnasol i Gymru hefyd, yn nodi,

*"Wrth ystyried effaith cynigion ar arwyddocâd yr ased treftadaeth dan sylw, dylid rhoi pwysau mawr ar gadwraeth yr ased a dylai fod cyfiawnhad clir a sicr dros niweidio neu gollu arwyddocâd yr ased treftadaeth dan sylw. Os bydd cynigion yn niweidio'n sylweddol yr ased treftadaeth dynodedig, dylid eu gwrthod, oni ellir dangos bod y niwed yn angenrheidiol i sicrhau budd cyhoeddus sylweddol sy'n drech na'r niwed hwnnw. Neu, fod ystod o brofion yn berthnasol gan gynnwys ystyried y defnydd a wneir o'r ased, ac ariannu."*

Mae'r canllawiau'n nodi y byddai angen ystyried yn llwyr amrywiaeth o opsiynau posibl er mwyn gwarchod yr ased treftadaeth, a allai gynnwys perchnogaeth gyhoeddus neu elusennol, cyllid grant, defnydd amgen ac ati. Gan nad yw'r cynnig yn cael ei gyflwyno i 'alluogi datblygu' nid yw'r Awdurdod Cynllunio Lleol wedi ceisio ystyried y datblygiad ar sail y canllawiau ym Mholisi Cynllunio Cymru a chanllawiau arfer gorau eraill sy'n ymwneud â galluogi datblygu, heblaw am dynnu sylw at y ffaith fod angen rhoi pwys mawr ar niweidio asedau treftadaeth a'u lleoliad. Hefyd nad oes modd cyfiawnhau hynny bob amser, er bod y datblygiad yn sicrhau ei gadwraeth at y dyfodol.

Mae'r Awdurdod Cynllunio Lleol yn cydnabod bod y gwaith i warchod y Pafiliwn yn fantais. Ond ni fyddai'r gwaith arfaethedig ar y Pafiliwn yn lliniaru'r effaith fawr y byddai'r datblygiad arfaethedig yn ei chael ar ei leoliad oherwydd byddai'r effaith hon yn parhau, beth bynnag am y gwaith adnewyddu. At hynny, nid yw'r cais yn dangos mai dyma'r unig opsiwn / modd o sicrhau cadwraeth y Pafiliwn at y dyfodol. Beth bynnag, nid yw'r manteision o wneud gwaith adnewyddu ar y Pafiliwn yn drech na'r effaith fawr y bydd y datblygiad arfaethedig yn ei chael ar leoliad y Pafiliwn. Mae effaith y datblygiad ar leoliad y Pafiliwn mor fawr fel mai ofer fyddai'r gwaith adnewyddu.

#### Effaith ar leoliad Ardal Gadwraeth Llanbedr Pont Steffan

Mae safle'r cais yn gorwedd y tu allan i Ardal Gadwraeth Llanbedr Pont Steffan. Mae ffin orllewinol yr Ardal Gadwraeth tua 70 metr i'r dwyrain o gornel gogledd-ddwyrainol y safle. Mae'r Asesiad o'r Effaith ar Dreftadaeth yn nodi bod rhai elfennau trefol yn tarfu ar ben draw gorllewinol yr Ardal Gadwraeth - gan edrych tuag at y datblygiad arfaethedig - megis cartref gofal preswyl Hafan Deg a'r coed aeddfed yng ngardd yr eiddo hwnnw. Mae'r Asesiad o'r farn mai effaith fach fydd gan y cynigion yn rhan orllewinol yr Ardal Gadwraeth, felly ystyrir bod arwyddocâd yr effaith yn fach.

Mae safle'r cais y tu allan i'r Ardal Gadwraeth ond serch hynny mae'n rhan bwysig o'r tirwedd a dyma un o'r prif lwybrau i mewn i Lamberd a'r Ardal Gadwraeth. Mae'r caeau chwarae, y Pafiliwn a'r wal derfyn wedi nodweddu'r rhan hon o'r tirwedd ers tua 1909, a'r caeau cyn hynny. Byddai'r datblygiad arfaethedig yn newid cymeriad y tirwedd yn sylweddol drwy gyflwyno datblygiad ar raddfa fawr a fydd yn cael effaith fawr ar leoliad y Pafiliwn yn ogystal ag ar nodweddion gweledol, hanesyddol a diwylliannol y tirwedd.

Nid yw Arfarniad Ardal Gadwraeth Llanbedr Pont Steffan wedi'i fabwysiadu'n ffurfiol eto, ond mae'n werth nodi bod drafft terfynol Arfarniad Ardal Gadwraeth Llanbedr Pont Steffan yn nodi'r canlynol mewn perthynas â safle'r cais:

*'Mae mynwent Sant Pedr, tir yr Eglwys Gatholig a'r parc bach sydd i'r de o'r rhain yn darparu ardal ddwys arall o fannau agored gwyrdd gyda gorchudd coed ar ochr orllewinol y dref. Mae'n fynediad i'r dref o'r gorllewin, er bod lledaeniad datblygiadau ar hyd ochr ogleddol Ffordd Pontfaen yn meddalur trawsnewidiad sydyn o gefn gwlad i'r dref i raddau. Mae caeau agored i'r ochr ddeheuol (safle'r sioe amaethyddol), maes criced y Coleg / caeau chwarae a thaith gerdded boblogaidd ar hyd llednant Teifi, Nant Creuddyn. Adeiladwyd y pafiliwn criced, Adeilad Rhestredig Gradd II, ym 1909 gan y pensaer Ll. Bankes-Price, mewn ymgynghoriad â'r Athro Tyrrel Green o Goleg Dewi Sant. Mae'r ardaloedd gwyrdd hyn yn helpu i ddiffinio ymyl y datblygiad er y caiff ei dresmasu ar ochr ogleddol y ffordd. Mae'r maes criced, er ei fod y tu allan i ffiniau'r ardal gadwraeth, yn arwyddocaol fel lleoliad y pafiliwn rhestredig ac am ei gysylltiad hanesyddol â'r Brifysgol yn ogystal â'i gyfraniad i'r lle / mynediad yr ardal gadwraeth.'*



Felly ystyrir bod y cynnig yn cael effaith andwyol ar leoliad Ardal Gadwraeth Llanbedr Pont Steffan.

## **Archaeoleg**

Fel y nodwyd uchod, daeth yr asesiad i'r casgliad bod nifer o safleoedd a nodweddion archeolegol a allai fod wedi'u claddu ac sy'n berthnasol i hanes y cae chwarae ac i'r cyfnod cyn hynny, o bosib, pan oedd yn ddim ond cae. Bydd y gwaith o baratoi'r ddaear ar gyfer y datblygiad arfaethedig yn gallu tarfu ar y rhain. Felly cynghorir bod unrhyw waith paratoi sy'n ymdreiddio i'r ddaear yn cael ei wneud o dan oruchwyliaeth archeolegol ar ffurf 'briff gwyllo'. Gellir sicrhau hyn drwy amod cynllunio.

## **Amwynder Preswyl**

Mae Polisi DM06 o'r CDLI, maen prawf 7, yn amddiffyn amwynder trigolion cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygon.

Ni fydd effaith fawr ar breifatrwydd y tai i'r gogledd o safle'r cais, ar ochr arall yr heol. Efallai y byddant yn gweld cynnydd bach o ran sŵn o ganlyniad i'r defnydd cynyddol a wneir o'r safle, ond o ystyried cyd-destun trefol y lleoliad a natur y datblygiad, ni fydd hyn yn cael effaith sylweddol ar eu hamwynder. Bydd eu golygon yn sylweddol wahanol i'r sefyllfa bresennol, lle maent yn edrych dros gaeau. Byddai prif adeilad y siop adwerthu yn y gornel ddwyreiniol, gyferbyn â Chanolfan Creuddyn, a rhyngddi a'r tai fe fydd maes parcio ceir, y ffin bresennol a gedwir, a'r heol, sy'n golygu y bydd digon o fwllch rhwng y siop fwyd a'r ffurf adeiledig gyferbyn. Byddai teimlad agored i'r cynnig yn rhannol, rhwng y maes parcio ceir a chadw'r rhan o'r caeau chwarae. Byddai'r cynllun tirlunio arfaethedig hefyd yn helpu i feddalu'r datblygiad. O ganlyniad, er y byddai eu golygon yn newid, ni ystyrir y byddai hyn i'r graddau ei fod yn cael effaith andwyol sylweddol ar eu hamwynder.

Mae cartref gofal preswyl Hafan y Deg yn ffinio â ffin ddwyreiniol y safle. Bydd y ffin bresennol yn cael ei chadw, sy'n cynnwys wal gerrig tua hanner y ffordd i lawr a ffens wifren fetel ar hyd yr hanner arall. Mae ychydig goed hefyd. Mae'r cynnig yn cynnwys ychwanegu at y ffin drwy ffens bren â byrddau a fydd yn mesur 1.8m o uchder. Bydd hon yn dechrau lle mae'r wal gerrig yn dod i ben ac yn parhau hyd ddiwedd ffin gefn Hafan Deg. Bydd y ffens byst a reiliau yn mesur 1.2m o uchder ar hyd y ffin a rennir gyda'r cyrtiau tennis, a bydd ffens bren â byrddau, 1.8m o uchder, ar hyd y ffin a rennir gyda'r lawnt fowlio. Bydd peth effaith andwyol ar amwynder preswylwyr y Cartref Gofal oherwydd ei fod yn agos at gefn y siop fwyd, ond os bydd amodau sy'n cyfyngu ar gludiant i'r siop, ni ystyrir y byddai'n cael effaith andwyol sylweddol ar eu hamwynder.

Ni fyddai effaith andwyol ar amwynder defnyddwyr y cyrtiau tennis a'r lawnt fowlio oherwydd natur eu defnydd.

Mae ffin ddeheuol safle'r cais yn ffinio ag ysgol gynradd Llanbedr Pont Steffan. Mae'r ffin bresennol yn cynnwys ffens wifren fetel a choed ac nid oes newidiadau yn yr arfaeth ar gyfer y ffin. Bydd y tir sy'n gyfagos i'r ffin hon yn faes parcio i wasanaethu'r Pafiliwn presennol, yn ardal natur a bioamrywiaeth, a bydd y tir ar yr ochr arall i'r Pafiliwn yn cael ei gadw yn gae chwarae. O ganlyniad, ni fydd y datblygiad arfaethedig yn cael effaith andwyol o gwbl ar yr ysgol gynradd.

Mae adran y Cyngor - Amddiffyn y Cyhoedd - wedi argymhell nifer o amodau er mwyn diogelu amwynder y trigolion.

Mae'r datblygiad arfaethedig yn cyd-fynd â Pholisi DM06 y CDLI ac ni fernir ei fod yn achosi effaith niweidiol sylweddol ar amwynder y trigolion cyfagos.

## **Priffyrdd a Mynediad**

Mae'r cynnig yn cynnwys creu un mynediad cyfun newydd ar gyfer cerbydau, beicwyr a cherddwyr oddi ar Heol Pontfaen. Bydd y fnyedfa bresennol drwy'r gatiâu haearn yn cael ei chadw ond caiff ei throi'n lwybr cerdded a beicio ar y cyd.

Cynigir y bydd y datblygiad yn cynnwys gwelliannau ychwanegol i'r seilwaith trafndiaeth, gan gynnwys:

- Croesfan newydd i gerddwyr, a reolir, ar Heol Pontfaen i wella'r mynediad ar droed i'r datblygiad
- Cysylltiadau llwybrau troed yn fewnol, gan gynnwys i'r fnyedfa bresennol yng nghornel dde-ddwyreiniol y safle tua'r ganolfan hamdden.

Bydd y siop fwyd yn cynnwys 118 o lefydd parcio, gan gynnwys pum lle i bobl anabl, saith lle i rieni a phlant, a dau le 'Clicio a Chasglu'. Bydd y maes parcio yn cynnwys darpariaeth ar gyfer 24 o bwyntiau gwefru cerbydau trydan. I ddechrau, bydd pedwar pwynt gwefru 'byw' yn cael eu gosod, a'r 20 lle sy'n weddill yn gallu cynnig darpariaeth - hynny yw, bydd y seilwaith wedi'i osod eisoes islaw'r ddaear felly gellir uwchraddio'r llefydd yn hawdd yn ôl y galw.

Bydd pedwar cylchyn i ddal beics o flaen y siop ar gyfer parcio wyth o feics yn ddiogel.

Bydd y man llwytho ar ochr dde-ddwyreiniol yr adeilad, i gefn y safle, a bydd yn cynnwys y man llwytho lle bydd cerbydau cludiant yn dadlwytho.

Bydd 25 o lefydd parcio gan y tri phod. Bydd 22 o lefydd parcio yn gwasanaethu'r Pafiliwn - 12 ar y tir caled presennol gerllaw'r Pafiliwn a chynigir deg ychwanegol oddi ar y ffordd fynedfa sy'n arwain at y pafiliwn, yn union i'r gogledd-ddwyrain o'r pafiliwn.

Nid yw'r awdurdod priffyrdd lleol wedi codi gwrthwynebiad i'r datblygiad arfaethedig, ar sail amodau.

### **Tirlunio a choed**

Mae TAN 10 yn cyfeirio at Orchmynion Diogelu Coed ac yn nodi bod effaith cynigion cynllunio ar goed sy'n cael eu gwarchod yn ystyriaeth gynllunio berthnasol. Mae'n nodi y dylid defnyddio Gorchymyn Diogelu Coed (TPO) i ddiogelu coed os byddai eu symud yn cael effaith sylweddol ar yr amgylchedd a mwynhad y cyhoedd ohono.

Mae Polisi DM20 y CDLI yn gosod rhagdybiaeth o blaid cadw coed, gwrychoedd a choetiroedd sy'n bod ar hyn o bryd. Mae'n nodi y bydd datblygiad yn cael ei ganiatáu, ar yr amod:

1. na fyddai'n diddymu, yn difrodi nac yn dinistrio coed, gwrychoedd na choetiroedd o werth gweledol, ecolegol, hanesyddol, diwylliannol neu amwynder oni bai fod yr angen am y datblygiad arfaethedig yn drech na'r gwerth hwnnw;
2. y gellir lliniaru neu, os oes raid, wneud iawn am effeithiau negyddol y golled neu'r difrod;
3. y bydd yn sicrhau enillion priodol o ran bioamrywiaeth; ac
4. y bydd y mesurau i wneud iawn a gwella yn defnyddio rhywogaethau brodorol yn bennaf, ac nid rhywogaethau anffrodorol goresgynnol.

Mae Polisi DM10 o'r CDLI yn gofyn am gyflwyno cynllun tirwedd ar gyfer cynigion a fyddai'n cael effaith ar y tirwedd.

Mae yna Orchmynion Cadw Coed ar nifer o'r coed sydd o fewn ffiniau'r safle. Mae cynllun sy'n cynnig gwaith tirlunio meddal yn cyd-fynd â'r cais, a chynllun rheoli tirwedd ac asesiad o'r effaith ar goed.

Cynhaliwyd arolwg coed gan Tyler Grange ym mis Hydref 2021, a nododd yr arolwg un goeden a dau grŵp o goed o werth uchel, 21 o goed ac un berth o werth canolig a phum coeden o werth isel. Mae angen colli dwy goeden (T4 a T5) ar y ffin ogleddol a dwy ran o'r berth (H1), sef cyfanswm o 35 metr, i wneud y mynedfeydd newydd i gerddwyr a cherbydau i mewn i'r safle. Roedd yr arolwg o'r farn mai gwerth canolig oedd i'r ddwy goeden (castanwydd) y cynigir eu symud. Mae'r arolwg yn dweud y gellir gwneud yn iawn am y ddwy goeden a gollir, yn ogystal â cholli'r 35m o berth, drwy gynllun plannu helaeth a gynigir yn y cais. Mae hyn yn cynnwys plannu 26 o goed newydd, perth frodorol ar hyd y ffin ddwyreiniol, dŵl laswellt gymysg yn yr ardd law a manau glaswelltog y tu cefn i'r siop.

Dywedodd Swyddog Coed y Cyngor fod gan y cynllun arfaethedig ddewis da o goed i'w plannu megis coed cyll, coed celyn, y ddraenen wen, y gerddinen, y fedwen a choed ceirios yr adar. Ymddengys fod hyn yn addas ar gyfer maint ac amodau daear y safle ac mae llawer o'r rhywogaethau hyn eisoes yn bresennol yn y gwrychoedd yno. Mae'r Swyddog yn argymhell amodau a fydd yn sicrhau bod cynllun plannu coed ar waith a bod tyfwr coed neu Bensaer Tirwedd yn cynnal briff gwylio i sicrhau bod ardaloedd gwarchod gwreiddiau ar waith yn ystod y cyfnod adeiladu, fel yr argymhellwyd yn Adroddiad Coed Tyler Grange.

Mae colli dwy goeden a 35 metr o berth yn anffodus. Fodd bynnag, cydnabyddir nad yw'r ddwy goeden sydd i'w symud o werth uchel oherwydd nodwyd eu bod o werth cymhedrol. Yng nghyd-destun y cynllun yn ei gyfanrwydd mae'r golled yn gymharol fach. Ystyrir hefyd fod y cynllun plannu arfaethedig yn cynnig lliniaru / gwneud yn iawn yn ddigonol a byddai'r cynnig hefyd yn sicrhau enillion priodol o ran bioamrywiaeth. O ganlyniad, mae'r cais yn dderbyniol mewn perthynas â choed, gwrychoedd a thirlunio.

### **Rhywogaethau a warchodir**

Mae Asesiad Ecolegol a gynhaliwyd ym mis Hydref 2021 ynghlwm wrth y cais.

Mae'r rhan fwyaf o'r safle yn borfa amwynder a ddefnyddir ar hyn o bryd yn gaeau chwaraeon gyda darn bach o brysgwydd a mieri yng nghornel gogledd-orllewinol y safle. Mae'r coed ar y safle yn cynnwys rhes o goed castanwydd ifanc a lled-aeddfed ar ffin y gogledd, saith poplysen ddu fawr ar ffin y gorllewin, tair onnen aeddfed ar y ffin ddeheuol, a thair aethen aeddfed ar y ffin ddwyreiniol. Ni ddylid cwmpo coed sydd â'r potensial mawr o gynnal clwydfannau ystlumod. Mae rhywogaethau estron goresgynnol wedi cael eu nodi ar y ffin orllewinol, gan gynnwys Balsam yr Himalaya, cotoneaster yr Himalaya a'r farddanhadlen felen.

Ni welwyd tystiolaeth o foch daear yn ystod yr arolwg, ond er mwyn sicrhau nad oes effaith ar y rhywogaeth hon yn sgil y datblygiad, argymhellir bod arolwg diweddar yn cael ei gynnal cyn dechrau ar y gwaith adeiladu. Bydd mesurau diogelu yn ystod y gwaith adeiladu yn cynnwys briffio'r holl weithwyr adeiladu ar y safle a darparu dull o ddianc i'r moch daear megis rampiau o unrhyw ffos neu bwl dwfn a adewir ar agor dros nos.

Bydd cadw'r coridor coetir ar y ffin orllewinol yn lleihau unrhyw effaith ar adar sy'n nythu. Dylid symud cynefinoedd nythu y tu allan i dymor nythu'r adar (1 Mawrth - 31 Awst). Os na fydd hyn yn bosibl, dylai ecolegydd cymwys chwilio unrhyw lystyfiant i'w symud yn union cyn i'r gwaith ddechrau.

Mae cynllun ar gyfer goleuadau allanol wedi'i gyflwyno sy'n manylu ar y mesurau dylunio i atal cynnydd mewn golau ar y coridor i fywyd gwylt ar y ffin orllewinol. Mae'r dyluniad goleuo yn dilyn y canllawiau a nodir yn Nodyn Cyfarwyddyd 08/18 Ystlumod a goleuadau artiffisial yn y DU (Ymddiriedolaeth Gwarchod Ystlumod a Sefydliad y Gweithwyr Goleuo Proffesiynol, 2018) a gellir ei sicrhau drwy amod cynllunio.

Mae argymhellion ar gyfer gwella bioamrywiaeth i'w cael yn yr arfarniad ecolegol ac yn y cynllun 'cyfleoedd a chyfyngiadau', a gellir eu sicrhau drwy amod cynllunio.

### **Safleoedd Gwarchoddedig**

Saif y safle o fewn Ardal Cadwraeth Arbennig Afon Teifi sydd ar hyn o bryd yn methu o ran ei dargedau ffosffadau. Yn unol â Rheoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017 (fel y'u diwygiwyd) bydd pob cynnig datblygu o fewn dalgylch Ardal Cadwraeth Arbennig Afon Teifi sydd â'r potensial o gynyddu ffosffadau yn cael Asesiad Rheoliadau Cynefinoedd i weld beth fydd effaith y ffosffad ychwanegol ar y safle dynodedig a'i nodweddion. Yn ogystal, mae potensial y bydd effaith niweidiol ar Ardal Cadwraeth Arbennig Afon Teifi o'r llygredd a ddaw o gyfnod adeiladu'r datblygiad. Mae'r safle wedi'i gysylltu'n hydrolegol ag Afon Teifi drwy gyfrwng Nant Creuddyn sy'n rhedeg ar hyd y ffin orllewinol. Mae potensial hefyd i lygredd o'r cyfnod adeiladu fynd i mewn i ddŵr ffo yr arwyneb ac ymlaen i'r safle dynodedig.

Felly mae Asesiad Rheoliadau Cynefinoedd wedi'i gynnal o dan Reoliad 63 o Reoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017. Mae'r prawf Effaith Arwyddocaol Tebygol yn ystyried yr effaith bosibl ganlynol:

#### **Ffosffadau:**

Mae canllawiau Cyfoeth Naturiol Cymru yn nodi ei bod yn debygol y gellir dod i gasgliad na fydd effaith arwyddocaol debygol mewn achosion lle mae'r canlynol yn berthnasol:

- bod y drwydded amgylcheddol ar gyfer y gwaith trin dŵr gwastraff cysylltiedig wedi'i hadolygu ar sail yr amcanion cadwraeth diwygiedig ar gyfer ansawdd dŵr
- bod yna gapasiti i ddarparu ar gyfer y dŵr gwastraff ychwanegol yn unol â therfynau diwygiedig y drwydded
- bod gan y rhwydwaith carthffosydd a'r gwaith trin dŵr gwastraff cysylltiedig y gallu hydrologig ar gyfer cysylltiadau newydd heb fod effaith amgylcheddol yn sgil gorlifoedd storm

Mae Dŵr Cymru wedi cadarnhau bod y drwydded amgylcheddol wedi cael ei hasesu ar sail yr amcanion cadwriaethol diwygiedig a bod capasiti ar waith i ddarparu ar gyfer y dŵr gwastraff ychwanegol. Bydd y gwaith trin dŵr gwastraff yn parhau o fewn terfynau diwygiedig y drwydded ac mae gan y garthffos a'r gweithfeydd trin dŵr gwastraff cysylltiedig y gallu hydrologig i ddarparu ar gyfer y dŵr gwastraff ychwanegol heb fod gorlifoedd storm mwy aml neu hirach.

O ganlyniad, daw'r TLSE i'r casgliad na fydd effaith arwyddocaol debygol ar nodweddion dynodedig yr Ardal Cadwraeth Arbennig yn sgil mwy o ffosffadau o'r datblygiad hwn. O ganlyniad, bernir nad oes angen Asesiad Priodol llawn.

#### **Llygredd:**

Mae'r safle wedi'i gysylltu'n hydrolegol ag Afon Teifi drwy gyfrwng Nant Creuddyn sy'n rhedeg ar hyd ffin orllewinol y datblygiad arfaethedig. Mae potensial i lygredd o'r cyfnod adeiladu fynd i mewn i'r cwrs dŵr drwy ddŵr ffo yr arwyneb ac ymlaen i'r safle dynodedig. Heb fesurau lliniaru a rheoli, ni ellir diystyru effaith arwyddocaol debygol yn sgil y perygl hwn a nodwyd. Gan nad oes modd ystyried lliniaru ar y cam hwn o'r asesiad (yng ngoleuni dyfarniad Llys Cyfiawnder yr Undeb Ewropeaidd (*People Over Wind and Sweetman v Coillte Teoranta (C-323/17)*) mae angen Asesiad Priodol llawn.

Mae Cynllun Rheoli Adeiladu ac Amgylchedd wedi'i gyflwyno sy'n amlinellu'r rhagofalon a'r technegau a fydd yn cael eu rhoi ar waith i atal llygredd rhag effeithio ar yr Ardal Cadwraeth Arbennig. Sicrheir hyn drwy amod cynllunio a fydd yn sicrhau nad oes effaith andwyol ar yr Ardal Cadwraeth Arbennig.

#### **Effeithiau ar y cyd:**

Mae effaith gyfun y datblygiad arfaethedig wedi'i hystyried ynghyd â'r datblygiad arfaethedig a gyflwynwyd o dan gais A230860 ar gyfer uned B1, B2 a B8 yn Llambod. Bydd y Cynllun Rheoli Adeiladu ac Amgylchedd yn sicrhau nad oes effaith andwyol ar yr Ardal Cadwraeth Arbennig yn sgil y datblygiad arfaethedig hwn. Mae Cynllun Strategaeth Ddraenio ac Atal Llygredd wedi'i gyflwyno fel rhan o gais A230860 a fydd hefyd yn sicrhau nad oes effaith andwyol ar yr Ardal Cadwraeth Arbennig yn sgil y datblygiad arfaethedig hwn.

Daw'r Asesiad Rheoliadau Cynefinoedd i'r casgliad na fydd y cais yn cael effaith andwyol ar integriti Ardal Cadwraeth Arbennig Afon Teifi, boed ar ei ben ei hun na chwaith ar y cyd.

### **Llifogydd**

Saif y safle yn bennaf o fewn Parth Llifogydd A, gyda rhan fwyaf gorllewinol y safle o fewn Parthau Llifogydd B ac C2, fel y dangosir ar y Mapiau Cyngor Datblygu sy'n cyd-fynd â TAN15. Mae'r Map Llifogydd diweddaraf i Gymru yn dangos bod rhan fwyaf gorllewinol y safle o fewn Parth Llifogydd 2 a 3.

Nid yw rhan fwyaf gorllewinol y safle yn cael ei ddatblygu fel rhan o'r cais hwn. Felly, bernir mai perygl bychan o lifogydd neu ddim perygl o gwbl sydd gan y datblygiad arfaethedig.

### **Draenio Dŵr Wyneb**

Ymdrinnir â dŵr wyneb drwy System Ddraenio Gynaliadwy a fydd yn cael ei datblygu a'i chymeradwyo fel rhan o Gymeradwyaeth SuDS Corff Cymeradwyo Systemau Draenio Cynaliadwy'r Cyngor. Mae'r Awdurdod Cynllunio Lleol yn fodlon y gellir ymdrin â'r dŵr wyneb yn ddigonol drwy broses gymeradwyo SuDS.

### **Halogi**

Mae Arfarniad Geo-amgylcheddol o safle'r cais yn cyd-fynd â'r cais. Mae hwn yn adolygu'r defnydd blaenorol a wnaed o'r safle ac yn cynghori ar y tebygolrwydd o halogi. Daw hyn i'r casgliad nad yw'r safle wedi cael ei ddatblygu ar y cyfan a'i fod wedi cael ei ddefnyddio fel maes chwaraeon yn fwy diweddar. Roedd adeilad bychan yn bresennol yng nghornel ogledd-orllewinol y safle. Nid oes hanes o gloddio am lo ar y safle.

Mae'r Arfarniad yn nodi bod angen rhagor o waith i symud y safle yn ei flaen i'r cyfnod adeiladu, a fydd yn cynnwys:

- cwblhau rhaglen monitro nwy a chyhoeddi asesiad nwy
- chwilio am radon ar y safle i bennu'r mesurau radon sydd i'w cynnwys yn y datblygiad arfaethedig
- dyluniad manwl o'r sylfeini
- cadarnhau gyda'r Awdurdod Lleol yr argymhellion a wneir yn yr adroddiad

Gellir sicrhau hyn drwy amod cynllunio.

### **Casgliad**

Nodir manteision cadarnhaol y cynnig, fodd bynnag, nid yw'r rhain yn drech na'r ffaith fod y datblygiad arfaethedig cyn mynd yn groes i bolisiau manwerthu perthnasol yn ogystal â'r niwed arwyddocaol y byddai'n ei gael ar leoliad yr adeilad rhestredig Gradd II, yr Ardal Gadwraeth a'r tirwed, fel y crynhoir isod:

- Nid oes angen meintiol nac ansoddol am y siop fwyd arfaethedig yn Llanbedr Pont Steffan;
- Byddai disgwyl i'r siop fwyd arfaethedig gael effaith andwyol fawr ar y Sainsbury's presennol yng nghanol tref Llanbedr Pont Steffan. Hyd yn oed pe na bai'n arwain at gau'r siop, byddai nifer y siopwyr yn y canol yn lleihau'n sylweddol, gyda sgil-ffaith ar fusnesau eraill canol y dref. Byddai hyn yn effeithio'n andwyol ar fywiogrwydd a hyfywedd canol y dref, a allai yn ei dro gynyddu nifer y siopau gwag drachefn yn y ganolfan, ar adeg pan fo mater siopau gwag ar gynydd eisoes yn bryder;
- Disgwylir i'r siop fwyd arfaethedig gael effaith andwyol fawr ar ganol trefi Aberaeron a Llandysul, gyda cholledion o tua 10% o gyfanswm y fasnach cyfleustra yn cael eu rhagweld. Mae hyn yn bryder mawr o ystyried pwysigrwydd y ddarpariaeth cyfleustra i iechyd cyffredinol y ddwy ganolfan ac i'w rôl fel canolfannau gwasanaethu ar gyfer eu cymunedau lleol;
- Mae'r diffyg eglurder ynghylch y manwerthu a gynigir o fewn y 'podiau' yn ei gwneud hi'n anodd asesu'r angen amdanynt a'u heffaith debygol ar ganol tref Llanbedr Pont Steffan. Fodd bynnag, mae pryder y gallai'r unedau hyn fod mewn cystadleuaeth uniongyrchol gyda'r manwerthwyr bach/annibynnol sy'n gweithredu yng nghanol tref Llanbedr Pont Steffan ar hyn o bryd;
- Mae'r podiau arfaethedig yn methu'r prawf cymallog ac nid oes cyfiawnhad dros leoliad y tu allan i'r canol;
- Ystyrir bod y datblygiad arfaethedig yn cael effaith andwyol sylweddol ar nodweddion y tirwedd;
- Ystyrir bod y datblygiad arfaethedig yn cael effaith andwyol fawr, o arwyddocâd sylweddol, ar leoliad y Pafiliwn Rhestredig Gradd II;
- Ystyrir bod y datblygiad arfaethedig yn cael effaith andwyol sylweddol ar gymeriad a golwg yr Ardal Gadwraeth.

## **Rheswm dros ei adrodd i'r Pwyllgor Rheoli Datblygu**

Mae'r Cais wedi'i gyfeirio i'r Pwyllgor Rheoli Datblygu i benderfynu yn ei gylch am ei fod yn ddatblygiad mawr.

### **ARGYMHELLIAD:**

Mae'r Awdurdod Cynllunio Lleol yn argymhell gwrthod caniatâd cynllunio am y rhesymau a nodir uchod

#### **Adroddiad y Panel Archwilio'r Safle**

Cytunwyd gan y Swyddog Arweiniol Corfforaethol: Economi ac Adfywio, a Chadeirydd ac Is-gadeirydd y Pwyllgor Rheoli Datblygu (RhD), y byddai'n fuddiol cynnal archwiliad safle cyn i'r cais gael ei drafod yn y Pwyllgor RhD. Gwahoddwyd holl aelodau'r Pwyllgor RhD i fynychu'r Archwiliad Safle.

Cynhaliwyd yr Archwiliad Safle ddydd Gwener, 24 Mai 2024, a fynychwyd gan:

- Cyng Ifan Davies (Cadeirydd)
- Cyng Carl Worrall (Is-gadeirydd)
- Cyng Marc Davies
- Cyng Rhodri Evans
- Cyng Raymond Evans
- Cyng Hugh Hughes
- Cyng Ceris Jones
- Cyng Maldwyn Lewis
- Cyng Meirion Davies
- Cyng Chris James
- Cyng Gareth Lloyd

Derbyniwyd ymddiheuriadau gan y Cynghorydd Gethin Davies.

Yn bresennol o'r Gwasanaeth Cynllunio, roedd:

- Dr Sarah Groves-Phillips, Rheolwr Corfforaethol – Gwasanaethau Cynllunio
- Mrs Catrin Newbold, Rheolwr Gwasanaeth – Rheoli Datblygu
- Mrs Sian Holder, Arweinydd Tîm Rheoli Datblygu (De)

Rhoddwyd copi o'r cynllun safle arfaethedig i'r aelodau a disgrifiodd Mrs Holder y datblygiad arfaethedig, gan dynnu sylw at leoliad y siop nwyddau, parcio, mynediad, podiau, pwll bioamrywiaeth, triniaeth o'r ffiniau a rhoi disgrifiad byr o'r gwaith arfaethedig i'r Pafiliwn Rhestredig Gradd II.

Arolygwyd y safle gan yr aelodau o'r fynedfa bresennol i gerddwyr gan nodi'r giatiau presennol i gerddwyr, ffin ymyl y ffordd a lleoliad y fynedfa arfaethedig, a fyddai'n arwain at gollir wal gerrig terfyn bresennol, cloddiau a choed.

Cerddodd yr aelodau ar hyd ffin ddwyreiniol y safle, gan ystyried y datblygiad cyfagos a'r triniaeth o'r ffin presennol ac arfaethedig. Gwelodd yr aelodau hefyd y safle o'r ffin ddeheuol a lleoliad yr ysgol gynradd i gefn y safle.

Ymwelodd yr aelodau â'r safle o'r Pafiliwn gan weld cyflwr presennol y Pafiliwn. Trafododd yr Aelodau faint o'r caeau chwarae a fyddai'n cael ei gollir i'r datblygiad a cheisio eglurhad ynghylch a fyddai gweddill y cae chwarae sydd ar yr ochr orllewinol yn cael ei gadw'n gyfan gwbl neu a fyddai'n cael ei leihau. Dywedodd Mrs Holder y byddent yn gofyn am eglurhad gan yr asiant.

Sylwodd yr aelodau ar ffiniau presennol y safle a'r ffurf adeiledig o'i gwmpas. Yn dilyn archwiliad o'r safle ei hun, cerddodd yr aelodau i ganol tref Llanbedr Pont Steffan i ddeall pellter y safle o ganol y dref ac fe'u cynghorwyd hefyd i nodi'r unedau gwag yng nghanol y dref.

<b>Rhif y Cais / Application Reference</b>	A211186
<b>Derbyniwyd / Received</b>	22-12-2021
<b>Y Bwriad / Proposal</b>	The erection of a Class A1 retail Aldi foodstore, the refurbishment of a Grade II listed sports pavilion, the installation of three pre-fabricated wooden exhibition pods, and a nature and biodiversity area with associated access, car parking and landscaping.
<b>Lleoliad Safle / Site Location</b>	Trinity St Davids Playing Fields Pontfaen Road, Lampeter, Ceredigion,
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	(Aldi Stores Ltd),
<b>Asiant / Agent</b>	Mr Lloyd Collins (Planning Potential Limited), Planning Potential Limited 13 - 14 Orchard Street, Bristol, BS1 5EH

## THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to Trinity St Davids Playing Fields, located along Pontfaen Road, approximately 270 metres to the west of the town centre of Lampeter. The site lies outside of Lampeter Conservation Area with the boundary approximately 70 metres to the east of the north-eastern corner of the playing field. The site measures approximately 2.61ha and is currently used as sports facility. The site is bounded to the north by Pontfaen Road, with mainly residential properties on the other side, including the recently developed Canolfan Creuddyn Centre and a Petrol Station; to the east is Hafan Deg residential home, an external tennis court and bowling green with Lampeter Leisure Centre and Comprehensive School beyond; to the south is Lampeter Primary School; and the west consists mainly of agricultural fields and residential properties.

The boundary of the site is formed by mature trees and hedgerows along the north, west and south with the trees subject to a Tree Preservation Order. The eastern boundary is formed by a low stone wall, metal wire fence, with a few trees near to the entrance. A watercourse flows alongside the row of trees at the west border and a stone wall runs across the northern boundary of the site. The main access to the playing field is gained from an iron gated entrance at the far north-east corner, from Pontfaen Road.

The application site currently provides two grass rugby pitches which are used for rugby, cricket, football, hockey and other sporting activities by St David's College, and now the University of Wales Trinity Saint Davids. Within the southern part of the site is a Grade II listed pavilion. A more modern changing room building sits directly behind the listed structure, and this does not form part of the listed building.

The site is owned and managed by University of Wales Trinity Saint David (UWTSD).

The site lies within Teifi Valley Special Landscape Area.

The only planning history identified is the erection of a groundsmen stores. Approved subject to conditions 31-01-1990.

A pre-application enquiry was submitted prior to the submission of the application (Q200146).

An EIA screening opinion was also submitted prior to the submission of the application where it was advised that the proposal is not EIA development (Q200280).

A Pre-Application Consultation was undertaken between 15 November 2021 and 15 December 2021.

## DETAILS OF DEVELOPMENT

The application seeks full planning permission for the erection of a Class A1 retail foodstore, the refurbishment of the Grade II listed sports pavilion, the installation of three pre-fabricated wooden exhibition pods, and a nature and biodiversity area with associated access, car parking and landscaping.

An application for listed building consent has also been submitted alongside this application for the refurbishment of the pavilion, which is being considered under application reference A211187.

### Food Store

It is important to note that the use being applied for is a Class A1 foodstore. If the application is approved, it could be occupied by any food retailer and is not exclusive to Aldi only.

The foodstore (Class A1) is proposed within the eastern part of the application site and is a single storey contemporary

building with a flat roof and parapet. The building measures approximately 60m long and 40 wide, and a total height of approximately 5.7 metres at its northern end, and approximately 6.5 metres at its southern end due to the gentle slope of the land. Internally the store will measure approximately 1,855 sq.m. (GIA) and will have a net sales area of 1,315 sq.m. Of this, around 80% of the floorspace would be devoted to the sale of convenience goods and 20% to comparison. The remainder of the building comprises the 'back of house' warehousing area, staff welfare space and other ancillary space.

The building has a 'smooth black' brickwork plinth and facades are finished with a mixture of white render, vertical timber cladding, and random coursed stonework. The front of the store faces to the west and includes a cantilevered canopy and an external lobby that defines the main entrance and trolley bay area. A series of ribbon windows divided by stonework piers breaks up the public facing elevation and allows natural light into the shop floor.

The application states that the proposed development would provide up to 40 new local jobs, in addition to short term construction jobs.

### Food Village

The proposed food village comprises of three pre-fabricated wooden exhibition pods, and will be used to help promote local produce and producers and for educational purposes, as part of the wider Canolfan Tir Glas initiative. The pods will predominantly be used for education and exhibiting various programmes/activities, but they will occasionally be used for small scale retailing.

The pods will be located to the west of the Aldi store, on the other side of the parking area for Aldi, and near to Pontfaen Road and to the new access. The pods provide a total of 68 sq.m. gross internal floorspace (GIA). Each pod will have an internal floorspace of circa 23 sq.m. and will be single storey, measuring 3.5 metres in height.

### Pavilion

The existing listed Pavilion will be refurbished to provide new changing facilities for sports teams and community groups. The internal layout of the building will remain largely unchanged, except for the relocation of the WC and kitchen facilities which will be modernised along with the refurbishment of the internal fabric. More detail is provided within the accompanying listed building report.

### Associated Works

The proposal includes a new shared access point from Pontfaen Road, off-site highway improvements, parking, additional landscaping and SuDS.

## **RELEVANT PLANNING POLICIES AND GUIDANCE**

### **Relevant National Planning Policy**

- Future Wales: the national plan 2040
- Planning Policy Wales (edition 12, February 2024)
- Technical Advice Note (TAN) 4: retail and commercial development (2016)
- Technical Advice Note (TAN) 10: tree preservation orders (1997)
- Technical Advice Note (TAN) 11: noise (1997)
- Technical Advice Note (TAN) 12: design (2016)
- Technical Advice Note (TAN) 15: development and flood risk (2004)
- Technical Advice Note (TAN) 16: sport, recreation and open space (2009)
- Technical Advice Note (TAN) 18: transport
- Technical Advice Note (TAN) 23: economic development (2014)
- Technical Advice Note (TAN) 24: the historic environment (2017)
- Cadw best practice guidance: Setting of Historic Assets in Wales (2017)

### **Relevant Local Planning Policy**

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

- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- LU12 Employment Proposals on Non-allocated Sites
- LU18 Retail Proposals Countywide
- LU19 Retail Proposals in Urban Service Centres
- LU22 Community Provision
- LU30 Safeguarding

- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM07 Conservation Areas
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- DM19 Historic and Cultural Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement

Relevant adopted Supplementary Planning Guidance:

- Open Space SPG April 2014
- Special Landscape Areas SPG April 2014
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Built Environment and Design SPG 2015
- 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**

### **Statutory Consultee Responses:**

- **Lampeter Town Council** - No response received
- **Highways** - Recommended conditions
- **Land Drainage** - Standard advice. SuDS approval required



- **Ecology** - Recommended Conditions. HRA concludes no adverse impact on the river Teifi SAC
- **Tree Officer** - Comments / recommended conditions
- **Public Protection** - Recommended conditions
- **Natural Resources Wales** - Recommended conditions
- **West Wales Fire and Rescue Service** -No objection/comments to make
- **Dwr Cymru Welsh Water** - Recommended conditions
- **Sports Wales** - No objection
- **Dwr Cymru** - Recommended condition, and confirmation that environmental permit for associated wastewater treatment works has been reviewed against revised conservation objectives for water quality

The Local Member has submitted representation supporting the application for the following reasons:

- Many residents in Lampeter travel to Aldi and Lidl in Carmarthen as the supermarkets in Lampeter are expensive.
- Aldi is bilingual and would employ local staff.
- Benefit residents.
- The University has already committed to re-develop the Pavilion which is in a poor state with the pods available for use by the community.
- The field can still be used for sports as the development does not take up the whole site.
- The car park will be convenient and free and opposite Creuddyn which is far from the town.
- Will not result in increase in cars coming into Lampeter but will save the number of cars going out of Lampeter and will increase footfall within the town.

### **Third Party Consultee Responses:**

#### Support -

- needed for the local community
- encourage more local shopping by providing more choice and an affordable superstore
- accessible for scooter/wheelchair users
- local residents won't have to travel to Carmarthen/Cardigan/Aberystwyth for groceries
- environmental and Air Quality benefits due to residents not having to travel further afield
- generate local employment
- increase footfall to town centre which will bring more trade to other businesses
- supports the community and local area
- provides more food choices
- bring in regeneration/investment for other businesses
- benefit other businesses
- enhance/regenerate/revitalise the town
- new incentive to bring people into town for shopping, tourism and education
- much need upgrade of courses at University
- boost local economy
- support community enterprise
- help make the town attractive to tourists and locals
- better sports facilities
- nature and biodiversity areas
- decrease air pollution by reducing vehicular trips to other Aldi stores
- new sense of community
- developed sympathetically to the surrounding area
- within easy walking distance to the main town centre
- bonus to see the listed, but decaying, sports pavilion being rescued for community use
- still have a playing field
- attract more students which will save the university

A petition, supporting the development, was also submitted which was signed by 122 people.

#### Comments / Concerns / Objections -

- Impact of additional road traffic on Pontfaen Road
- Impact on on-road parking, need to take into account the on-road parking as a result of the business unit on the other side of the road
- consider a skate/bmx park for youngsters, to get them off the streets
- no consultation on the impact of development with the residents of Hafan y Deg Residential Care Home - loading bay positioned 25m away from the window and will impact on views, noise, lighting and other disturbance. Proposed fence would have an impact

- No independent retail assessment. Assessment should also consider impact on Tregaron Spar and Llanfair Bridge Stores
- Damaging for the town
- Goes against UWTDS sustainability policy. Town centre already suffering, with empty shop premises, should focus on local food systems
- Existing food stores in Lampeter sufficient to meet the needs of the town and surrounding area
- Unfair competition to local food community

## **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".

The relevant development plans for Ceredigion consist of Future Wales: The National Plan 2040 (Future Wales) and the Ceredigion Local Development Plan 2007-2022 (LDP).

In accordance with the Planning and Compulsory Purchase Act 2004, should a policy in Future Wales conflict with a policy within the Ceredigion LDP, then the conflict should be resolved in favour of the policy contained within Future Wales. This is due to Future Wales being the latest development plan to be adopted. Although the current LDP has reached its plan end date, it remains the statutory local development plan until its replacement is adopted.

### **Principle of Development**

Future Wales is the national development plan and sets out the direction for development in Wales up to 2040. In accordance with the Spatial Strategy, growth in Mid Wales should be focused in the Regional Growth Areas, where development should meet the regional housing, employment and social needs of Mid Wales. Lampeter lies within the Teifi Valley Regional Growth Area.

For the purpose of local planning policy, the application site lies within the settlement boundary of Lampeter Urban Service Centre (USC). The site lies outside of the Conservation Area, the Town Centre boundary and is not allocated for any specific type of development.

LDP Policy S01 directs the majority of development to the USCs as these are the most sustainable locations in the County. Policy S02 states that development will be permitted in Lampeter USC where it contributes to its overall sub-regional role as set out in the Settlement Group Statements; and contributes to their regeneration strategies, where these exist.

There are three main factors which need to be considered as part of assessing the acceptability of the principle of the proposed development. These are identified as:

1. Retail Development
2. Economic Development
3. Recreational / Community Spaces

The LPA has appointed an external consultant that specialises in retail policies / assessment to review the Planning and Retail Statement (PRS) submitted. This was undertaken by Reeves Retail Planning Consultancy (RRPC).

These are discussed in turn below.

#### **1. Retail Development**

PPW states that when determining planning applications for retail development, LPAs should first consider whether there is a need for additional retail provision (para 4.3.14), with the emphasis on establishing quantitative need (para 4.3.15). It also operates a 'town centre first' policy in relation to the location of new retail and commercial development. In implementing this policy, a sequential approach should be adopted, where the first preference is to locate new development within a retail and commercial centre, defined in the development plan hierarchy of centres (para 4.3.18). If a suitable site or building to meet identified need is not available within a retail and commercial centre or centres, then consideration should be given to edge of centre sites, and if no such sites are suitable or available, only then should out-of-centre sites in locations that are accessible by a choice of travel modes, including active travel and public transport, be considered (para.4.3.19).

PPW also states that edge-of-centre or out-of-centre sites should not be of a scale, type or location likely to undermine the vibrancy, attractiveness and viability of retail centres, and should not be allowed if they would be likely to put development plan retail strategies at risk (para 4.3.20).

Further guidance is provided within TAN4 Retail and Commercial Development which is directly relevant to this proposal. The most relevant paragraphs include:

- Objective 2, which seeks to sustain and enhance the vibrancy, viability and attractiveness of retail and commercial centres;
- para 6.3, which, whilst not prescribing any particular methodology (PRS, para 4.39) sets out how quantitative retail needs assessments are usually undertaken;
- para 6.7, which makes it clear that it is unlikely that any of the specified aspects of qualitative need could justify new retail development on their own. Examples of proposals that may justify such development are then provided;
- para 7.1, which sets out the order by which sites should be considered for development and notes that for out of centre sites, preference should be given to brownfield sites, which are, or will be well served by a choice of means of transport and are close to an established retail and commercial centre; and
- para 8.3, which sets out the range of impact criteria against which edge or out of centre proposals should be assessed.

In terms of local planning policies, the most relevant policies that refer to retail are included within policies LU18 and LU19. The main criteria relevant to this proposed development are, that -

- it accords with LDP Policies S01 and S02
- it would not cause a material oversupply of convenience, comparison, or bulky goods in the relevant Service Centre
- A3 uses would not cause unacceptable disturbance to the occupiers of nearby properties or adversely affect amenity
- unless located within a town centre boundary, proposals for units of more than 800 sq.m. gross floorspace are accompanied by a Retail Impact Assessment.
- it does not have a significant negative individual or cumulative impact on the vitality and viability of the existing town centre

The South West Wales Regional Retail Study (SWWRRS) prepared by CCC, Pembrokeshire CC and Pembrokeshire Coast National Park, published in 2017, is also a material consideration.

The PRS submitted as part of the application considers that the site is 'edge-of-centre' for the purpose of retail policies, as it lies approx.270 metres from the town centre boundary. TAN 4 gives a distance figure of around 200-300metres for edge-of-centre sites, however, it also notes that it may be appropriate to use a shorter distance if the centre is small (para 7.4). It is considered that it would be more appropriate to view the site as 'out-of-centre' given the small scale of the town centre of Lampeter, being only some 300m east-west, and its status as a second tier centre within Ceredigion. However, in practical terms, this difference in opinion does not affect the approach to, or conclusions reached, with respect to the sequential test.

As the application site is considered to be located outside of Lampeter town centre, in order to comply with policy, it is necessary to:

1. demonstrate that there is a need for the floorspace proposed, with the emphasis on quantitative need;
2. demonstrate that the development of the site would be in accordance with the sequential test; and
3. consider the impact of the development, giving consideration to a range of criteria set out in TAN 4, including the effect on the vitality and viability of existing town centres and investment in them.

The proposed development includes two separate retail developments, namely the main foodstore and the three exhibition pods/food village. The exact retail content of the latter is unknown but for the purposes of this assessment it has been assumed that they will provide retail sales floorspace and have therefore been assessed against the relevant policy requirements.

The PRS submitted relies on the household survey undertaken to inform the retail need and the impact of the foodstore. However, this is considered unhelpful and unreliable as it does not provide a sufficiently fine grain of analysis. As a result, the sample size within the Lampeter area is small and it is not possible to use the survey to obtain reliable information on trading patterns and needs in Lampeter. It is considered more appropriate to use the same study area set out within the 2017 SWWRRS.

## ***Retail Need***

### Quantitative Need

The need for additional retail floorspace in Lampeter was considered to be too small when the LDP was adopted and it was not considered necessary to allocate any sites to accommodate the limited identified need with opportunities available on the existing high street. The 2017 SWWRRS also identifies very little capacity in the area with just 27-55 sqm net of additional floorspace required by 2036. The figures prepared within the PRS show only limited convenience capacity of just £5.79m by 2026, which is the capacity excluding allowance being made for the proposed Aldi store in Aberystwyth or for any other consented convenience store proposed within the whole study area - which includes a geographic large area. If allowance is made for the Aldi store in Aberystwyth, thus assuming it will be built, the PRS analysis confirms that there is insufficient capacity to support the proposed development once this commitment is included in the need assessment.

Further, there remains insufficient capacity even if the overall market retention in the study area is assumed to increase by a relatively large 5%.

It is therefore concluded that there is no quantitative need for the proposed store and there is no evidence of significant over-trading in the Lampeter foodstores.

#### Qualitative Need

The application suggests that the proposed development will improve competition and choice and expenditure retention in Lampeter and reduce unnecessary car journeys. However, this cannot be supported by the household survey provided, as the size of the study zone means that the survey is unable to provide the relevant information on trade leakage from Lampeter. It is considered that there is no qualitative need for the proposed development for the following reasons:

- Does not support the objectives or retail strategy in the LDP;
- It will not be highly accessible by walking, cycling or public transport;
- No evidence that the proposal will contribute to a substantial reduction in car journeys. Indeed it may do the contrary if it attracts trade from outside of the immediate Lampeter area;
- It will not contribute to the co-location of facilities in existing retail and commercial centres, as it is not in a centre;
- It will not significantly contribute to the vibrancy, attractiveness and viability of the town centre, as it is located outside of the centre and will draw trade away from existing stores in the centre;
- There is no evidence presented to suggest that the proposal will alleviate any over-trading or traffic congestions in existing local comparable stores;
- It does not address any locally defined deficiencies in terms of the quality or quantity and there are no new residential areas that require new convenience provision; and
- Lampeter is not identified as a disadvantaged area and there is no identified lack of convenience goods provision.

Therefore, to conclude, there is no policy based qualitative need for the proposed foodstore.

#### Pods / Food Village:

The lack of clarity as to the retail offer proposed within the 'pods' makes it difficult to assess both the need for them and their likely impact on Lampeter town centre. Concerns are raised that there is potential for these units to be in direct competition with the existing small / independent retailers currently operating in Lampeter town centre. There is also a theoretical risk that existing retailers could relocate to this out-of-centre location, reducing the turnover and attractiveness of the town centre and further increasing vacancies.

#### ***Sequential test***

In terms of the sites considered within Lampeter, it is agreed that the nature of the centre means that it would be very difficult to develop a new foodstore similar to that being proposed, within the town centre. It is also agreed that the vacant edge of centre units identified are too small for the proposed foodstore and the LPA is not aware of any other development sites, whether on the edge of Lampeter town centre or out of centre, that could accommodate the proposed store. As a result, the foodstore is shown to be in compliance with the sequential test, as there are no more central sites that could accommodate the proposed development.

In terms of the pods, the PRS states that the intention is to locate the proposed Canolfan Tir Glas Centre in three specific places in the town. The Centre's headquarters will be established on the University campus, while it will also have a prominent presence in the town centre in the form of an innovative training centre with a food village to celebrate and showcase local produce at the application site (i.e. the Food Village). These will all be interconnected providing a unique opportunity for the town and the University to work together strategically for the benefit and prosperity of the local economy for years to come.

It goes on to state that it would not be viable to construct the Food Village as a separate standalone element and that it has to be on the same site as the foodstore who are providing the investment to enable the concept to be developed. It also suggest that the leases on units in the town centre would not be flexible enough or viable for the Food Village occupiers, nor could the Food Village be created if the units were separated within the centre. It is agreed that for the proposed use to be successful it would not be appropriate to separate the three units, but it is not convinced that the units have to be developed on the foodstore site. Both the other sites being brought forward by UWTSO as part of the Canolfan Tir Glas initiative are within or closer to the town centre than the application site.

#### ***Retail Impact***

There are two main factors that affect the scale and severity of any impact of new retail development outside of a defined centre on that centre, namely the expected trade draw of the proposal and the current health of the centre affected by the loss of trade.

## Health of Lampeter Town Centre

It is considered that Lampeter town centre is still heavily reliant on its convenience offer provided by both national multiples and independents, but that the centre has seen a decline in both the number and range of outlets provided since 2016. The centre has also lost a key independent retailer, an edge-of-centre Jewsons, and a bank. Rising vacancy rates are a concern.

It is considered that more information is required on how vacancies have changed since 2016. The data for 2022 suggests overall vacancies may have increased by 4 units but the amount of floorspace and impact on the offer provided and draw of the centre also needs consideration.

## Health of other Ceredigion Centres

The health check information provided in the PRS is incomplete as it solely considers the health of Lampeter town centre. This is despite the PRS indicating that a number of other centres are expected to see large impacts on their convenience offer. The PRS sets out the following impacts -

- a 9.6% impact on Costcutter and a 9.4% impact on other convenience stores in Aberaeron;
- a 9.3% impact on Costcutter in New Quay;
- a 10.5% impact on Llandysul town centre;
- a 3.7% impact on convenience stores in Aberystwyth town centre; and
- a 3.4% impact on Co-op and 5.3% impact on other town centre businesses in Newcastle Emlyn.

In view of the above, it is considered that the health of these centres should also have been considered as part of the impact assessment. In the absence of such information, it is considered that any impact on a convenience outlet of around 9% could have a major impact on the trading future of the outlet concerned, particularly at a time when cost of living are increasing significantly and available convenience expenditure is relatively static or potentially falling. If the trading future of an outlet is threatened and the outlet were to close as a result, it is considered that this could amount to a significant adverse impact in any centre where alternative convenience provision is limited. Thus, health checks for Aberaeron and Llandysul are required.

The agent were advised of the concerns on the health of Aberaeron and Llandysul and that further information was required, and a meeting was also held to discuss, however this information was not included within the Retail Addendum 1 (RA1) submitted on 13-06-2023.

## Trade Draw

The assumed trade draw is the key assumption that will inform the levels of impact forecast and it is therefore important that the approach adopted is realistic and robust. Based on the 2017 SWWRRS survey results, the existing stores in Lampeter are very reliant on trade coming from the immediate area, with nearly 60% of their trade coming from Zone 12 (Lampeter) residents. The rest comes from tourists (estimated at 16.2%) and the rural areas around. There is no reason to expect that the proposed foodstore would have a different trade draw, given that the main towns in Ceredigion and the rest of West Wales are already provided with discounter outlets (Lidl in Aberystwyth (and proposed Aldi), Aldi in Cardigan and Aldi and Lidl in Carmarthen). Thus, the proposed foodstore would be expected to draw most of its trade from Zone 12 (Lampeter), with some inflows from Zones 13 (Aberaeron & New Quay) and 14 (Aberystwyth Rural South & Tregaron) and tourists.

Based on current trading patterns in Zone 12 (Lampeter), the main trade diversion to the proposed foodstore would come from the existing Sainsbury's and Co-op stores. There would also be some trade diversion from the local shops, although it is accepted that this would be more limited given these outlets provide a different type of offer and already trade against two national multiple supermarkets. This element of trade would however be vulnerable to impacts from the retail pods.

The potential to clawback trade currently leaking from Zone 12 (Lampeter) will be limited, but some clawback from Aldi in Carmarthen would be expected given the 2017 survey indicates this is the main Aldi store used by residents in Lampeter (11.5%).

In terms of inflows, it is considered that there is little potential for Aldi to increase inflows from Zone 11 (Llandysul & Aberporth) given the proximity of Cardigan and much of Zone 14 (Aberystwyth Rural South & Tregaron) to Aberystwyth, with the survey results suggesting that the main draw in Lampeter is the smaller / independent town centre shops (attracting 7.2% of the 11.6% trade). Residents in Zone 13 (Aberaeron & New Quay) do not currently use the Lampeter stores very much, with the smaller / independents again attracting most of the limited trade draw. However, it is acknowledged that the application site is centrally located between Aberystwyth and Cardigan and thus new provision in Lampeter could attract trade from this area. This would most likely come from the discounters in Aberystwyth and Cardigan and the town centre outlets in Aberaeron.

In terms of tourists, it is expected that the trade draw would be from the same outlets, as the addition of a foodstore in

Lampeter would not be expected to alter the number of tourists visiting the town. Instead, they would be expected to divert their current spend at the existing foodstores to the new foodstore.

Therefore, to conclude, it is considered that the proposed development would draw significant trade from both the Sainsbury's and Co-op in Lampeter, with likely high levels of trade draw in percentage terms from Aberaeron and Llandysul.

#### Pods / Food Village and Comparison Sales

It is also considered necessary to consider the potential impact of both the retail pods and the comparison offer at the foodstore, even though both may be small compared to the convenience turnover of Aldi. In terms of the comparison offer, the temporary/changing nature of the retail offer at Aldi, is likely to mean that at least part of the comparison trade draw would come from Lampeter town centre. It is not possible to predict a quantitative trade draw figure for the retail pods, as the exact offer is unclear, however, it would seem that any small food shop provided, would be in direct competition with the small / independent retailers in the town centre, and indeed the provision of these units could encourage existing businesses to relocate. As a result, the pods could have a noticeable adverse impact on the town centre, despite their limited size.

#### Impact on existing, committed and planned public and private investment in a centre or centres in the catchment area

There are no known existing, committed or planned public and private investment within Lampeter town centre or other within the Centres identified above; however as convenience officer is very important to the overall health of town centres, it is possible that investment decisions would be adversely impacted if this level of trade diversion and footfall were to be seen ( i.e. the PRS forecasts a convenience impact of around 10% on Aberaeron and over 10% on Llandysul). The PRS suggests that the development could be a catalyst for new development within Lampeter, however this is considered a very unlikely scenario given much of the trade to the foodstore would come from the existing supermarkets in the town. Notwithstanding this, if there are any potential benefits, then it is expected that this would be realised at the application site, rather than in the town centre, further harming the town centre.

#### Impact on centre vitality and viability

The forecast of 10.8% trade loss at the Sainsbury's is not likely to be sufficient to lead to the closure of the store, but this level of trade diversion could see a noticeable decrease in footfall within the centre. This would be to the detriment of other town centre businesses, given Sainsbury's is the key anchor and occupier of the largest unit in the centre. The forecast of 10.1% trade loss on other town centre food stores, solely based on the Aldi convenience offer, could lead to the closure of one or more of the existing outlets. If allowance is also made for the impact of the retail pods, the likelihood of this happening increases and, in the context of a centre where increasing vacancy rates are already a concern, this in itself could be sufficient to classify any impact as significantly adverse. This conclusion is based on the trade diversion forecast within the PRS, whereas the Retail Consultant considers the impact on Sainsbury's to be considerably higher and could threaten the future trading of the store. Should the store close, this would represent a significant adverse impact on Lampeter town centre. The LPA confirms that the vacancy rates for Lampeter as of February 2024 is 10.7%.

The impact of the proposal is not limited to Lampeter town centre, with the forecasts suggesting relatively high levels of impacts on both Aberaeron and Llandysul town centres. It is considered that the proposed development represents a significant risk to both these centres. In Aberaeron, the health of the convenience offer is important in ensuring the centre continues to meet the day-to-day needs of local residents, as well as tourists, whilst in Llandysul where the convenience offer is already limited, the continued trading of the Spar is essential.

### ***Summary of Conclusion***

A summary of the conclusion reached by Reeves Retail Planning Consultancy is set out below:

- There is no quantitative or qualitative need for the proposed foodstore in Lampeter;
- The proposed foodstore is shown to be in compliance with the sequential test, as there are no more central sites that could accommodate the proposed development. However the same cannot be said about the pods, where it is considered that these can and should be provided within the town centre, and thus fails to comply with the sequential test;
- The proposed foodstore would be expected to have a major detrimental impact on the existing Sainsbury's in Lampeter town centre. Even if it were not to lead to the closure of the store, footfall in the centre would be reduced considerably, with the knock on impact on other town centre businesses. This would adversely affect the vitality and viability of the town centre, which in turn could further increase vacancies in the centre, at a time when rising vacancies are already a concern;
- The proposed foodstore is expected to have a major adverse impact on both Aberaeron and Llandysul town centres, with losses of around 10% of total convenience trade predicted. This is a major concern given the importance of the

convenience offer to the overall health of both centres and to their role as service centres for their local communities:

- The lack of clarity on the retail offer proposed within the 'pods' makes it difficult to assess both the need for them and their likely impact on Lampeter town centre. However, there are concerns that there is potential for these units to be in direct competition with the existing small/independent retailers currently operating in Lampeter town centre.
- It is unclear why the pods could not be more centrally located by linking it to the Canolfan Tir Glas training centre in the town centre or the headquarters on the University campus;
- Should planning permission be granted for the proposed development, it is recommended that the permission should be subject to conditions that ensure the development is built and operated in accordance with the retail assessment provided and that the use is not allowed to change over time.
- Therefore, to conclude, the proposed development is not in accordance with retail planning policy and should be refused.

The LPA fully agrees with the assessment, conclusion and the recommendation of Reeves Retail Planning Consultancy.

### **Retail Addendum and Further Review**

In response to the initial review from Reeves Retail Planning Consultancy (RRPC), the agent submitted a Retail Addendum 1 (RA1) on 13-06-2023. This was considered further by RRPC, and a summary is provided below:

The RA1 has not provided any significant new information to address the points raised regarding the shortcomings of the PRS. The need and impact assessments have not been updated in any way, and no additional information has been provided on shopping habits in the Lampeter area, with the agent continuing to rely on data for Zone 1 which covers a significantly larger area which extends beyond the natural boundary of Lampeter, and includes a number of other towns.

As a result, there is nothing in RA1 that causes the advice within RRPC initial advice to alter, and the original advice remains the same.

In terms of the retail use of the pods, RA1 states that the proposed food village would not be a Class A1 retail use, as the pods would primarily be used for education and exhibition programmes. However, some retail sales are expected. Therefore, whilst the clarification is welcomed, it remains the case that some form of condition will be required. The preference would be for the condition to prohibit any retail sale, however strictly restricting any retail sale to be ancillary to the main use as education and exhibition space could be acceptable.

## **2. Economic Development**

In terms of economic development, PPW states that the social, environmental and economic benefits associated with any development should be fully factored in, and given weight in the decision making process (para.5.9.25). The application form states that the proposal would result in the total full time equivalent of 30 jobs, with the Planning Statement noting that it is Aldi's preference to recruit staff locally. The proposed development would also generate employment opportunities during the construction phase.

However, the proposed development would also have a negative impact on economic development as the retail assessment undertaken by RRPC concludes that the development would have a detrimental impact on the existing Sainsbury's, Lampeter town centre, as well as Aberaeron and Llandysul town centre.

## **3. Recreation / Community Spaces**

PPW recognises the importance that recreational spaces, including sport fields, have on our health, well-being, and amenity, and for the social, environmental, cultural and economic life of Wales. PPW also states that community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places.

PPW at Para 4.5.4 states that:

*All playing fields whether owned by public, private or voluntary organisations, should be protected from development except where:*

- *Facilities can best be retained and enhanced through redevelopment of a small part of the site;*
- *Alternative provision of equivalent community benefit is made available locally, avoiding any temporary loss of provision; or*
- *there is an excess of such provision in the area.*

LDP Policy LU22 'Community Provision' supports the development of new sustainable community provision and seeks to resist the loss of change of use of an existing community provision unless -

- alternative provision of at least equivalent local community value can be provided either within or adjoining the settlement. In relation to open space specifically, the alternative should be an enhanced provision which is preferably located within close proximity to the existing provision;
- the existing level of community provision is inappropriate or surplus to the community needs of that settlement; or
- the current use has ceased to be viable, and no other community use can be viably established.

The supporting text clarifies that community provision includes sports pitches.

The PRS states that the proposal will lead to the loss of one of the two pitches at the application site. It goes on to state that currently the two pitches are not formally used by any clubs, nor have they been for several years. Use by the local community for sports activities is very infrequent, and the two pitches have not been in use simultaneously for many years. It states that the only current use of the site is for informal activities such as dog walking, and therefore it is clear that the site is not used to its full potential and there is no demand for the current two sports pitches. In relation to the wider provision in the area, the PRS states that higher quality rugby and football pitches are provided on North Road in Lampeter and at Lampeter Leisure centre which are used frequently. The PRS also states that the proposal will help to encourage use of the playing pitch that will remain at the site by improving facilities, such as access, parking spaces and changing facilities within the pavilion. The PRS concludes that -

- the existing pitches are very infrequently used and are of low quality
- there is very good supply of alternative recreation facilities elsewhere in Lampeter, which are of better quality than the facilities at the application site;
- the proposal will lead to improvements in the listed pavilion which will help encourage use of the pitch that will remain on the site.

The PRS therefore considers that the development complies with PPW and LDP Policy LU22.

Sports Wales initially objected to the proposal noting that the proposal will mean the loss of over one third of the playing fields - 1.15ha out of 3ha and they do not consider this to be a small part of the site. They note that they would offer to remove the objection if satisfactory evidence can be provided regarding points 2 or 3 of PPW, para 4.5.4. The LPA subsequently contacted Sports Wales to advise that the justification for the loss of the playing field is included within the submitted 'Planning and Retail Statement'. In response, Sports Wales withdraw its objection.

The LPA considers that the loss of the playing field would have an impact on community provision within Lampeter, however, in view of the justification within the PRS, and the withdrawal of the objection from Sports Wales, the LPA does not consider that the loss would have a significant impact and thus does not form a reason for refusal.

### **Scale, Design and Visual Impact**

LDP Policy DM06 requires development to be of a high quality design that contributes positively to the context of its location. Policy DM09 states that development should be designed to secure a welcoming environment which encourages appropriate through movement. Policy DM17 seeks to protect the general landscape from significant adverse effect from new development. The application site lies within the Teifi Valley Special Landscape Area (SLA) therefore Policy DM18 also applies which seeks to protect the special qualities of the SLA. LDP Policy DM19 is also relevant, which seeks to protect landscapes of historical and cultural importance.

The proposed foodstore is located along the side boundary of the application site with parking and access provided to its front. The foodstore is of a large scale and its design comprises a single storey contemporary unit with a flat roof and parapet, which is relatively standard for such foodstores. The design includes vertical timber, local natural stone and render, to reflect the local vernacular of Lampeter, with particular reference to the Canolfan Creuddyn Centre opposite.

In terms of movement, the proposal includes pedestrian crossings and footpaths to provide safe access to and from the foodstore.

In terms of the pods, these are of a modest scale, with a height of 3.5m, and are clad in timber and standing seam, which will allow them to compliment the foodstore and the Canolfan Creuddyn Centre opposite. The proposed pods are considered to introduce an unusual form development next to a foodstore in an out-of-centre location with such development more appropriate within town centres within existing shops / built form, with timber pods more commonly used for temporary purposes i.e. food festival, Christmas etc...

The application is accompanied by a Landscape and Visual Appraisal which states in summary that:

- Views of the site are relatively restricted to the immediate vicinity and heavily filtered by the surrounding topography,



- settlement and intervening layers of vegetation
- Would not be out of context and would not introduce any incongruous elements
- Additional tree and hedgerow planting at the boundaries and within the internal landscape framework will soften and visually mitigated the proposal which reduce impact on the locality

The LPA raises no specific objections to the design of the proposal. It also agrees with the LVA in that the visual effects will be localised and relatively limited to those views close to the site. The playing fields, Pavilion, and boundary wall have characterised this part of the landscape since around 1909, with the fields being earlier. It is considered therefore that the existing site forms a significant and important part of the visual, historic and characteristics of the landscape and forms one of the main routes into Lampeter. The proposed development would significantly alter the characteristics of the landscape through the loss of the playing fields, part of the stone boundary wall, and the introduction of a large scale development. The proposal is therefore considered to have a significant adverse impact on the visual, historic and characteristics of the landscape, and thus fails to accord with policies DM06, DM17, DM18 and DM19.

### **Impact on setting of Heritage Assets**

An application for listed building consent has been submitted alongside this application for the refurbishment works to the Grade II listed Pavilion and the removal of part of the north boundary stone wall which forms part of its curtilage listing.

The Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66, states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the 1990 Act requires decision makers on applications for planning consents to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. As a matter of policy, planning decision makers must take into account the potential effects of development on the setting of Conservation Areas.

Planning Policy Wales identifies how local planning authorities must treat World Heritage Sites, scheduled monuments, unscheduled nationally important archaeological remains, listed buildings, conservation areas and registered historic parks and gardens in Wales in their consideration of planning applications. This includes the impact of proposed developments within the settings of these historic assets.

TAN 24, para 1.25 states that *"the setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset"*

Further guidance is provided within Cadw's Best Practice Guidance - Setting of Historic Assets in Wales. It identifies that a range of factors contributes to the significance of a historic assets and set out examples of these factors, which can include physical elements of its surroundings, relationships with other historic features, natural or topographic features and its wider relationship and visibility within its landscape. It also set out how to assess the impact of development on the setting of historic assets, which the LPA has used in its assessment of this proposal, as set out further below.

LDP Policy DM19 states that: *"Development affecting landscapes or buildings which are of historical or cultural importance and make an important contribution to the character and interest of the local area, will be permitted where the distinctive appearance, architectural integrity or their settings will not be significantly adversely affected. Where possible development should enhance these qualities and special character"*.

### **Conclusion of the Heritage Impact Assessment (HIA)**

The application is accompanied by a HIA which considers the impact of the development on the setting of historic assets. In summary, the HIA concludes that a number of listed buildings / other heritage assets that are located outside of the application site will not be affected to any significant degree and any potential effect will be reduced over time with intervening vegetation. The LPA agrees that the proposed development is unlikely to have any significant effects on listed buildings, including the other heritage assets set out within the HIA, that are located outside of the application site.

The HIA concludes that the Grade II Listed Sports Pavilion and its associated curtilage, which lies within the application site, will have its setting effected by the proposed development. The HIA predicts that the effects of the proposed development will be of major magnitude and therefore of major significance. The HIA states that the proposed works to restore and improve the sports pavilion and the playing field will provide mitigation to reduce these predicted effected, as the proposal would offer significant positive benefits to the building and its setting.

The HIA concludes that the proposed development will not have a significant effect on the Lampeter Conservation Area.

The assessment also concluded that there are a number of potentially buried archaeological sites and features relevant to the history of the playing field and possibly earlier when it was a field alone, that could be disturbed by any groundwork as part of the proposed development. As such it is advised that any penetrative groundwork is undertaken under archaeological supervision in the form of a watching brief.

### **LPA's assessment of the impact of the proposed development on the setting of heritage assets**

#### **1. Stage 1: Identify the historic assets that might be affected**

The LPA agrees with the HIA in that the historic asset that would be affected by the proposed development is the Grade II listed Pavilion and its associated curtilage, which includes the stone boundary wall along the northern boundary and the iron gated entrance at the north-east corner of the application site. No other heritage assets would be significantly affected, as considered within the HIA, which the LPA's agrees with its conclusions.

#### **2. Stage 2: Define and analyse the setting**

The Pavilion is a Grade II listed building, included for its special architectural interest as an ambitious and especially well-preserved early C20 sports pavilion, important for its special historic interest as an unusual example of this type of building. The Pavilion is in a poor state of repair and in need of renovation and restoration.

Associated within the Pavilion, are also the northern boundary wall and the iron access gates at the far northeast corner of the playing field, which the HIA states were most likely installed as part of the playing field improvements at around the same time as the construction of the Pavilion in 1909. A small part of the northern boundary wall will be removed to create a new vehicular access, and the iron access gate will be retained as existing.

The HIA identifies that the playing fields themselves are also of importance and can be said to have had a rich history in holding significant sporting events, given the sporting history of the earlier Saint David's College and its significance in the foundation of Welsh rugby as a whole.

The boundary of the site and the playing fields therefore form a significant part of the setting of the Pavilion.

#### **3. Stage 3: Evaluate the potential impact**

The proposal includes the loss of the playing field on the eastern half of the site, and the construction of a large foodstore along the eastern boundary, a food village comprising of three pre-fabricated wooden exhibition pods to the north of the Pavilion, near to the boundary with Pontfaen Road, new access which includes removal of part of the stone boundary wall, car park, paths, nature and biodiversity area, and tree planting.

The proposed development would result in the loss of a playing field which forms a significant part of the setting of the Pavilion, both visually and historically, and significant built form would be created in its place. The LPA considers that the large scale and nature of the development would dominate the Pavilion and would undermine its prominence, where historically and currently the Pavilion stands proudly as the principle building within the site, overlooking the openness and benefitting from views that the playing fields affords it.

The proposed development would also detract from the functional, historical and physical relationship of the Pavilion with the playing field, thus significantly changing the way the Pavilion is understood, experienced and appreciated. Views of the Pavilion would also be detracted and obscured, due to the significant built form of the proposed development. The loss of part of the north stone boundary is also considered to have an adverse impact, as it would interrupt the continuation of the stone boundary wall along this boundary.

The LPA agrees with the conclusion of the HIA in that the effects of the proposed development on the setting of the Pavilion will be of major magnitude and therefore of major significance.

#### **4. Stage 4: Consider the options to mitigate the impact**

Cadw's best practice guidance (Setting of Historic Assets in Wales) explains that mitigation is the action taken to avoid or minimise any harm to the significance of a historic asset and its setting. Mitigation could include, for example, modifications to the design, the relocation of a development or certain elements, or the introduction of screening. It goes on to say that some mitigation measures could have a negative impact within the setting of the historic asset. For example, a screen of trees could be an alien form in an otherwise treeless landscape.

As noted above, the HIA considers that the major effect of the proposed development on the setting of the Pavilion is mitigated by the proposed works to refurbish the Pavilion. The LPA notes that the application is not submitted as 'enabling development' and does not secure the future conservation of the Pavilion.

However, it is worth noting that guidance contained within Historic England, which can also be applied to Wales, states that

*"When considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Proposals involving substantial harm to a designated heritage asset should be refused, unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh that harm, or a range of tests apply, including consideration of issues such as use and funding".*

The guidance states that a range of possible options would need to be fully explored for the conservation of the heritage asset, which may include public or charitable ownership, grant funding, alternative uses etc. As the proposal is not submitted as 'enabling development' the LPA has not sought to consider the development against the guidance within PPW and other best practice guidance relating to enabling development, other than highlighting the fact that harm to a heritage assets and its setting, should be given great weight and is not always justifiable, despite the development securing its future conservation.

The LPA acknowledges the works to conserve the Pavilion as being a positive gain. However, the proposed works to the Pavilion would not provide mitigation for the major effect that the proposed development would have on its setting, as this effect would remain, regardless of the refurbishment works. Furthermore, the application does not demonstrate that this is the only option / means of securing the future conservation of the Pavilion. In any case, the major effect of the proposed development on the setting of the Pavilion does not outweigh the benefits of the refurbishment works to the Pavilion. The impact on its setting is so great, that the refurbishment works to the Pavilion, would be self-defeating.

#### Impact on setting of Lampeter Conservation Area

The application site lies outside Lampeter Conservation Area, with the western boundary of the Conservation Area lying approx. 70 metres to the east of the north-eastern corner of the site. The HIA states that the western end of the Conservation Area looking towards the proposed development are interrupted by some urban elements including the Hafan Deg residential care home and mature trees in the garden area of the same property. The HIA considers that the western part of the Conservation Area will have its setting adversely affected by the proposals by only a negligible magnitude of effect and as such the significance of effect is considered to be Minor.

Whilst the application site lies outside of the Conservation Area, it nevertheless forms an important part of the landscape, forming one of the main routes into Lampeter and the Conservation Area. The playing fields, Pavilion, and boundary wall have characterised this part of the landscape since around 1909, with the fields being earlier. The proposed development would significantly alter the landscape character by introducing large scale development that will have as significant effect on the setting of the Pavilion as well as the visual, historic and cultural characteristics of the landscape.

The Lampeter Conservation Area Appraisal has not yet been formally adopted, however it is worth noting that the final draft of the Lampeter Conservation Area Appraisal states the following in relation to the application site:

*St Peter's churchyard, the grounds of the Catholic Church and the small park to the south of these provide another concentrated area of green open space with tree cover on the west side of the town. This is the gateway into the town from the west, although the spread of development along the north side of Pontfaen Road somewhat softens the sharp transition from countryside to town. The southern side retains its open arable fields (the site of the agricultural show), the College cricket ground / playing fields and a popular river walk along the Teifi tributary, Nant Creuddyn. The cricket pavilion, Grade II Listed, was built in 1909 by LI. Bankes-Price, architect, in consultation with Professor Tyrrel Green of St David's College. These green areas help to define the edge of development although this is being encroached upon on the north side of the road. The cricket ground, although outside the conservation area boundary, is significant as the setting of the listed pavilion and for its historical connection with the University as well as its contribution to the setting / gateway of the conservation area.*

The proposal is considered to have an adverse effect on the setting of the Lampeter Conservation Area.

#### **Archaeology**

As noted above, the assessment concludes that there are a number of potentially buried archaeological sites and features relevant to the history of the playing field and possibly earlier when it was a field alone, that could be disturbed by any groundwork as part of the proposed development. As such it is advised that any penetrative groundwork is undertaken under archaeological supervision in the form of a watching brief. This can be secured via a planning condition.

#### **Residential Amenity**

LDP Policy DM06, criterion 7, protects the amenity of nearby occupiers from significant adverse harm in relation to privacy, noise and outlook.

The properties to the north of the application site, on the other side of the road, will not be significantly effected by the proposed development in terms of their privacy. They may experience slight increase in noise as a result of increased use of the site, however given the urban context of the location and the nature of the development, this will not cause a significant impact on their amenity. Their outlook would be considerably different compared to the existing situation, where they overlook fields. The main retail store building would be located within the eastern corner, opposite the Canolfan Creuddyn Centre, and will be separated from this building by a car parking area, the retained existing boundary and the road, meaning that there will be sufficient gap between the foodstore and the built form opposite. The proposal would maintain an open feel in part, with the car parking area and the retention of part of the playing fields, and the proposed landscaping scheme would also help soften the development. As a result, whilst their outlook would change, this is not considered to be the extent that would have a significant adverse impact on their amenity.

The Hafan y Deg residential care unit adjoins the eastern boundary of the site. The existing boundary treatment will be retained, which includes a stone wall approximately halfway down with metal wire fencing along the other half. There is also a few trees. The proposal includes additional boundary treatment to include close boarded timber fence, at 1.8m high, to start where the stone wall ends, and continued to the end of the rear boundary of Hafan Y Deg, with post and rail fencing at 1.2m high along the shared boundary with the tennis courts, and close boarded timber fence, at 1.8m along the shared boundary with the bowling green. There will be some adverse impact on the amenity of the occupiers of the Care Home due to its proximity to the rear of the foodstore, however subject to conditions restricting delivery, it is not considered that the impact would be to the extent that would have a significant adverse impact on their amenity.

There would be no adverse impact on the amenity of users of the tennis court and bowling green due to the nature of their use.

The southern boundary of the application site adjoins the Lampeter primary school. The existing boundary treatment includes metal wiring fencing and trees and there are no changes proposed to the existing boundary nor additional boundary treatment. The land that adjoins, and near to this boundary, will provide a car parking area to serve the existing Pavilion, a nature and biodiversity area, with the land to the other side of the Pavilion being retained as a playing field. As a result, the proposed development will have no adverse impact on the primary school.

The Council's Public Protection has recommended a number of conditions in the interest of protecting the amenity of occupiers.

The proposed development accords with LDP Policy DM06 as is not considered to cause a significant harmful impact on the amenity of nearby occupiers.

### **Highways and Access**

The proposal includes the creation of a new combined access point for vehicles, cyclists and pedestrians from Pontfaen Road. The existing access from the iron gates will be retained but converted to a shared pedestrian footpath and cycle way.

It is proposed that that the development will include additional improvements to transport infrastructure, to include:

- A new controlled pedestrian crossing on Pontfaen Road to improve foot access to the development
- Internal footpath connections, including to the existing access in the south-east corner of the site to the leisure centre

The foodstore will include 118 parking spaces, which includes five disabled spaces, and seven parent and child spaces, and two 'Click and Collect' spaces. The car parking will include provision for 24 electric vehicle charging points. Initially, four 'live' charging points will be installed, with the remaining 20 spaces having 'passive' provision - this means that they will have the below ground infrastructure already installed so can be upgraded easily when demand requires it.

Four cycle hoops will be located outside the shopfront for secure bicycle parking for eight cycles.

The loading bay will be on the south eastern side of the building to the rear of the site and will contain the loading bay where delivery vehicles are unloaded.

The three pods will have 25 parking spaces. The Pavilion will be served by 22 parking spaces - 12 on the existing area of hardstanding adjacent to the Pavilion with an additional ten proposed off the access leading to the pavilion, directly to the north east of the pavilion.

The local highway authority has raised no objection to the proposed development, subject to conditions.

### **Landscaping and Trees**

TAN 10 refers to Tree Preservation Orders and states that the effect of planning proposals on protected trees is a material planning consideration. It states that TPO's should be used to protect trees whose removal would have a significant impact on the environment and its enjoyment by the public.

LDP Policy DM20 sets a presumption in favour of the retention of existing trees, hedgerows and woodlands. It states that development will be permitted providing, in summary:

1. it would not remove damage or destroy trees and hedgerows of visual, ecological, historic, cultural or amenity value unless the need of the proposed outweighs these values;
2. it is able to mitigate or if necessary compensate for any negative impacts of the loss or damage;
3. it would achieve appropriate biodiversity gain; and
4. compensation and enhancement measures are mainly native species of local provenance and are not non-native invasive species

LDP Policy DM10 requires the submission of a landscape scheme for proposals that would have an impact on the landscape.

There are Tree Preservation Orders on a number of the trees located on the boundaries of the site. The application is accompanied by a soft landscaping proposals plan, landscape management plan and arboricultural impact assessment (AIA).

A tree survey was carried out by Tyler Grange in October 2021, the survey identified one tree and two groups of trees of high value, 21 trees and one hedgerow of moderate value and five trees of low value. The loss of two northern boundary trees (T4 and T5) and two sections of hedgerow (H1) totalling 35 metres is required to facilitate the new pedestrian and vehicular accesses into the site. The survey considered the two trees proposed to be removed (horse chestnut) to have moderate value features. The AIA states that the two trees being lost in addition to the loss of 35m of hedgerow can be compensated by the extensive planting scheme proposed within the application. This includes the planting of 26 new trees, a native hedge along the eastern boundary and a grass meadow mixture in the rain garden areas and grass areas to the rear of the store.

The Council's Tree Officer advised that the proposed scheme has a good choice of trees for new planting such as hazel, hawthorn, wild service tree, downy birch, holly and bird cherry. This would seem to suit the scale and ground conditions of the site and many of these species are already present in the hedgerows there. The Officer recommends conditions securing a tree planting plan and that an Arborist or Landscape Architect maintain a watching brief to ensure that root protection areas are maintained during the construction phase as recommended in the Tyler Grange Tree Report.

The loss of two trees and the loss of 35 metres of hedgerow is unfortunate. However, it is acknowledged that the two trees to be removed are not of high value, being identified to have moderate value, and in the context of the overall scheme, the loss is relatively minor. It is also considered that the proposed planting scheme provides sufficient mitigation / compensation and the proposal would also achieve appropriate biodiversity gain. As a result, the proposal in relation to trees, hedges and landscaping is acceptable.

### **Protected Species**

The application is accompanied by an Ecological Assessment undertaken in October 2021.

The majority of the site is amenity grassland currently used as sports pitches with a small patch of bramble dominated scrub in the northern western corner of the site. Trees on site comprise of a row of young to semi mature horse chestnuts on the northern boundary, seven large black poplars on the western boundary, three mature ash on the southern boundary and three mature aspen on the eastern boundary, no trees with high potential to support bat roosts are to be felled. Invasive non-native species have been identified within the western boundary, including Himalayan Balsam, Himalayan cotoneaster and yellow archangel.

No evidence of badgers was identified during the survey, however to ensure no impacts on this species from development prior to the commencement of construction it is recommended that an updated survey is undertaken. Protection measures during construction will include briefing all construction workers on the site and providing means of escape such as ramps to any deep trench or pit to be left open overnight.

The retention of the woodland corridor on the western boundary will minimise any impacts on nesting birds. Removal of nesting habitat should be undertaken outside of the bird nesting season (1st March-31st August) should this not be possible, a search of vegetation to be removed should be undertaken by a suitably qualified ecologist immediately prior to the commencement of works.

An external lighting scheme has been submitted which details the design measures to prevent an increase in light levels on the western boundary wildlife corridor. The lighting design follows the guidance detailed in the Guidance Note 08/18 Bats and artificial lighting in the UK (Bat Conservation Trust and Institute of Lighting Professionals, 2018) and can be secured via a planning condition.

Recommendations for biodiversity enhancements are detailed within the ecology appraisal and on the opportunities and constraints plan which can be secured via a planning condition.

### **Protected Sites**

The site is located within the Afon Teifi Special Area of Conservation (SAC) which is currently failing in its targets for phosphates. In accordance with the Conservation of Habitats and Species Regulations 2017 (As Amended), all development proposals within the Afon Teifi Special Area of Conservation catchment with the potential to increase phosphates, shall undergo a Habitats Regulation Assessment (HRA) to determine the impact of additional phosphate on the designated sites and their features. Additionally, there is the potential for adverse impacts on the Afon Teifi SAC from the pollution from the construction phase of the development. The site is hydrologically connected to the Afon Teifi SAC via the Nant Creuddyn which runs along the western boundary. There is also the potential for pollution from the construction phase to enter surface water runoff and onto the designated site.

A Habitats Regulations Assessment has therefore been carried out under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. The Test for Likely Significant Effect considers the following potential impact:

#### **Phosphates:**

NRW guidance states it is likely that a conclusion of no likely significant effect can be drawn in cases where the following apply:

- the environmental permit for the associated wastewater treatment works has been reviewed against revised conservation objectives for water quality
- there is capacity in place to accommodate the additional wastewater in compliance with revised permit limits
- the sewer network and associated WwTW has the hydraulic capacity for new connections without leading to an increase in the environmental impact of storm overflows

Dwr Cymru has confirmed that the environmental permit has been assessed against revised conservation objectives and there is capacity in place to accommodate the additional wastewater. The WwTW will remain within revised permit limits and the sewer and associated WwTWs has the hydraulic capacity to accommodate the additional wastewater without leading to an increase in frequency or duration of storm overflows.

As a result, the TLSE concludes that there will be no likely significant effect on the designated features of the SAC from increased phosphates from this development. As a result it has been screened out from requiring a full Appropriate Assessment.

#### **Pollution:**

The site is hydrologically connected to the Afon Teifi SAC via the Nant Creuddyn which lies on the western boundary of the proposed development site. There is the potential for pollution to enter the watercourse via surface water runoff and travel onto the designated site. Without mitigation and control measures a likely significant effect from this identified hazard cannot be ruled out. Since mitigation cannot be considered at this stage of the assessment (in light of the CJEU ruling (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) a full Appropriate Assessment is required.

A Construction & Environmental Management Plan has been submitted which outlines the precautions and techniques that will be implemented to prevent pollution from impacting the SAC. This will be secure via a planning condition which will ensure no adverse effect on the SAC.

#### **Combined Effects:**

The combined impact of the proposed development has been considered together with the proposed development submitted under application A230860 for B1, B2 and B8 unit, within Lampeter. The CEMP will ensure no adverse effect on the SAC from this proposed development. A Drainage Strategy Plan and Pollution Prevention Plan has been submitted as part of application A230860 which will also ensure no adverse effect on the SAC from the proposed development.

The HRA concludes that the proposal, when considered alone or in combination, will not adversely effect the integrity of any the river Teifi SAC.

### **Flooding**

The site is located predominantly within Flood Zone A, with the most western part of the site lying within Flood Zones B and C2, as shown on the Development Advice Maps that accompany TAN15. The most recent Flood Map for Wales shows the most western part of the site lying within Flood Zone 2 and 3.

The most western part of the site is not being developed as part of this application. This means that the proposed development is considered to be at little or no risk of flooding.

### **Surface Water Drainage**

Surface water will be dealt with via SuDS which will be developed and approved as part of the SuDS Approval by the Council's Sustainable Drainage Approval Body. The LPA is satisfied that the surface water can be adequately dealt with via the SuDS approval process.

### **Contamination**

The application is accompanied by a Geo-Environmental Appraisal of the application site. This reviews previous uses of the site and advises on the likelihood of contamination. This concludes that the site has generally remained undeveloped and has more recently been used as a sports field. A small building was present in the north-west corner of the site. The site is not affected by a legacy of coal mining.

The Appraisal states that further work is necessary to progress the site to construction phase, which includes:

- completion of gas monitoring programme and issue gas assessment
- site-specific radon search to determine the level of radon measures to be included within the proposed development
- detailed foundation design
- confirmation of the recommendations made within the report with the Local Authority

This can be secured via a condition.

### **Conclusion**

The positive benefits of the proposal are noted, however, these do not outweigh the conflict of the proposed development with relevant retail policies and the significant harm that it would have on the setting of the Grade II listed building, as summarised below:

- There is no quantitative or qualitative need for the proposed foodstore in Lampeter;
- The proposed foodstore would be expected to have a major detrimental impact on the existing Sainsbury's in Lampeter town centre. Even if it were not to lead to the closure of the store, footfall in the centre would be reduced considerably, with the knock on impact on other town centre businesses. This would adversely affect the vitality and viability of the town centre, which in turn could further increase vacancies in the centre, at a time when rising vacancies are already a concern;
- The proposed foodstore is expected to have a major adverse impact on both Aberaeron and Llandysul town centres, with losses of around 10% of total convenience trade predicted. This is a major concern given the importance of the convenience offer to the overall health of both centres and to their role as service centres for their local communities;
- The lack of clarity on the retail offer proposed within the 'pods' makes it difficult to assess both the need for them and their likely impact on Lampeter town centre. However, there are concerns that there is potential for these units to be in direct competition with the existing small/independent retailers currently operating in Lampeter town centre;
- The proposed pods fails the sequential test and an out of centre location is not justified;
- The proposed development is considered to have a significant adverse effect on the characteristics of the landscape;
- The proposed development is considered to have a significant adverse effect, of major magnitude, on the setting of the Grade II Listed Pavilion;
- The proposed development is considered to have a significant adverse effect on the character and appearance of the Conservation Area.

### **Reason for reporting to the Development Management Committee**

The application is reported to the Development Management Committee for determination as it represents major development.

### **RECOMMENDATION:**

The LPA recommends that planning permission is refused for the reasons set out above.

### **Report of the Site Inspection Panel**

It was agreed by the Corporate Lead Officer for Economy and Regeneration, and the Chair and Vice Chair of the Development Management (DM) Committee, that it would be beneficial to hold a site inspection prior to the application being discussed at the DM Committee. All members of the DM Committee were invited to attend the Site Inspection.

The Site Inspection took place on Friday, 24 of May 2024, and was attended by:

- Cllr Ifan Davies (Chair)
- Cllr Carl Worrall (Vice Chair)
- Cllr Marc Davies
- Cllr Rhodri Evans
- Cllr Raymond Evans
- Cllr Hugh Hughes
- Cllr Ceris Jones
- Cllr Maldwyn Lewis
- Cllr Meirion Davies
- Cllr Chris James
- Cllr Gareth Lloyd

Apologies were received from Cllr. Gethin Davies.

In attendance from the LPA, was:

- Dr Sarah Groves-Phillips, Corporate Manager – Planning Services
- Mrs Catrin Newbold, Service Manager – Development Management
- Mrs Sian Holder, Development Management Team Leader (South)

Members were handed a copy of the proposed site plan and Mrs Holder described the proposed development, pointing out on site the location of the retail store, parking, access, pods, biodiversity pond, boundary treatments and gave a brief description of the proposed works to the Grade II Listed Pavilion.

Members inspected the site from the current pedestrian access and noted the existing pedestrian gates, the roadside boundary and the location of the proposed access, which would result in the loss of the existing boundary stone wall, hedgebank and trees.

Members walked along the eastern boundary of the site, taking into account the neighbouring development and the existing and proposed boundary treatments. Members also viewed the site from the southern boundary and the location of the primary school to the rear of the site.

Members viewed the site from the Pavilion and observed the current condition of the Pavilion. Members discussed the extent of playing fields that would be lost to the development and sought clarification on whether the remaining playing field on the western side would be retained in full or whether this would be reduced. Mrs Holder advised that clarification would be sought from the agent.

Members observed the existing boundaries of the site and the surrounding built form. Following the inspection of the site itself, members walked into Lampeter town centre to understand the distance of the site from the town centre and were also advised to note the vacant units within the town centre.



## 2.2. A230727



<b>Rhif y Cais</b>	A230727
<b>Derbyniwyd</b>	11-10-2023
<b>Y Bwriad</b>	Datblygiad preswyl ynghyd â gwaith cysylltiedig gan gynnwys cynllun tirlunio, strategaeth ecoleg a draenio.
<b>Lleoliad Safle</b>	<b>Tir i'r de o Stryd Alma, Llanarth</b>
<b>Math o Gais</b>	<b>Cynllunio llawn</b>
<b>Ymgeisydd</b>	Mr Huw Morgan (Obsidian Homes), Cadogan House Whitland, Hendy Gwyn, SA43 0HR
<b>Asiant</b>	Miss Elene Gegshidze (Amity Planning), Creative Quarter A8 Morgan Arcade, Caerdydd, CF10 1AF

## Y SAFLE A HANES PERTHNASOL

Mae lleoliad y cais yn cyfeirio at safle maes glas, sy'n mesur tua 2 hectar, ym mhentref Llanarth. Mae'r safle i'r de o gefnffordd yr A487 ac yn ymestyn i gefn yr eiddo preswyl a'r neuadd bentref sy'n wynebu'r gefnffordd a elwir yn Alma Street. I'r gorllewin o'r safle mae Ffordd Sirol C1111, gydag ysgol gynradd y pentref ar yr ochr arall. Mae mynediad presennol y safle trwy gât cae amaethyddol o ffordd ddiennw tuag at yr A487/B4342. Mae afon Llethi yn rhedeg i'r dwyrain/i'r de o'r ffin, gyda datblygiad preswyl yn bellach i'r dwyrain sy'n rhan o'r pentref. Mae caeau i'r de gydag anheddau preswyl ynysig.

Mae'r safle wedi'i neilltuo ar gyfer tai yn unol â'r Cynllun Datblygu Lleol (cyfeirnod H1304).

Hanes cynllunio perthnasol:

- 891022 - Caniatâd cynllunio amlinellol ar gyfer 10 byngalo. Gwrthodwyd 17-05-1989

## MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn i ddatblygu'r tir ar gyfer 37 o anheddau. Bydd yr anheddau arfaethedig yn cynnwys cymysgedd o anheddau ar wahân a lled-ar wahân, gydag un teras o dri annedd. Cynigir y cymysgedd canlynol -

- 4 x uned dwy ystafell wely (Marchnad Agored)
- 13 x uned tair ystafell wely (Marchnad Agored)
- 13 x Uned pedair ystafell wely (Marchnad Agored)
- 7 x Unedau dwy ystafell wely (Disgownt gwerthiant cartrefi fforddiadwy)

Mae mwyafrif yr anheddau yn ddau lawr, gyda waliau wedi'u rendro, teils concret llwyd, toeau ar oledf a ffenestri a drysau upvc. Mae'r cynnig yn cynnwys 5 annedd ar wahân yn y gornel dde-ddwyreiniol sy'n dri llawr o uchder i'r tu blaen, ond dau lawr i'r cefn oherwydd topograffi'r safle. Mae'r anheddau hyn yn cynnwys dyluniad ychydig yn fwy modern gyda brics ar y llawr isaf a ffenestri gwydr mawr i'r drychiad blaen. Mae arwynebedd llawr gros mewnol y tai yn amrywio o 75.9 metr sgwâr i'r lleiaf i 130.3 metr sgwâr i'r mwyaf.

Mae mynediad i gerbydau i'r safle yn dod o'r ffordd fychan i'r gorllewin, gyferbyn â'r ysgol gynradd. Bydd y gyffordd bresennol rhwng y ffordd fach a'r gyffordd i'r A487, hyd at fynediad y safle, yn cael ei ehangu i 6m i ganiatáu cerbydau i basio dwyffordd. Bydd troedffordd ar wahân newydd hefyd yn cael ei darparu ar hyd ochr ddwyreiniol y ffordd fechan rhwng mynediad y safle a'r A487, gan gysylltu â'r ddarpariaeth droedffordd bresennol ochr yn ochr â'r A487. Bydd cyswllt i gerddwyr hefyd yn cael ei greu ar ffin ogledd-ddwyreiniol y safle, gan gysylltu'r palmant presennol ochr yn ochr â'r A487 trwy'r tir wrth ymyl neuadd y pentref. Bydd y llwybr i gerddwyr yn parhau drwy'r safle'r cais a bydd yn darparu mynediad i gerddwyr/plant gael mynediad i'r ysgol drwy'r safle'r cais. Darperir parcio ar sail un lle fesul ystafell wely hyd at uchafswm o dri, gyda phedwar man parcio i ymwelwyr ger mynedfa'r safle. Mae'r cais yn nodi y gellir darparu parcio ychwanegol i ymwelwyr ar y stryd gydol y datblygiad.

Mae'r cais yn cynnwys cynllun tirlunio sy'n ceisio cadw, cyn belled ag y bo modd, y coed/gwrychoedd presennol, gan ddigolled i'r rhai a gollir. Darperir man agored cyhoeddus ar hyd rhan ogleddol y safle, ar hyd y ffin gyda'r eiddo sy'n wynebu Stryd Alma, sy'n cynnwys ardaloedd chwarae naturiol sy'n cynnwys tiffurf, cerrig mawr a thrawstiau cydbwysedd, yn ogystal â manau gwyrdd naturiol ar y safle. Gellir sicrhau cynllun cynnal a chadw hirdymor i'r man agored drwy amod cynllunio.

Bydd dŵr wyneb yn cael ei drin gan gyfres o bantiau, pyllau bio-gadw a phyllau arafu er mwyn darparu ateb cynaliadwy i ddraenio.

Mae'r cais yn ddatblygiad mawr ac fe gynhaliwyd ymgynghoriad cyn ymgeisio.

## **POLISIĀU A CHANLLAWIAU CYNLLUNIO PERTHNASOL**

### **Polisiau Cynllun Datblygu a Chanllawiau Cenedlaethol perthnasol:**

- Cymru'r Dyfodol: y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 12, Chwefror 2024)
- TAN 2 Cynllunio a Thai Fforddiadwy (2006)
- TAN 5 Cadwraeth Natur a Chynllunio (2009)
- TAN 10 Gorchmynion Cadw Coed (1997)
- TAN 11 Sŵn (1997)
- TAN 12 Dyluniad (2016)
- TAN 15 Datblygu a Pherygl Llifogydd (2004)
- TAN 16 Chwaraeon, Hamdden a Gofod Agored (2009)
- TAN 18 Trafnidiaeth (2007)
- TAN 20 Cynllunio a'r Iaith Gymraeg (2017)
- TAN 24: Yr Amgylchedd Hanesyddol
- Canllawiau arfer gorau CADW: Gwarchod Amgylchedd Hanesyddol Cymru

### **Polisiau Cynllun Datblygu Lleol perthnasol:**

Mae'r polisiau canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn ac yn ystyried dynodiad safle'r cais fel un sydd wedi'i neilltuo ar gyfer tai:

S01 Twf Cynaliadwy  
S03 Datblygiad mewn Canolfannau Gwasanaethau Gwledig  
S05 Tai Fforddiadwy  
LU02 Gofynion sy'n ymwneud â phobl Datblygiadau Preswyl  
LU05 Sicrhau Cyflenwi Datblygiadau Tai  
LU06 Dwysedd Tai  
LU24 Darparu Mannau Agored Newydd  
DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg  
DM03 Teithio Cynaliadwy  
DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol  
DM05 Datblygu Cynaliadwy a Lles Cynllunio  
DM06 Dylunio a Chreu Lle o Safon Uchel  
DM09 Dylunio a Symud  
DM10 Dylunio a Thirwedd  
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 Lleol  
DM17 Y Dirwedd yn Gyffredinol  
DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd

Canllawiau Cynllunio Atodol perthnasol sydd wedi'u mabwysiadu

- Y Gymuned a'r Iaith Gymraeg CCA 2015
- Mannau Agored CCA Ebrill 2014
- Taflen Gymorth: y Gymuned a'r Gymraeg CCA 2015
- Safonau Parcio CCC CCA 2015
- Aseiad Trafnidiaeth CCA 2015
- Amgylchedd Adeiledig a Dylunio CCA 2015
- Cadwraeth Natur CCA 2015
- Tai Fforddiadwy CCA 2014
- Tafenni Gymorth: Tai Fforddiadwy CCA 2014

## **YSTYRIAETHAU PERTHNASOL ERAILL**

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

Mae adran 17(1) o Ddeddf Trosedd 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 anrhefn yn ei ardal, ac i wneud popeth y gallu yn rhesymol i atal troseddau ac anrhefn. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai cynnydd sylweddol nac annerbyniol mewn troseddau ac anrhefn o ganlyniad i'r penderfyniad arfaethedig.

## DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; anabledd; 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 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 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 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

### *Ymgynghoreion Statudol:*

- **Cyngor Cymuned Llanarth -**

*"Argymhellir bod y datblygwr yn ystyried anheddau fforddiadwy pellach fel rhan o'r datblygiad hwn yn unol â Strategaeth Tai 2023-2028 y Cyngor Sir a pholisi anheddau fforddiadwy. Yn ymgynghoriad cychwynnol y datblygwr a anfonwyd at Aelodau'r Cyngor Cymuned, roedd y datblygwr yn cynnig bod 8 o'r 37 annedd yn fforddiadwy, fodd bynnag, mae'r Cyngor Cymuned yn siomedig iawn ei fod wedi'i leihau i 4 sy'n mynd yn groes i'r galw ac angen am anheddau fforddiadwy yn yr ardal, a gan y bydd anheddau mawr y farchnad agored allan o gyrraedd teuluoedd lleol oherwydd eu pris. Os cytunir ar 8 annedd fforddiadwy fel y'u hanogir gan y Cyngor Cymuned ac yn unol â datblygiadau eraill yn y Sir; bod Adran 106 yn nodi bod yr anheddau fforddiadwy yn cael eu hadeiladu yn y datblygiad cyn anheddau'r farchnad agored. Mae'r Cyngor yn ceisio budd cymunedol o'r cais ac yn cynnig fod ardal sydd wedi'i lleoli yng nghefn neuadd Llanarth ar gyfer maes parcio. Roedd pryderon hefyd yn codi y byddai'r datblygiad mawr hwn yn gwanhau poblogaeth Gymraeg y pentref ymhellach."*

- **Awdurdod Prifffyrdd Lleol** - Argymhellir Amodau.
- **Draenio Tir** - Mae angen rhagor o fanylion am y System Ddraenio Cynaliadwy (SDdC). Mae angen cymeradwyaeth SDdC.
- **Ecoleg** - Argymhellir Amodau.
- **Polisi Cynllunio** – Mae'r egwyddor datblygu ar gyfer tai yn dderbyniol, ond mae angen gwybodaeth bellach i ddangos yr angen am nifer yr anheddau a gynigir.
- **Gwasanaethau Ysgol** - Gwybodaeth am gapasiti ysgolion cynradd
- **Gofal Plant Cynnar** - Gwybodaeth am ddarpariaeth gofal plant yn yr ardal - Cylch a Gwarchodwr Plant
- **Awdurdod Prifffyrdd Llywodraeth Cymru (Cefnffyrdd)** - Argymhellir Amodau.
- **Dŵr Cymru Welsh** – Argymhellir Amodau.
- **Gwasanaeth Tân ac Achub Canolbarth a Gorllewin Cymru** - Dim gwrthwynebiad. Sylwadau / cyngor cyffredinol.
- **Ymddiriedolaeth Archeolegol Dyfed** - Argymhellir amod asesiad desg.
- **CNC** - Dim gwrthwynebiad, argymhellir ceisio cyngor gan Ecolegydd mewnol

*Sylwadau trydydd parti:*

Mae crynodeb o'r sylwadau trydydd parti a dderbyniwyd wedi'i gynnwys isod:

- Pryderon diogelwch priffordd -
  - plant ysgol
  - cynnydd mewn traffig
  - cyffordd gyda'r Cefnffordd
  - mynediad ddim yn ymarferol
  - angen llwybrau bysiau ychwanegol
- Effaith ar amwynder preswylwyr cyfagos -
  - cynnydd mewn sŵn
  - cynnydd mewn llygredd aer
  - colli preifatrwydd
  - pryder ynghylch mynediad i gerddwyr wrth ymyl Neuadd y Pentref gyda chynnydd yn nifer yr ymwelwyr sy'n effeithio ar breifatrwydd a thawelwch trigolion presennol
  - aflonyddwch yn ystod y gwaith adeiladu
- Effaith ar leoliad priodas Plas Gwynfryn -
  - cysgodi llety gwyliau a lleoliad priodas
  - niweidiol i'w leoliad fel plasty gyda gerddi hardd
  - bygythiad i gynaliadwyedd a llwyddiant y busnes
  - effaith ar breifatrwydd ac unigrywedd y gwesteion
  - byddai lleihad mewn archebion neu ddirywiad i enw da yn arwain at golled ariannol. Gall hefyd rwystro ehangu arfaethedig a chyfleoedd i greu swyddi newydd
- Mae dyluniad y datblygiad yn anghymesur a'r ardal
- Effaith ar fioamrywiaeth ac ecoleg a cholli coed sy'n ddarostyngedig i Orchmynion Diogelu Coed
- Dim darpariaeth ar tynnu chwyn Clymog Japan
- Effaith ar seilwaith - a oes gan y draeniau dŵr/carthffosiaeth/wyneb presennol y gallu i ymdopi
- Effaith ar yr Iaith Gymraeg a bywyd diwylliannol y pentref
- Pryderon ynghylch a fyddai anheddau'r farchnad agored yn fforddiadwy i drigolion lleol
- Angen datblygiad preswyl pellach yn Llanarth
- Nid yw'n ymgorffori ynni adnewyddadwy - paneli solar, pypmiau gwres
- Effaith ar gapasiti'r ysgol
- Diffyg tai fforddiadwy
- Dylid darparu parcio ychwanegol ar gyfer Neuadd y Pentref

Gwnaed sylwadau hefyd ar effaith y datblygiad ar brisiau eiddo a hefyd a yw'r Awdurdod Cynllunio Lleol wedi cynnal diwydrwydd dyladwy i gyllid Cartrefi Obsidian. Fodd bynnag, nid yw'r rhain yn ystyriaethau cynllunio perthnasol. O ran sefyllfa ariannol y cwmni, mae caniatâd cynllunio yn perthyn i'r tir ac nid gyda chwmni.

## CASGLIAD

Mae adran 38(6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn nodi:

"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 ystyriaeth materion yn cyfleu fel arall".

Mae'r cynlluniau datblygu perthnasol ar gyfer Ceredigion yn cynnwys Cymru'r Dyfodol: Cynllun Cenedlaethol 2040 (Cymru'r Dyfodol) a Chynllun Datblygu Lleol Ceredigion 2007-2022 (CDLI). Nid yw Cynllun Datblygu Strategol (CDS) wedi cael ei fabwysiadu ar gyfer rhanbarth Canolbarth Cymru. Er bod dyddiad terfyn y CDLI Ceredigion wedi'i gyrraedd, mae'n parhau i fod yn gynllun datblygu statudol ar gyfer y Sir fel y'i mabwysiadwyd cyn Deddf Cynllunio (Cymru) 2015.

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

## Egwyddor Datblygu

Cynllun datblygu cenedlaethol yw Cymru'r Dyfodol ac mae'n gosod y cyfeiriad ar gyfer datblygu yng Nghymru hyd at 2040. Mae Polisi 1 Cymru'r Dyfodol yn nodi'r fframwaith cyffredinol ar gyfer ble y dylid ffocysu datblygu a thyfiant.

O ran y Cynllun Datblygu Lleol (CDLI), mae'r safle arfaethedig wedi'i leoli o fewn ffin aneddiadau Llanarth wedi'i ddiffinio, ac sydd wedi'i ddynodi'n 'Ganolfan Gwasanaethau Gwledig' (CGG). Mae Polisi S01 yn ceisio cyfeirio'r rhan fwyaf o'r datblygiadau i 'Ganolfannau Gwasanaeth Trefol' gan mai dyma'r lleoliadau mwyaf cynaliadwy yn y Sir. Fodd bynnag, mae gan y CGG rôl bwysig i'w chwarae wrth wella cynaliadwyedd yr ardal ddaearyddol gyfan y maent ynddi a'r Sir yn gyffredinol. O'r herwydd, maent yn ffocws eilaidd ar gyfer datblygu.

Mae'r safle wedi'i nodi fel un sydd wedi'u neilltuo ar gyfer tai (H1304) gydag amcangyfrif o 32 o anheddau. Fe'i lleolir ger ffurf

adeiledig Llanarth gyda'r anheddiad yn cynnwys sawl gwasanaeth a chyfleuster o fewn ei ffurf adeiladedig. Mae'r rhain yn cynnwys siop nwyddau, ysgol gynradd, tafarn, man agored a chyfleusterau cymunedol, ymhlith eraill. Byddai'r tai arfaethedig o ganlyniad wedi'u lleoli yn agos at ystod o ddefnyddiau. Mae gwasanaeth bws rheolaidd ar gael hefyd. Mae'r cynnig yn cynnwys cysylltiadau llwybr troed â Stryd Alma ac ystyrir ei fod yn hwyluso teithio llesol a thrafnidiaeth gyhoeddus, yn unol â pholisi cynllunio cenedlaethol. Felly, ystyrir bod darparu lefel briodol o dai ar y safle arfaethedig yn cyfrannu tuag at ymgorffori anheddiad gwledig cynaliadwy yn Llanarth yn unol â gweledigaeth Cymru'r Dyfodol.

Yn y CGG, caniateir datblygu tai ar safleoedd dynodedig hyd at y ddarpariaeth tai a nodir yn Atodiad 2 y CDLI. Y gofyniad am dai a nodir ar gyfer CGG Llanarth o dan Atodiad 2 yw 77 uned. Yn ôl ffigurau tai diweddaraf y CDLI, Mawrth 2024, o fewn CGG Llanarth, mae 18 wedi'u cwblhau, 38 caniatâd heb eu cwblhau a chollwyd 1 annedd, gan adael gweddiill o 22 uned ar gyfer yr anheddiad. Mae penderfyniad hefyd i roi caniatâd cynllunio i 16 uned, gyda'r ceisiadau ar hyn o bryd yn aros i gwblhau cytundeb a106.

Byddai'r datblygiad arfaethedig felly'n arwain at ragori'r ddarpariaeth a nodir yn y CDLI ar gyfer ffigurau tai a ganiateir o fewn CGG Llanarth.

Gellir gweld darlun mwy diweddar o anghenion tai Ceredigion yn yr Asesiad Marchnad Tai diweddaraf (AMTLI). Mae'r AMTLI diweddaraf yn ystyried y rhagamcanion 2018 o boblogaeth sy'n adlewyrchu tueddiad at boblogaeth sy'n disgyn yng Ngheredigion fel y gwelir yn nata'r Cyfrifiad. Mae'n rhagamcan y bydd y galw am dai Marchnad Agored yn isel (22 y flwyddyn) gyda mwy o alw am dai fforddiadwy (44 y flwyddyn). Dylid nodi nad yw ffigurau anghenion marchnad dai ar gyfer 5 mlynedd cyntaf yr AMTLI yn unol â disgwyliadau'r Cyngor. Mae data a mewnwleidiad lleol, ochr yn ochr â thueddiadau'r gorffennol, yn amlygu'r ffaith bod y teclyn amcangyfrif anghenion y farchnad dai yn sylweddol is na'r disgwyl.

Mae yna nifer o ffactorau sy'n awgrymu y gallai'r teclyn amcangyfrifon marchnad dai fod yn anghywir. Mae'r rhain yn cynnwys cyfyngiadau methodolegol sylfaenol y teclyn sy'n gwyrô'r angen tuag at y sector fforddiadwy, yn enwedig o fewn pum mlynedd cyntaf cyfnod AMTLI, a diffyg ystyriaeth o'r angen a ddaw o ganlyniad i yrwyrr polisïau fel Tyfu Canolbarth Cymru, y Gronfa Lefelu, neu'r Gronfa Ffyniant Gyffredin.

Mae Canolfannau Gwasanaethau Gwledig yn ymgorffori aneddiadau gwledig cynaliadwy ac felly maent yn gallu darparu ar gyfer datblygiad tai ychwanegol yn unol â Chymru'r Dyfodol. Gyda'i gilydd, gall y Canolfannau Gwasanaeth ddarparu datblygiad tai digonol i ddiwallu anghenion tai'r Sir hyd at 2027, yn seiliedig ar ganfyddiadau diweddaraf yr AMTLI o leiaf ac felly maent yn parhau i fod yn ffocws ar gyfer datblygu.

Mae Asesiad Effaith Cymunedol ac Ieithyddol yn cyd-fynd â'r cais ac mae'r ACLI yn fodlon y gellir caniatâi'r datblygiad arfaethedig, er gwaethaf y swm a ragnodwyd, heb gael effaith andwyol ar yr aneddiad- fel y nodir ymhellach yn yr adroddiad hwn.

Rhoddir ystyriaeth hefyd i'r ffaith y byddai'r cynnig yn cyfrannu tuag at ddiwallu rhai o anghenion tai Canolfannau Gwasanaeth Trefol cyfagos, fel Aberaeron a Chei Newydd, mewn modd cynaliadwy, lle mae'r ddarpariaeth tai o fewn y Canolfannau hyn wedi bod yn isel.

Rhoddir pwysau sylweddol hefyd ar y ffaith bod y datblygiad arfaethedig yn cwrdd â pholisïau cynllunio cenedlaethol a pholisïau CDLI eraill, trwy ddarparu math cynaliadwy o ddatblygiad sy'n cwrdd â'r hierarchaeth trafndiaeth o ran hygyrchedd a theithio llesol, yn ymgorffori technolegau carbon isel fel paneli solar a phympiau gwres, ac yn cydymffurfio â'r AMTLI o ran darparu'r cymysgedd cywir o wahanol fathau o ddatblygiadau. Byddai hefyd yn darparu saith annedd fforddiadwy. Ar ben hynny, ystyrir bod y dyluniad o ansawdd uchel, yn darparu gwell man agored a thirlunio yn ogystal â manteision bioamrywiaeth net yn unol â gofynion PCC, Pennod 6.

Felly, er y byddai'r datblygiad arfaethedig yn arwain at or-nodi ffigurau tai Llanarth fel a nodir yn y CDLI, ni fyddai o reidrwydd yn gwrthdaro â strategaeth dai gyffredinol y CDLI o ran canolbwyntio datblygiad i'r Canolfannau Gwasanaeth a sicrhau datblygu cynaliadwy. Mae hefyd yn cyd-fynd â Chymru'r Dyfodol, Polisi Cynllunio Cymru a'r holl bolisïau CDLI perthnasol eraill, sydd yn tuedda at gefnogi'r datblygiad arfaethedig.

## **Cymysgedd Tai**

Mae Maen Prawf 2 Polisi LU02 yn ei gwneud yn ofynnol i ddatblygiadau preswyl ddarparu cymysgedd o wahanol fathau o anheddau a meintiau. Mae'r cynlluniau a gyflwynwyd yn cynnig y cymysgedd canlynol:

- 4 x unedau dwy ystafell wely (Marchnad Agored)
- 13 x unedau tair ystafell wely (Marchnad Agored)
- 13 x unedau pedair ystafell wely (Marchnad Agored)
- 7 x unedau dwy ystafell wely (Disgownt gwerthiant cartrefi fforddiadwy)

Mae'r Asesiad Marchnad Tai Lleol (AMDLI) diweddar yn nodi bod diffyg ar y cyfan o safbwynt pob math o dŷ yn yr Is-Ardal

'Arall', ar gyfer Llanarth. Fodd bynnag, o ran Tai Marchnad Agored yn yr is-ardal hon, mae'r galw mwyaf am dai 3 ystafell wely, ac yna tai 4+ ystafell wely. I'r gwrthwyneb, ar gyfer unedau fforddiadwy, tai 2 ystafell wely sydd eu hangen fwyaf, ac yna tai 3 ystafell wely yn dynn ar ei ôl Felly, ystyrir bod y cymysgedd tai arfaethedig yn dderbyniol.

## **Dwysedd Tai**

Mae Polisi CDLI LU06 yn cyfeirio at ddwysedd tai. Mae'r canllawiau dwysedd ar gyfer safleoedd a neilltuwyd wedi'i nodi yn yr Atodlen Safle a Neilltuwyd (ASN) berthnasol. Ar gyfer safle H1304, mae'r dwysedd wedi'i osod fel 15 uned yr hectar. Wrth ystyried ardal ddatblygol y safle, mae hyn yn cyfateb i amcangyfrif o 32 uned. Mae'r cais yn ceisio rhagori ar y dwysedd hwn ac yn cynnig 5 uned ychwanegol. Nodir nad yw ffiniau'r safle'r cais yn cyfateb yn union i ffiniau'r safle a neilltuwyd, fodd bynnag, byddai'r anheddau arfaethedig yn disgyn o fewn ffin y safle a neilltuwyd. Mae'r polisi yn caniatáu mynd y tu hwnt i ddwysedd ar yr amod bod y cais yn ystyried buddiannau cadwraeth natur ac wedi'u cynllunio gyda dychymyg ac yn sicrhau digon o le amwynder cyhoeddus a phreifat. Serch hynny, o ystyried bod y safleoedd sy'n agos at wasanaethau a'u hygyrchedd trwy deithio llesol a thrafnidiaeth gyhoeddus, ystyrir bod cynnydd bach mewn dwysedd yn dderbyniol. Ar ben hynny, ystyrir bod y cynnig yn darparu math o ddatblygiad o ansawdd uchel, gyda man agored, tirlunio, gofod digonol rhwng yr anheddau, ac arwynebedd gardd maint digonol gan bod annedd. O ganlyniad, mae'r dwysedd arfaethedig yn dderbyniol.

## **Mannau Agored**

Yn unol â Pholisi CDLI LU24, rhaid i ddatblygiad ar safleoedd a neilltuir ar gyfer tai ddarparu ar gyfer manau agored yn unol â gofynion yr ASN. Mae'r ASN berthnasol yn nodi y dylid darparu manau agored fel llefydd gwyrdd amwynder naturiol a gofod chwarae naturiol â chyfarpar.

Mae'r cynnig yn cynnwys manau agored cyhoeddus yn rhan ogleddol canol y safle y tu cefn i eiddo cyfagos sy'n wynebu Stryd Alma. Mae'r man agored yn cynnwys glaswelltir ar gyfer man chwarae naturiol ac anffurfiol gyda choed brodorol a phlannu gwrychoedd sy'n llawn rhywogaethau i ychwanegu at y gwrychoedd a'r cylch coed presennol sydd o amgylch y cynllun. Bydd yn cynnwys ystod o fannau chwarae anffurfiol, i gynnwys tiffurf, cerrig mawr a thrawstiau cydbwysedd yn ogystal â llwybr cerdded cwrs rhwystr bychan i breswylwyr. Mae CCA Gofod Agored y Cyngor yn nodi nad oes rhaid i fannau chwarae naturiol sydd â chyfarpar olygu offer chwarae traddodiadol e.e. siglenni, cylchfannau, ond gall gael ei ysbrydoli gan natur, er enghraifft logiau chwarae, llwybrau, cerrig mawr, twmpathau glaswelltog, a choed.

Mae'r cynnig hefyd yn cynnwys ardaloedd mawr o laswelltir gwlyb i'r gorllewin, sy'n cynnwys pwll gwanhau a thirlunio pellach, sydd, gyda'i gilydd, yn cyfrannu at ddarpariaeth gofod agored gyffredinol a ddarperir fel rhan o'r datblygiad.

Ystyrir bod y datblygiad arfaethedig yn dderbyniol yn unol â Pholisi CDLI LU24.

## **Effaith y datblygiad ar gymunedau a'r Gymraeg**

Mae Polisi CDLI DM01 yn ei gwneud yn ofynnol i Asesiad Effaith Cymunedol ac Ieithyddol (AECI) gael ei gyflwyno gyda cheisiadau cynllunio ar gyfer datblygu sy'n arwain at dai newydd yn yr CGG ddod yn eu blaen ar gyfradd gyflymach na'r hyn y cyfeirir ato yn Natganiad y Grŵp Anheddu. Yn yr achos hwn, byddai'r datblygiad arfaethedig yn fwy na'r nifer a neilltuwyd o dai ar gyfer CGG Llanarth ac felly mae angen AECI.

Cyflwynwyd AECI, sydd, i grynhoi, o'r farn y byddai'r cynnig yn arwain at ddatblygu safle a neilltuwyd ar gyfer tai yn y CDLI, sy'n bodloni nodau ac amcanion PDC a CDLI drwy ddarparu ffurf o ddatblygu cynaliadwy. Bydd y cynnig yn darparu 7 o dai fforddiadwy yn ogystal â thai marchnad agored ac mae'n debygol o ddarparu ar gyfer cyfran o'r bobl sydd eisoes yn byw yn yr ardal yn ogystal â'r rhai sydd ar y gofrestr dai. Er y gallai fod cynnydd mewn nifer fach o siaradwyr Saesneg, ni fydd hyn yn achosi gostyngiad cymesur yn nifer y siaradwyr Cymraeg yn yr ardal leol, gan fod bron i hanner poblogaeth Llanarth wedi'u cofnodi i fod yn siaradwyr Cymraeg yn ôl cyfrifiad 2011. Mae'r cynnig hefyd yn darparu cymysgedd o wahanol fathau o unedau a fydd yn sicrhau bod demograffig oedran cytbwys yn cael ei gynnal ac y byddai preswylwyr sy'n byw yn yr anheddau yn byw mewn ardal gyda phresenoldeb cryf yn y Gymraeg ac o ganlyniad, byddai preswylwyr / plant di-Gymraeg yn gallu cymryd rhan i ddysgu Cymraeg a mynychu ysgolion Cymraeg.

Daw'r AECI i'r casgliad na fydd y datblygiad arfaethedig yn cael unrhyw effeithiau niweidiol ar warchod y Gymraeg na thraddodiadau diwylliannol cymuned leol Llanarth. Mae'n nodi prif amcan y cynigion yw darparu ystod o opsiynau tai sy'n targedu'r boblogaeth leol yn benodol, ac mae dyluniad y cynllun wedi'i gynllunio'n ofalus i sicrhau integreiddio cadarnhaol o fewn cyd-destun ehangach yr ardal.

Mae'r AECI yn fodlon nad yw'r cynnig yn debygol o gael unrhyw effaith andwyol ar y gymuned a'r Gymraeg.

O ran capasiti blynyddoedd cynnar a'r ysgol, mae Gwasanaethau Dysgu'r Cyngor wedi cynghori bod ysgol gynradd Llanarth yn darparu Cylch Meithrin, gydag ysgolion cyfagos hefyd yn darparu Cylch, a bod darpariaeth gwarchodwr plant hefyd, ond yn gyffredinol cydnabyddir bod lleoedd yn gyfyngedig, ac mae rhieni'n aml yn cael trafferth dod o hyd i ofal plant. O ran yr ysgol, mae yna gapasiti yn Ysgolion Llanarth, Bro Sion Cwilt a Chei Newydd. Felly, er mai ychydig iawn o ofal plant blynyddoedd cynnar sydd ar gael, mae hwn yn broblem ledled y sir, ac mae capasiti o fewn yr ysgolion.

## Dosbarthiad Tir Amaethyddol

Mae ymyl pellach gorllewinol y safle yn cynnwys tir y bernir ei fod ar radd 3a o'r system ddsbarthu Tir Amaethyddol. Mae PCC yn ceisio gwarchod tir amaethyddol graddau 1, 2 a 3a, ac yn nodi na ddylid datblygu tir o'r fath, oni bai bod yr angen am y datblygiad yn fwy pwysig ac nad yw tir a ddatblygwyd yn flaenorol, neu dir o safon glaswellt amaethyddol is ar gael, neu os oes gan dir gradd is sydd ar gael werth amgylcheddol a gydnabyddir ar sail tirlun, bywyd gwyllt, wedi'i neilltuo am resymau hanesyddol neu archeolegol, sy'n gorbwyso'r ystyriaethau amaethyddol.

Mae'r rhan o safle'r cais sy'n cael ei ystyried yn radd 3a gan gynnwys rhan o'r pwll gwanhau ac mae'r gweddill heb ei ddatblygu, ac eithrio ar gyfer tirlunio. Mae'r rhan fwyaf o'r safle'n wedi'i leoli ar dir y bernir ei fod o radd 3b ac felly ystyrir bod ei ddatblygiad yn dderbyniol yn unol â PCC.

## Tai Fforddiadwy

Mae Polisi CDLI S05 yn gofyn bod 20% o dai fforddiadwy ar bob datblygiad tai. Bydd yn ofynnol i gynigion sydd â gofyniad tai fforddiadwy nad yw'n uned gyfan neu lle na ellir darparu'r cymysgedd fel unedau cyfan, yn ôl disgrisiwn yr ACLI, ddarparu swm cymudol ar 'cyfwerth' â 10% o werth marchnad agored y datblygiad. Gan fod y datblygiad arfaethedig ar gyfer 37 uned, mae'r gofyniad tai fforddiadwy yn cyfateb i 7.4 uned. Mae CCA'r Cyngor yn egluro, yn yr achos hwn, y byddai'r ddarpariaeth o 7 uned yn cael ei geisio ar y safle a byddai'r 0.4 uned yn cael ei ddarparu drwy swm cymudo. Swm cymudedig yn yr achos hwn yw taliad cydbwysio i ffurfio gwerth y cyfraniad i'r hyn sy'n cyfateb i 10% o Werth Datblygiad Gros (GDV) y datblygiad wedi'i orffen.

Roedd y cynnig fel y'i cyflwynwyd i ddechrau yn cynnig 4 tŷ fforddiadwy, i gynnwys 2 dŷ rhent cymdeithasol a 2 ar rent canolradd. Cyflwynwyd asesiad hyfywedd a oedd yn dangos ei bod ond yn ymarferol darparu'r lefel hon o dai fforddiadwy.

Yn dilyn adolygiad gan yr Awdurdod Cynllunio Lleol, dywedwyd y byddai angen darparu'r gofyniad tai fforddiadwy llawn. Mewn ymateb, cyflwynwyd cynnig diwygiedig sy'n cynnwys 7 tŷ disgownt gwerthiant fforddiadwy. Mae hyn yn golygu y byddai'r eiddo'n cael ei werthu ar ostyngiad o 30% o'i werth ar y farchnad agored, felly byddai prynwr cymwys yn talu 70% o werth y farchnad agored. Cyflwynwyd asesiad hyfywedd diwygiedig yn dangos na fyddai'n ymarferol darparu'r cyfraniad o 0.4 a gymudwyd.

Mae'r asesiad hyfywedd a gyflwynwyd yn cynnwys nifer o gostau anarferol / ychwanegol sy'n effeithio ar hyfywedd y cynnig. Mae hyn yn cynnwys topograffi'r safle sy'n gofyn am strwythurau cynnal, costau mynediad/gwella priffyrdd, costau ychwanegol sy'n gysylltiedig â gosod datrysiadau carbon isel / di-garbon gyda'r defnydd o bympiau gwres ffynhonnell daear ac ynni adnewyddadwy trwy PVs, storio batris ac is-orsaf drydan, dargyfeirio pibell ddŵr bresennol, tirlunio, man agored, System Ddraenio Cynaliadwy (SuDS), ecoleg, a'r heriau sy'n gysylltiedig â'r farchnad ariannu.

Mae'r Awdurdod Cynllunio Lleol wedi adolygu'r asesiad hyfywedd ac yn ystyried bod y cynnig sy'n cynnwys 7 o dai fforddiadwy ar y safle yn dderbyniol, ac yn yr achos hwn, ni fyddai'n ymarferol ceisio'r 0.4 uned drwy swm cymudo.

## Dylunio ac Effaith Weledol

Mae Polisi CDLI DM06 yn ei gwneud yn ofynnol i ddatblygiad fod o ddyluniad o ansawdd uchel sy'n cyfrannu'n gadarnhaol at ei leoliad. Polisi Mae DM17 yn diogelu'r dirwedd gyffredinol rhag niwed sylweddol a achosir gan ddatblygiadau newydd. Mae Polisi DM09 yn ei gwneud yn ofynnol i ddatblygiad gael ei ddylunio i sicrhau amgylchedd croesawgar sy'n annog symudiad pwrpasol. Mae Polisi DM10 yn ei gwneud yn ofynnol i gyflwyno cynllun tirlunio i gyd-fynd a'r datblygiad. Mae Polisi DM11 yn hyrwyddo'r angen i ddatblygiad newydd gael ei ddylunio ar gyfer effeithiau newid yn yr hinsawdd.

Nid yw safle'r cais wedi'i leoli o fewn tirwedd statudol neu anstatudol a neilltuwyd. Hefyd, nid yw safle'r cais i'w weld yn amlwg yn y dirwedd gan ei fod wedi'i sgrinio'n dda gan nodweddion ffurf adeiledig a thirlunio meddal presennol fel coed a gwrychoedd.

Mae'r datblygiad arfaethedig yn cynnwys cymysgedd o wahanol fathau o anheddau ac arddulliau, sy'n cynnwys anheddau deulawr sydd ar wahân a lled-ar wahân yn bennaf, gydag un teras o dair annedd. Mae'r anheddau arfaethedig o raddfa briodol, gydag arwynebedd llawr mewnol o 130 metr sgwâr ar gyfer yr eiddo mwy o faint, ac arwynebedd llawr mewnol o 75 metr sgwâr ar gyfer yr anheddau llai. Mae'r anheddau ar ffurf draddodiadol gyda tho crib, waliau wedi'u rendro a thoeau llechi. Mae'r cynnig yn cynnwys 5 annedd ar wahân yng nghornel dde-ddwyreiniol y safle, a fydd yn dri llawr o'r blaen a deulawr i'r cefn oherwydd topograffi'r safle. Mae'r rhain hefyd o ddyluniad ychydig yn wahanol, gyda brics ar y llawr gwaelod isaf a ffenestri gwydr helaeth i'r drychiad blaen, fodd bynnag maent o ffurf draddodiadol, gyda tho ar oleddf, ac felly'n gweddu'n dda â gweddill yr anheddau.

Mae'r cynnig yn cynnwys cadw coed a gwrychoedd presennol, lle bo hynny'n bosibl, gyda thirlunio ychwanegol, man agored cyhoeddus, llwybrau troed cerddwyr, glaswelltir a phwll gwanhau. Mae'r cynnig hefyd yn cynnwys datrysiadau carbon isel / sero, fel pypiau gwres ffynhonnell aer a phaneli solar. Yn gyffredinol, ystyrir y byddai'r datblygiad arfaethedig yn darparu datblygiad o ansawdd uchel, croesawgar a gynlluniwyd yn dda a fydd yn cael ei sgrinio'n dda yn y dirwedd. Felly, ni ystyrir



bod y datblygiad arfaethedig yn cael effaith andwyol ar y dirwedd, ac mae'n dderbyniol yn unol â Pholisïau CDLI DM06, DM09, DM10, DM11 a DM17.

### **Asedau Treftadaeth**

Mae chwech o'r tai teras sy'n ffinio â Ffordd Alma ac yn rhannu ffiniau cefn gyda safle'r cais yn adeiladau rhestredig Gradd II. Mae eiddo arall ar wahân i'r gogledd o'r safle hefyd wedi'i restrï ar Radd II. Mae Capel Fronwen flaenorol sy'n gorwedd yn bell i'r gogledd-ddwyrain o safle'r cais hefyd wedi'i restrï ar Radd II. Mae'r garreg filltir y tu allan i'r ysgol gynradd wedi'i rhestrï ar Radd II. Mae adeiladau ar ochr arall yr A487 hefyd wedi'u rhestrï ar Radd II, ac mae hyn yn cynnwys Eglwys Dewi Sant sydd ar Radd II\*.

Bydd yr anheddau arfaethedig yn cael eu gosod yn ôl o'r adeiladau rhestredig ar hyd Ffordd Alma a byddant hefyd yn ddigon pell i ffwrdd o'r adeiladau rhestredig eraill a nodwyd uchod. Yn ogystal, mae'r datblygiad tai yn gyson â chymeriad cyffredinol yr ardal ac ystyrir bod y cynnig yn cynrychioli math o ddatblygiad o ansawdd uchel. O ganlyniad, ni ystyrir bod y datblygiad arfaethedig yn cael effaith negyddol ar leoliad yr adeiladau cyfagos sydd wedi'i rhestrï.

### **Amwynder Preswylwyr**

Mae Polisi CDLI DM06, maen prawf 7, yn ceisio amddiffyn amwynder preswylwyr cyfagos rhag niwed sylweddol a achosir gan ddatblygiadau newydd. Mae safle'r cais wedi'i amgylchynu gan eiddo preswyl ac felly ystyriwyd effaith y datblygiad arfaethedig ar eu mwynder yn ofalus.

Mae ffin ogleddol y safle yn cynnwys rhes o anheddau sy'n ffinio â Stryd Alma gyda'u cefn yn ymuno â ffin safle'r cais. Bydd ffiniau cefn yr eiddo hyn yn cysylltu gyda'r gofod cyhoeddus agored, ac felly bydd digon o fwch rhwng yr eiddo hyn a lleoliad yr anheddau arfaethedig, ac felly ni fyddant yn cael unrhyw effaith andwyol mewn perthynas â goredrychiad, cysgodi, ac o ran effeithio arnynt. O safbwynt ffin ymyl yr eiddo teras ar y pen i'r gorllewin, mae'r annedd arfaethedig wedi'i gosod yn ôl o'r ffin a rennir gyda byffer gwyrdd a fydd yn sicrhau nad oes effaith andwyol.

Mae'r eiddo sy'n cael ei adnabod fel Gwynfryn yn gorwedd i'r de o safle'r cais. Mae'r eiddo hwn yn lleoliad gwyliau a phriodas ac mae sylwadau wedi'u derbyn gan y perchnogion sy'n gwrthwynebu'r datblygiad ar sail ei effaith ar y lleoliad. Mae'r eiddo hwn wedi'i osod o fewn gardd sylweddol ac felly mae'r eiddo ei hun yn ddigon pell i ffwrdd o'r datblygiad arfaethedig felly ni ddylid gael effaith uniongyrchol. Mae'r anheddau arfaethedig hefyd wedi'u gosod i ffwrdd o'r ffin gyffredin a bydd y coed presennol ar hyd y ffin a rennir yn cael eu cadw sy'n darparu byffer/sgrinio cryf rhwng y ddau safle. O ganlyniad, ni ystyrir bod y datblygiad arfaethedig yn cael unrhyw effaith andwyol ar yr eiddo hwn. Rhoddwyd ystyriaeth hefyd i'r cais cynllunio presennol ar gyfer adeilad priodas pwrpasol o fewn cwrtill Gwynfryn a'i agoswydd at y datblygiad arfaethedig. Bydd y gwrychoedd/coed presennol ar hyd y ffin yn cael eu cadw/gwella fel rhan o'r cynnig ac o ystyried natur breswyl y cynnig, mae'n annhebygol o gael unrhyw effaith andwyol ar yr adeilad priodas arfaethedig.

O ran amwynder yr ysgol gynradd, mae'r anheddau eu hunain wedi'u gosod yn ôl o fynedfa'r ystâd ac maent wedi'u canoli fel na fyddent yn edrych dros yr ysgol a'i maes chwarae yn uniongyrchol. Er y cydnabyddir y bydd y datblygiad arfaethedig yn cyfrannu at fwy o siwrneiau traffig ar hyd y rhan hon o Ffordd y Sir, nid yw nifer y siwrneiau tebygol a gynhyrchir yn sylweddol, ac felly mae'n annhebygol o achosi aflonyddwch sylweddol i'r ysgol, yn enwedig gan fod llawer o siwrneiau i'r ysgol ac oddi yno yn debygol o gael eu gwneud ar droed.

Ystyrir bod pob eiddo arall yn ddigon pell i ffwrdd felly ni ddylid effeithio'n sylweddol arno o ganlyniad i'r datblygiad arfaethedig.

O safbwynt persbectif amwynder meddianwyr arfaethedig yr anheddau, ystyrir bod pob annedd yn manteisio o gael ardal gardd breifat o faint digonol ac mae'r cynnig hefyd yn darparu man cyhoeddus o ansawdd uchel. Nodir bod rhywfaint o edrychiad ar y ddwy ochr sy'n aml yn rhan anochel/naturiol o ddatblygiadau ystadau, fodd bynnag, ystyrir bod yr anheddau wedi'u lleoli mewn ffordd sy'n cyflawni lefel dda o ran pellter gwahanu, sy'n golygu na fydd unrhyw effaith annerbyniol/arwyddocaol andwyol ar amwynder y meddianwyr o ran edrych drosto, cysgodi neu effeithio arnynt. Nodir pe bai caniatâd cynllunio yn cael ei roi ar gyfer y lleoliad priodas pwrpasol arfaethedig, yna mae'n debygol y bydd hyn yn cael rhywfaint o effaith ar amwynder o bersbectif meddianwyr. Fodd bynnag, yn hanesyddol mae Gwynfryn wedi gweithredu fel lleoliad priodas, ac nid yw'r cynnig yn ceisio dwysáu'r defnydd o'r safle, gyda'r adeilad pwrpasol yn disodli'r angen am babel, lle mae'n debygol y byddai'r effaith yn fwy. Mae effaith y cynnig hwn ar amwynder persbectif meddianwyr yn cael ei ystyried yn fanylach fel rhan o'r cais cynllunio hwnnw, gydag unrhyw effaith sylweddol yn debygol o allu cael ei rheoli drwy amodau cynllunio.

### **Datganiad Coed, Tirlunio a Seilwaith Gwyrdd**

Mae Polisi CDLI DM06 yn ei gwneud yn ofynnol i ddatblygiad gadw nodweddion naturiol pwysig ynghyd â sicrhau bod tirlunio caled a meddal o ansawdd da gan fanteisio ar gyfleoedd i wella bioamrywiaeth a chysylltedd ecolegol. Mae Polisi DM10 yn ei gwneud yn ofynnol cyflwyno cynllun tirwedd ar gyfer ceisiadau a fyddai'n cael effaith ar y dirwedd. Mae Polisi CDLI DM20 yn gosod rhagdybiaeth o blaid cadw coed, gwrychoedd a choetiroedd sy'n bodoli eisoes. Mae PCC (rhifyn 12)

yn ei gwneud yn ofynnol cyflwyno Datganiad Seilwaith Gwyrdd gyda'r holl geisiadau cynllunio, gyda phwyslais ar ddarparu buddion net ar gyfer bioamrywiaeth yn ogystal â gwella gwytnwch ecosystemau.

Mae Arolwg Coed, Cynllun Tirlunio a Datganiad Seilwaith Gwyrdd yn cyd-fynd â'r cais.

Mae'r Arolwg Coed yn nodi colli'r canlynol:

- 16 metr o wrychoedd i greu mynediad
- 5 coeden categori B i greu mynediad – Gorchymyn Diogelu Coed (GDC)
- 10 coeden categori C
- 2 goeden categori U

Mae'r tair coeden ar hyd y ffin orllewinol, gyferbyn â'r ysgol, yn ddarostyngedig i Orchymyn Diogelu Coed (GDC), sy'n cynnwys 1 derwen mes di-goes a 2 Bisgwydden Gyffredin. Bydd y 2 Bisgwydden Gyffredin yn cael eu cwmpo i ddarparu mynediad ac mae'r rhain yn cael eu nodi fel coed categori B.

Mae TAN 10 yn cyfeirio at Orchymynion Diogelu Coed (GDC) ac yn nodi bod effaith cynigion cynllunio ar goed sydd wedi'u gwarchod angen ystyriaeth gynllunio briodol. Mae'n nodi y dylid defnyddio GDC i ddiogelu coed y byddai eu symud yn cael effaith sylweddol ar yr amgylchedd a'i fwynhad gan y cyhoedd.

Mae colli'r ddwy goeden sy'n ddarostyngedig i GDC TPO yn anffodus. Mae'r Arolwg Coed wedi nodi'r coed hyn fel rhai Categori B o ansawdd cymedrol. Bydd y goeden dderw sy'n ddarostyngedig i'r GDC wedi'i chategoreiddio fel A - Ansawdd Uchel yn cael ei chadw. Mae angen colli'r ddau GDC i greu'r mynediad i'r safle, lle nad oes llawer o gyfleoedd eraill i greu mynediad i'r safle. Yn unol â Pholisi CDLI DM20, ystyrir yn yr achos hwn fod angen y datblygiad arfaethedig yn uwch na chadw'r ddwy goeden hyn, ac mae'r cynnig yn darparu mesurau lliniaru derbyniol, iawndal a gwelliant.

Mae'r Arolwg Coed yn cynnwys mesurau diogelu ar gyfer y coed a'r gwrychoedd a fydd yn cael eu cadw ar y safle, y gellir eu sicrhau trwy amod cynllunio. Mae'r Arolwg Coed yn argymhell cynllun tirwedd manwl, gan gynnwys plannu coed a llwyni newydd, i liniaru a gwneud yn iawn am y colledion coed gofynnol.

Mae'r cynllun tirlunio yn cynnwys cadw llawer o'r coed a'r gwrychoedd presennol, plannu brodorol ychwanegol, man agored cyhoeddus, cymysgedd glaswelltir gwlyb o fewn y nodweddion gwahanau, a phlannu rhywogaethau amsugno dŵr sy'n ffafriol i'w natur esgusodol yn y pantiau.

Mae coetir lled-naturiol hynafol yn gorwedd ar hyd ffin ddwyreiniol y safle; fodd bynnag, ni fydd y cynnig yn cael unrhyw effaith andwyol ar y coetir gan na fydd datblygiadau adeiledig yn agos at y coetir. Mae CNC wedi cyfeirio at eu cyngor sefydlog ar goetir hynafol, a fydd yn cael ei gynnwys fel gwybodaeth i'r caniatâd cynllunio.

Mae Datganiad Seilwaith Gwyrdd wedi'i gyflwyno sy'n dangos sut mae'r dull cam-doeth wedi'i ddefnyddio. Mae'r cynnig yn ceisio osgoi cael gwared ar seilwaith gwyrdd presennol lle bo'n bosibl, gyda seilwaith gwyrdd newydd yn cael ei ddarparu lle mae colled.

Mae'r datblygiad arfaethedig yn dderbyniol yn unol â'r polisiau perthnasol a nodir uchod.

## **Ecoleg**

Ystyrir bod y datblygiad arfaethedig yn dderbyniol mewn perthynas ag ecoleg gydag amodau i sicrhau bod y datblygiad yn unol â'r arolygon ecoleg, arolwg coed, goleuadau, a chynlluniau tirlunio a gyflwynwyd a bod gwybodaeth bellach mewn perthynas ag ymlusgiaid ac asesiad risg bioddiogelwch yn cael ei gyflwyno a'i gymeradwyo'n ysgrifenedig gan yr awdurdod lleol.

## **Priffyrdd**

Mae Datganiad Trafnidiaeth (DT) yn cyd-fynd â'r cais, sy'n ystyried goblygiadau trafndiaeth y datblygiad arfaethedig. Mae'r DT yn dangos bod y safle mewn lleoliad cynaliadwy ac mae ganddo gysylltiad agos â chyfleusterau a gwasanaethau presennol a'i fod yn hygyrch i gerddwyr, beicwyr a defnyddwyr trafndiaeth gyhoeddus. Mae hefyd yn dangos y gellir darparu mynediad diogel i gerbydau'r safle, ac y gwneir digon o ddarpariaeth parcio.

O ran cynaliadwyedd, mae pentref Llanarth yn cynnwys nifer o amwynderau megis ysgol gynradd, siop nwyddau, tafarn, canolfan arddio, neuadd bentref, a gorsaf betrol gyda siop nwyddau ynghlwm wrthi sydd hefyd yn cynnwys swyddfa bost. Mae'r rhain i gyd wedi'u lleoli o fewn pellter cerdded i'r cais (h.y. o fewn 10 munud). Mae ysgol, siop nwyddau, neuadd bentref ac ardal chwarae'r pentref i gyd i'r dwyrain o'r A487, sy'n golygu y gellir cael mynediad iddynt heb groesi'r A487.

Bydd mynediad i gerbydau i'r safle o Ffordd Sirol C1111 ar ei ffin orllewinol - gyferbyn â'r ysgol gynradd lle bydd mynedfa newydd yn cael ei chreu.

Mae'r cynnig yn cynnwys y cynllun priffyrdd canlynol:

- bydd y darn o'r ffordd C1111 rhwng yr A487 a mynediad y safle yn cael ei ehangu i 6m. Bydd hyn yn hwyluso teithio dau gyfeiriad ar y darn yma'n haws ac yn lleihau'r potensial ar gyfer unrhyw rwystr a allai effeithio ar draffig sy'n troi i'r de o'r gefnffordd.
- Darperir llwybr troed newydd ar wahân ar hyd ochr ddwyreiniol y C1111 rhwng mynediad y safle a'r A487, gan gysylltu â'r ddarpariaeth llwybr troed presennol ar ochr â'r A487. Mae hyn yn caniatáu i gerddwyr deithio'n ddiogel i'r safle ac oddi yno.
- Bydd gan y fynedfa newydd i safle'r cais weledded sy'n mesur 2.4m wrth 25m yn unol â'r gofynion canllawiau dylunio ar gyfer cyffyrdd ag ardaloedd terfyn cyflymder o 20mya.
- Yn fewnol, bydd ffordd yr ystâd o safon y gellir ei mabwysiadu gan ddarparu ffordd gerbydau 5.5m o led gyda llwybr troed 2m o led ar y naill ochr. Bydd manau troi sy'n addas ar gyfer cerbydau sbwriel yn cael eu darparu.
- bydd llwybr i gerddwyr yn dilyn pob ffordd o fewn y cynllun gan gysylltu â mynediad pwrpasol i gerddwyr ar Stryd Alma ar hyd ymyl gogleddol y safle.
- bydd mynediad ar wahân i gerddwyr i'r A487 yn cael ei ddarparu ar ffin ogleddol y safle, rhwng Neuadd y Pentref a'r annedd breswyl a elwir yn Arba.
- Darperir parcio ar sail un lle fesul ystafell wely hyd at uchafswm o dri i bob annedd. Bydd pedwar man parcio i ymwelwyr ger mynedfa'r safle. Darperir parcio ychwanegol i ymwelwyr ar y stryd gydol y datblygiad.

Mae'r cynllun yn cynnig cyfle i wella cysylltiadau cerddwyr gydag ysgol y pentref, trwy gynnig llwybr mwy diogel i blant sy'n cerdded ar hyd y ffordd ar hyn o bryd i ddefnyddio llwybrau troed dynodedig ar ochr ogledd-ddwyreiniol y safle. Byddai'r llwybrau troed hwn yn croesi cul-de-sac na ddefnyddir yn aml, gan ddarparu llwybr diogel i'r ysgol ar hyd C1111, lle ceir mynediad diogel i gerddwyr ar hyn o bryd. Mae'r DT yn nodi y byddai mynedfa'r safle gyferbyn â marciau igam-ogam y tu allan i'r ysgol, sy'n cadw'r rhan hon o'r briffordd yn glir o geir sydd wedi'u parcio. Mae maes parcio tua 35m i'r de o'r fynedfa lle mae'r plant ysgol yn dueddol o gael eu gollwng/casglu. Mae hyn yn golygu na fydd symud i mewn ac allan o'r safle yn cael ei rwystro gan ollwng/casglu plant ysgol nac fel arall.

Mae'r DT o'r farn y byddai'r datblygiad arfaethedig yn debygol o greu amcangyfrif o rhwng 9 – 12 symudiad cerbyd yn ystod yr oriau brig nad ystyrir i fod yn sylweddol.

Rhoddodd yr awdurdod priffyrdd lleol yn eu hymateb cychwynnol sawl sylw / awgrym o newid. Mae'r asiant wedi mynd i'r afael â'r rhain ac mae'r ATLI wedi cynghori yn sgil hyn, nad oes ganddynt wrthwynebiad yn seiliedig ar amodau a argymhellir.

Dywedodd Awdurdod Priffyrdd Llywodraeth Cymru (Cefnffyrdd) yn eu hymateb cyntaf bod angen asesiad cerdded, beicio a marchogaeth ceffylau. Cyflwynwyd un wedi hynny, sy'n ystyried y gellid gwella llwybrau cerdded a cherddwyr ymhellach trwy addasu'r ynysoedd traffig presennol y naill ochr i'r gyffordd er mwyn caniatáu i gerddwyr gael seibiant a chroesi un rhes o gerbydau ar y tro. Yn dilyn hyn, cyfarwyddodd Llywodraeth Cymru fod unrhyw ganiatâd a roddwyd gan yr awdurdod yn cynnwys 4 amod, sy'n sicrhau bod y lle seibiant i gerddwyr yn cael ei weithredu ar gefnffordd yr A487, gyda'r amodau eraill yn ymwneud â dŵr wyneb, deunyddiau planhigion, a gwaith ar goed neu lystyfiant.

O ystyried yr uchod, mae'r Awdurdod Cynllunio Lleol o'r farn bod y datblygiad arfaethedig yn dderbyniol o ran materion priffyrdd.

Mewn perthynas â'r sylwadau a wnaed gan y Cyngor Cymuned a'r trydydd parti am y cynnig sy'n darparu manau parcio ar gyfer neuadd y pentref, nid yw'r cynnig yn arwain at gynnydd yn y galw am barcio ar gyfer neuadd y pentref gan y byddai preswylwyr yn gallu cerdded i neuadd y pentref. O ganlyniad, byddai'r gofyniad hwn yn methu â chwrdd â'r profion amodau cynllunio, gan na fyddai'n angenrheidiol neu'n berthnasol er mwyn i'r datblygiad gael ei ganiatáu.

## **Draenio Tir**

Mae strategaeth ddraenio fanwl yn cyd-fynd â'r cais a bydd manylion technegol llawn yn cael eu cyflwyno i'w cymeradwyo gan gais i'r Awdurdod Cymeradwyo'r System Ddraenio Cynaliadwy (ACS). Mae'r cynllun yn cynnig cyfres o bantiau dŵr, pyllau bio-gadw a phyllau gwanhau er mwyn darparu datrysiad cynaliadwy i ddraenio ar y safle. Mae'r pantiau wedi'u lleoli o amgylch y ffordd er mwyn sicrhau llif cyson. Bydd casgenni dŵr hefyd yn cael eu gosod lle bo hynny'n briodol.

I'r dwyrain o'r safle ceir cwrs dŵr bychan sy'n rhedeg o'r gogledd i'r de. Nid oes llawer o berygl o lifogydd ar y safle ei hun. Fodd bynnag, mae pwll gwanhau wedi'i osod i'r dwyrain er mwyn sicrhau y gellir draenio dŵr wyneb gormodol mewn modd cynaliadwy.

Nid yw gwasanaeth draenio tir y Cyngor wedi codi unrhyw wrthwynebiad i'r datblygiad arfaethedig yn seiliedig ar yr amodau a argymhellir, ac maent hefyd wedi cynghori bod angen cymeradwyaeth System Ddraenio Cynaliadwy. Ystyrir bod y datblygiad arfaethedig yn cwrdd â gofyniad Polisi CDLI DM13 i ddarparu system ddraenio gynaliadwy, a gellir ymdrin â'r manylion llawn yn ddigonol trwy'r cais ACS.

## **Perygl o Llifogydd**

Mae'r pwll gwanhau arfaethedig sy'n cysylltu â'r Afon Llethi wedi'i leoli o fewn parth llifogydd C2 o Fap Cyngor Datblygu (MCD) a gynhwysir yn TAN15. Mae'r Map Llifogydd ar gyfer Cynllunio yn nodi bod y pwll gwanhau hwn mewn perygl o gael llifogydd ac mae'n eistedd ym Mharth Llifogydd Afonydd 2 a 3. Mae CNC wedi cynghori, o ystyried y lleoliad sydd mewn perygl o gael llifogydd, sydd ddim yn cynnwys ardaloedd sydd wedi'u cynllunio ar gyfer datblygu preswylfeydd, yr ystyrir bod y cynnig yn dderbyniol, ar yr amod bod y datblygwr yn ymwybodol o'r peryglon llifogydd posibl i'r ardaloedd hyn. Gellir ychwanegu hyn fel gwybodaeth i'r caniatâd cynllunio.

## **Draenio Dŵr Gwastraff**

Bydd carthffosiaeth budr yn cael ei waredu drwy'r brif garthffos. Mae Dŵr Cymru wedi cynghori bod capasiti ar gael ar hyn o bryd yn y system cyflenwi dŵr i ddarparu ar gyfer y datblygiad arfaethedig. Mae'r datblygwyr yn ymwybodol bod safle'r cais yn cael ei groesi gan brif ddyfrffos / dosbarthu ac y byddai angen dargyfeirio hyn fel rhan o'r cynnig.

## **Casgliad**

Bydd y datblygiad arfaethedig yn cyfrannu at Lanarth yn ymgorffori anheddiad gwledig cynaliadwy yn unol â gweledigaeth Cymru'r Dyfodol, PCC yn ogystal â'r CDLI sydd, o'i ystyried yn gwyro tuag at gefnogi'r datblygiad arfaethedig.

## **Rheswm dros adrodd i'r Pwyllgor Rheoli Datblygu**

Mae'r cais yn cael ei adrodd i'r Pwyllgor Rheoli Datblygu am benderfyniad gan ei fod yn cynrychioli datblygiad mawr.

## **ARGYMHELLIAD:**

Argymhellir cymeradwyo'r cais, yn seiliedig ar amodau a chytundeb adran 106.

<b>Rhif y Cais / Application Reference</b>	A230727
<b>Derbyniwyd / Received</b>	11-10-2023
<b>Y Bwriad / Proposal</b>	Residential development together with associated works including landscaping scheme, ecology strategy and drainage.
<b>Lleoliad Safle / Site Location</b>	Land South Of Alma Street, Llanarth,
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr Huw Morgan (Obsidian Homes), Cadogan House Whitland, Whitland, SA43 0HR
<b>Asiant / Agent</b>	Miss Elene Gegshidze (Amity Planning), Creative Quarter A8 Morgan Arcade, Cardiff, CF10 1AF

## THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a Greenfield site, measuring approximately 2 hectares, within the village of Llanarth. The site is located to the south of the A487 Trunk Road and extends to the rear of the residential properties and village hall that front onto the Trunk Road known as Alma Street. To the west of the site is the C1111 County Road, with the village's primary school on the opposite side. The existing site access is via an agricultural field gate from the unnamed road towards the A487/B4342. The river Llethi runs to the east/south of the boundary, with residential development to the further east forming part of the village. There are fields to the south with isolated residential dwellings.

The site is a housing allocation under the Local Development Plan (reference H1304).

Relevant planning history:

- 891022 - Outline planning permission for 10 bungalows. Refused 17-05-1989

## DETAILS OF DEVELOPMENT

The application seeks full planning permission for the development of the land for 37 dwellings. The proposed dwellings will comprise a mix of detached and semi-detached dwellings, with one terrace of three dwellings. The following mix is proposed

- 4 x two bedroom units (Open Market)
- 13 x three bedroom units (Open Market)
- 13 x Four bedroom units (Open Market)
- 7 x Two bedroom units (Discount for sale affordable homes)

The majority of dwellings are two storey, with rendered walls, grey concrete tiled, pitched roofs and upvc windows and doors. The proposal includes 5 detached dwellings within the south-east corner which are three storey in height to the front, but two storey to the rear due to the topography of the site. These dwellings comprise a slightly different more modern design with brick on the lower floor level and large glazing to the front elevation. The gross internal floor area of the houses range from 75.9 square metres being the smallest to 130.3 sq.m being the largest.

Vehicular access to the site is from the minor road to the west, opposite the primary school. The existing junction of the minor road with the A487 Trunk Road, up to the site access, will be widened to 6m to allow the passing of two-way vehicles. A new segregated footway will also be provided along the eastern side of the minor road between the site access and the A487, linking to the existing footway provision alongside the A487. A pedestrian link will also be created at the site's north-east boundary, linking the existing pavement alongside the A487 through the land next to the village hall. The pedestrian path will continue through the application site and would provide access to pedestrians/children to access the school through the application site. Parking is provided at one space per bedroom up to the maximum of three, with four visitor car parking spaces near to site's entrance. The application states that additional visitor parking can be accommodate on-street throughout the development.

The application includes a landscaping plan which seeks to retain, as far as possible, existing trees/hedgerows, and those that are lost, are compensated for. A public open space is provided along the northern section of the site, along the boundary with the properties that front onto Alma Street, which includes natural play areas comprising of landform, boulders and balance beams, in addition to natural greenspace within the site. A long term maintenance plan of the open space can be secured via a planning condition.

Surface water will be dealt with by a series of swales, bio-retention ponds and attenuation ponds in order to provide sustainable solution to drainage.

The application constitutes major development and a pre-application consultation has been undertaken.

## **RELEVANT PLANNING POLICIES AND GUIDANCE**

### **Relevant National Planning Policy and Guidance:**

- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 12, February 2024)
- TAN 2 Planning and Affordable Housing (2006)
- TAN 5 Nature Conservation and Planning (2009)
- TAN 10 Tree Preservation Orders (1997)
- TAN 11 Noise (1997)
- TAN 12 Design (2016)
- TAN 15 Development and Flood Risk (2004)
- TAN 16 Sport, Recreation and Open Space (2009)
- TAN 18 Transport (2007)
- TAN 20 Planning and the Welsh Language (2017)
- TAN 24: The Historic Environment
- Cadw best practice guidance: Setting of Historic Environment of Wales

### **Relevant Local Planning Policies:**

These Local Development Plan policies are applicable in the determination of this application and take into account the application site designation as a housing allocation:

- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- S05 Affordable Housing
- LU02 Requirements Regarding All Residential Developments
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU24 Provision of New Open Space
- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM20 Protection of Trees | Hedgerows and Woodlands

### **Relevant adopted Supplementary Planning Guidance**

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

## **OTHER MATERIAL CONSIDERATIONS**

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

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions

with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

## **EQUALITY ACT 2010**

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

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

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

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

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

## **CONSULTATION RESPONSES**

### ***Statutory Consultees:***

- **Llanarth Community Council -**

*"The developer is recommended to consider further affordable dwellings as part of this development in line with the County Council's Housing Strategy 2023-2028 and affordable dwellings policy. In the developer's initial consultation sent to Members of the Community Council, the developer was proposing 8 of the 37 dwellings be affordable, however, the Community Council is very disappointed that it has been reduced to 4 which goes against demand and need of affordable dwellings in the area, and as the large open market dwellings will be out of reach of local families due to their price. If 8 affordable dwellings are agreed as urged by the Community Council and in line with other developments in the County; that the Section 106 stipulates that the affordable dwellings are built prior to the open market dwellings on the development. The Council is seeking a community benefit from the application and are proposing an area located to the rear of Llanarth hall for a car park. Concerns also raised that this large development would further dilute the Welsh Language population in the village."*

- **Local Highway Authority -** Recommended Conditions.
- **Land Drainage -** Further details of the SuDS is required. SuDS approval required.
- **Ecology -** Recommended Conditions.
- **Planning Policy -** Principle of development for housing acceptable, but further information required to demonstrate need for the number of dwellings proposed.
- **School Services -** Information on capacity of primary schools
- **Early Childcare -** Information on childcare provision within the area - Cylch and Childminder
- **Welsh Government Highway Authority (Trunk Road) -** Recommended Conditions.
- **Dwr Cymru Welsh Water -** Recommended Conditions.
- **Mid and West Wales Fire and Rescue Service -** No objection. General comments / advice.
- **Dyfed Archaeological Trust -** Recommended condition relating to desk-based assessment.
- **NRW -** No objection, recommended seeking advice from in-house Ecologist

### ***Third Party Representations:***

A summary of the third party representations received is included below:

- Highway safety concerns -
  - school children
  - increase traffic

- junction with the Trunk Road
- entrance not practical
- additional bus routes required
- Impact on amenity of nearby occupiers -
  - increase noise
  - increase in air pollution
  - loss of privacy
  - concern with pedestrian access next to village hall with increase in footfall impacting privacy and peace of current residents
  - disruption during construction
- Impact on Gwynfryn Mansion Wedding Venue -
  - overshadow as a holiday letting and wedding venue
  - detrimental to its setting as a mansion with beautiful grounds
  - threaten the sustainability and success of the business
  - impact privacy and exclusivity of guests
  - decrease bookings or decline in reputation would result in financial loss. May also impede planned expansion and the creation of new job opportunities
- Design of development out of character with the area
- Impact on biodiversity and ecology and loss of trees subject to TPOs
- No provision for the removal of Japanese Knotweed
- Impact on infrastructure - Whether the current water/sewage/surface drains have the capacity to cope
- Impact on Welsh Language and cultural life of the village
- Concerns as to whether the open market dwellings would be affordable to local residents
- Need for further residential development in Llanarth
- Does not incorporate renewable energy - solar panels, heat pumps
- Impact on School capacity
- Lack of affordable housing
- Additional parking for Village Hall should be provided

Comments were also made on the impact of the development on property prices and also whether the LPA has undertake due diligence into Obsidian Homes finance. However these are not material planning considerations. In terms of the financial position of the company, planning permission runs with the land and not with a company.

## CONCLUSION

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

The relevant development plans for Ceredigion consist of Future Wales: The National Plan 2040 (Future Wales) and the Ceredigion Local Development Plan 2007-2022 (LDP). A Strategic Development Plan (SDP) has not been adopted for the Mid Wales region. Although the Ceredigion LDP has reached its end date, it remains the statutory development plan for the County as was adopted prior to the Planning (Wales) Act 2015.

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

## Principle of Development

Future Wales is the national development plan and sets the direction for development in Wales up to 2040. Policy 1 of Future Wales sets out the overarching framework for where development and growth should be focused.

In terms of the Local Development Plan (LDP), the proposed site is located within the defined settlement boundary of Llanarth, which is designated as a ‘Rural Service Centre’ (RSC). Policy S01 seeks to direct the majority of development to ‘Urban Service Centres’ as these are the most sustainable locations in the County. However, RSCs have an important role to play in improving the sustainability of the whole geographic area in which they are set and the County in general. As such they are the secondary focus for development.

The site is identified as a housing allocation (H1304) with an estimated yield of 32 dwellings. It is located adjacent to the built form of Llanarth with the settlement containing several services and facilities within its built form. These include a convenience store, primary school, public house, open space and community facilities, amongst others. The proposed housing would resultantly be situated within close proximity to a range of uses. There's also a frequent bus service. The proposal includes footpath connections to Alma Street and is considered to facilitate the uptake of active travel and public



transport, in line with national planning policy. Therefore, the provision of an appropriate level of housing on the proposed site is considered to contribute towards Llanarth embodying a sustainable rural settlement in line with Future Wales' vision.

In RSCs, housing development is permitted on allocated sites up to the housing provision set out in Appendix 2 of the LDP. The housing requirement set out for the Llanarth RSC under Appendix 2 is 77 units. According to the latest LDP Housing Figures, March 2024, within Llanarth RSC there have been 18 completions, 38 outstanding consent and the loss of 1 dwelling, thus leaving a remaining requirement for 22 units in the settlement. There is also a resolution to grant planning permission for 16 units, with the applications currently waiting the completion of a s106 agreement.

The proposed development would therefore result in the housing figures permitted within Llanarth RSC to exceed the provision set out within the LDP.

A more up-to-date depiction of Ceredigion's housing need can be found in the latest Housing Market Assessment (LHMA). The latest LHMA takes account of the 2018 based population projections which reflect the trend of a declining population in Ceredigion as seen in recent Census data. This estimates a low need for open market housing (22 per annum) with the greatest need for affordable housing (44 per annum). It ought to be noted that the market housing need figures for the first 5 years of the LHMA period are not in-line with the Council's expectations. Local data and insight, alongside past trends, highlight that the market housing need estimated by the tool is significantly lower than expected.

There are a number of factors which suggest that the tool's market dwelling estimations may be inaccurate. These include the tool's underlying methodological limitation which distort need towards the affordable sector, particularly within the first five years of the LHMA period, and the failure to consider any emerging need from policy drivers like on-going investments into the area, such as Growing Mid Wales, the Levelling Up Fund, or the Shared Prosperity Fund.

Rural Service Centres embody sustainable rural settlements and are therefore capable of accommodating additional housing development in accordance with Future Wales. The Service Centres can collectively accommodate enough housing development to meet the County's housing needs up to at least 2027 based on the findings of the latest LHMA and therefore remain the focus for development.

The application is accompanied by a Community and Linguistic Impact Assessment and the LPA is satisfied that the proposed development, despite over the prescribed amount, can be accommodated without having an adverse impact on the settlement – as noted further within this report.

Consideration is also given to the fact that the proposal would contribute towards meeting some of the housing needs of nearby Urban Service Centres, such as Aberaeron and New Quay, in a sustainable manner, where housing delivery within these Centres have been low.

Considerable weight is also given to the fact that the proposed development meets with national planning policies and all other LDP policies, by providing a sustainable form of development that meets with the transport hierarchy in terms of accessibility and active travel, incorporates low carbon technologies such as solar panels and heat pumps, and complies with the LHMA in terms of providing the correct mix of development type. It would also see the delivery of seven affordable dwellings. Furthermore, the proposal is considered to be of a high-quality design, provides enhanced open space and landscaping as well as net benefits for biodiversity in line with the requirements of PPW, Chapter 6.

Therefore, whilst the proposed development would result in Llanarth over prescribing on its housing figures set out within the LDP, it would not necessarily conflict with the LDP's overall housing strategy in terms of focusing development to the Service Centres and delivering sustainable development. It also accords with Future Wales, Planning Policy Wales and all other relevant LDP policies, which all weigh in favour of supporting the proposed development.

## **Housing Mix**

Criterion 2 of Policy LU02 requires residential developments to provide a mix of dwelling types and sizes. The submitted plans propose the following mix:

- 4 x two bedroom units (Open Market)
- 13 x three bedroom units (Open Market)
- 13 x four bedroom units (Open Market)
- 7 x two bedroom units (Discount for sale affordable homes)

The recent Local Housing Market Assessment (LHMA) indicate that there is generally a deficit across all housing types in the 'Other' Sub-Area, in which Llanarth is located. However, in terms of Market Housing in this sub-area, the greatest requirement is for 3-bedroom houses, followed by 4+ bedroom houses. Conversely, for affordable units, it is 2-bedroom houses, closely followed by 3-bedroom houses, which are required most. The proposed housing mix is therefore considered

to be acceptable.

### **Housing Density**

LDP Policy LU06 refers to housing density. The guide density for allocated sites is set out under the relevant Allocated Site Schedule (ASS). For site H1304, the density is set at 15 units per hectare. When considering the developable area of the site, this correlates to an estimated yield of 32 units. The application seeks to exceed this density and proposes an additional 5 units. It is noted that the application site boundaries do not exactly match those of the allocated site, however, the proposed dwellings would reside within the boundary of the allocated site. The policy allows for densities to be exceeded provided proposals take account of nature conservation interests and are imaginatively designed and preserve adequate public and private amenity space. Nonetheless, given the sites proximity to services and its accessibility via active travel and public transport, a slight increase in density is considered acceptable. Furthermore, the proposal is considered to provide a high-quality form of development, with open space, landscaping, sufficient spacing between the dwellings, and each dwelling has adequate size garden area. As a result, the proposed density is acceptable.

### **Open Space**

In line with LDP Policy LU24, development on sites allocated for housing must make provisions for open space in line with the requirements of the ASS. The relevant ASS indicates that open space should be provided as natural amenity green space and equipped natural play space.

The proposal includes public open space within the northern part of the middle of the site to the rear of the neighbouring properties that front onto Alma Street. The open space includes grassland for a natural and informal play space with native trees and species rich hedgerow planting to help bolster the existing hedgerows and tree belts around the scheme. It will incorporate a range of informal play space, to include landform, boulders and balance beams as well as a small trim trail like walk for residents. The Council SPG Open Space states that equipped natural play space does not have to mean traditional play equipment e.g. swings, roundabouts, but can be more nature inspired such as play logs, paths, boulders, grassy mounds, and trees.

The proposal also includes large areas of wet meadow grassland to the west, which includes attenuation pond and further landscaping, which together, contribute towards the overall open space provision provided as part of the development.

The proposed development is considered acceptable in line with LDP Policy LU24.

### **Impact of development on Communities and the Welsh Language**

LDP Policy DM01 requires a Community and Linguistic Impact Assessment (CLIA) to be submitted with planning applications for development that results in new housing in RSC coming forward at a rate faster than that referred to in the Settlement Group Statement. In this case, the proposed development would exceed the allocated number of houses for Llanarth RSC and therefore a CLIA is required.

A CLIA has been submitted, which in summary, considers that the proposal would see the development of a site allocated for housing within the LDP, which meets the aims and objectives of PPW and LDP by providing a sustainable form of development. The proposal will provide 7 affordable housing as well as local market housing and is likely to accommodate a proportion of people who already live in the area as well as those who are on the housing register. Whilst there may be an increase in a small number of English speakers, this will not cause a proportionate decline in the number of Welsh speakers in the local area, as nearly half of the population of Llanarth are recorded to be Welsh Speakers as per the 2011 census. The proposal also provides a mix of unit types which will ensure that a balanced age demographic is maintained and that residents occupying the dwellings would live in an area with strong presence of Welsh language and as a result, non-Welsh speaking residents / children would be able to engage in learning Welsh and attend Welsh speaking schools.

The CLIA concludes that the proposed development will not have any detrimental effects on the preservation of the Welsh Language or the cultural traditions of local community of Llanarth. It notes the primary objective of the proposals is to deliver a range of housing options that specifically target the local population, and the design of the scheme has been carefully planned to ensure positive integration within the broader context of the area.

The LPA is satisfied that the proposal is unlikely to have any adverse impact on the community and the Welsh Language.

In terms of early years and school capacity, the Council's Learning Services has advised that Llanarth primary school provides Cylch Meithrin, with surrounding schools also providing Cylch, and there also childminder provision, however generally it is acknowledged that places are limited, and parents often struggle to find childcare. In terms of school, there is capacity at Llanarth, Bro Sion Cwilt and New Quay Schools. Therefore, whilst the limited availability of early years childcare is noted, this is a county-wide issue, and there is capacity within the schools.

### **Agricultural Land Classification**

The western extremity of the site consists of land deemed to be in grade 3a of the Agricultural Land classification system. PPW seeks to conserve agricultural land of grades 1, 2 and 3a, and states that such land should only be developed if there is an overriding need for the development and their previously developed land or land in lower agricultural graded is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.

The part of the application site that is deemed grade 3a includes part of the attenuation pond with the rest being undeveloped, other than for landscaping. The majority of the site lies within land deemed to be in grade 3b and therefore its development is considered to be acceptable in line with PPW.

### **Affordable Housing**

Policy S05 requires 20% affordable housing on all housing development. Proposals that yield an affordable housing requirement which is not a whole unit or where the mix cannot be provided as whole units will be required, at the discretion of the LPA, to provide a commuted sum at the 'equivalent value' of 10% of the Open Market Value of the development. As the proposed development is for 37 units, the affordable housing requirement equates to 7.4 units. The Council's SPG explains that in this situation, the provision of 7 units would be sought on site and the 0.4 units would be provided for through a commuted sum. A commuted sum in this case is a balancing payment to make up the value of the contribution to the equivalent of 10% of the GDV of the completed development.

The proposal as initially submitted proposed 4 affordable housing, to include 2 socially rented and 2 intermediate rented. A viability assessment was submitted showing that it was only viable to provide this level of affordable housing.

Following a review by the LPA, it was advised that the full affordable housing requirement would need to be provided. In response, a revised proposal was submitted which includes 7 discount for sale affordable housing. This means that the properties would be sold at a discount of 30% of its open market value, therefore a qualifying purchaser would pay 70% of the open market value. A revised viability assessment was submitted showing that it would not be viable to provide the 0.4 commuted sum contribution.

The viability assessment submitted includes several abnormal / additional costs which effect the viability of the proposal. This includes topography of the site which requires retaining structures, highway access/improvement costs, additional costs associated with installing low / zero carbon solutions with the use of ground source heat pumps and renewables via PVs and battery storage and electricity substation, the diversion of existing water pipe, landscaping, open space, SuDS, ecology, and the challenges associated with the funding market.

The LPA has reviewed the viability assessment and considers that the proposal which includes 7 on site affordable housing is considered to be acceptable, and in this instance, it would not be viable to seek the 0.4units via a commuted sum.

### **Design and Visual Impact**

LDP Policy DM06 requires development to be of a high-quality design that contributes positively to its context. Policy DM17 protects the general landscape from significant harm caused by new development. Policy DM09 requires development to be designed to secure a welcoming environment which encourages appropriate through movement. Policy DM10 requires development to be accompanied by a landscaping scheme. Policy DM11 promotes the need for new development to be designed for the effects of climate change.

The application site does not lie within a statutory or non-statutory landscape designations. The application site is also not prominently visible within the landscape as it is well screened by existing built form and soft landscaping features such as trees and hedgerows.

The proposed development includes a mix of dwelling types and styles, that mainly comprises two-storey, detached and semi-detached dwellings, with one terrace of three dwellings. The proposed dwellings are of an appropriate scale, with the larger properties having a maximum internal floor area of 130sq.m, with the smaller dwellings have an internal floor area of 75 sq.m. The dwellings are of a traditional form with a pitched roof, rendered walls and slate roofs. The proposal includes 5 detached dwellings within the south-eastern corner of the site, which will be three storey from the front and two storey to the rear due to the topography of the site. These are also of a slightly different design, with brick on the lower ground floor and extensive glazing to the front elevation, however they are of a traditional form, with a pitched roof, and therefore blend in well with the rest of the dwellings.

The proposal includes the retention of existing trees and hedgerows, where possible, with additional landscaping, public open space, pedestrian footpaths, grassland and an attenuation pond. The proposal also incorporates low/zero carbon solutions, such as air source heat pumps and solar panels. Overall, it is considered that the proposed development would provide a high quality, welcoming and well-designed development that will be well-screened within the landscape. The proposed development is not therefore considered to have an adverse impact on the landscape, and is acceptable in accordance with LDP Policies DM06, DM09, DM10, DM11 and DM17.

## Heritage Assets

Six of the terraced houses that front onto Alma Road and share their rear boundaries with the application site are grade II listed buildings. Another detached property to the north of the site is also grade II listed. The former Chapel Fronwen which lies to the far north-east of the application site is also Grade II listed. The milestone outside the primary school is grade II listed. There are also listed buildings on the other side of the A487, and this includes the Grade II\* Church of Saint David.

The proposed dwellings will be set back from the listed buildings along Alma Road and will also be at a sufficient distance away from the other listed buildings identified above. Furthermore, housing development is consistent with the prevailing character of the area and the proposal is considered to represent a high-quality form of development. As a result, the proposed development is not considered to have a negative impact on the setting of the nearby listed buildings.

## Residential Amenity

LDP Policy DM06, criterion 7, seeks to protect the amenity of nearby occupiers from significant harm caused by new development. The application site is surrounded by residential properties and therefore the impact of the proposed development on their amenity has been carefully considered.

The northern boundary of the site includes a row of dwellings that front onto Alma Street with their rear joining the boundary of the application site. The rear boundaries of these properties will join onto the open public space, and therefore there is sufficient gap between these properties and the location of the proposed dwellings, so not to have any adverse impact in relation to overlooking, overshadowing, overbearing. In terms of the side boundary of the end terrace property to the west, the proposed dwelling is set back from the shared boundary with a green buffer that will ensure no adverse impact.

The property known as Gwynfryn lies to the south of the application site. This property is a holiday and wedding venue and representations have been received from the owners objecting to the development on the basis of its impact on the venue. This property sits within a sizeable garden area and therefore the property itself is at a sufficient distance away from the proposed development so not to be directly impacted. The proposed dwellings are also set away from the shared boundary and the existing trees along the shared boundary will be retained which provides a strong buffer / screening between the two sites. As a result, the proposed development is not considered to have any adverse impact on this property. Consideration has also been given to the current planning application for a purpose-built wedding building within the curtilage of Gwynfryn and its proximity to the proposed development. The existing hedges/trees along the boundary will be retained / enhanced as part of the proposal and given the residential nature of the proposal, it is unlikely to have any adverse impact on the proposed wedding building.

In terms of the amenity of the primary school, the dwellings themselves are set back from the entrance of the estate and are orientated such so that there would be no direct overlooking of the school and its playground. Whilst it is acknowledged that the proposed development will result in increased traffic trips along this part of the County Road, the likely trip generation is not significant, and therefore is unlikely to cause a significant disruption to the school, particularly as a lot of journeys to and from the school are likely to be done by foot.

It is considered that all other properties are at a sufficient distance away so not to be significantly impacted upon as a result of the proposed development.

In terms of the amenity of perspective occupiers of the proposed dwellings, it is considered that each dwelling is served with a sufficiently sized private garden area and the proposal also provides high quality public space. It is noted that a degree of mutual overlooking is often unavoidable / natural part of estate developments, however it is considered that the dwellings have been positioned in a way which achieves a good level of separation distance, meaning that there will be no unacceptable / significant adverse impact on the amenity of the occupiers with regards to overlooking, overshadowing or overbearing. It is noted that, should planning permission be granted for the proposed bespoke wedding venue, then this is likely to have some impact on the amenity of perspective occupiers. However, Gwynfryn has historically operated as a wedding venue, and the proposal does not seek the intensification of the site, with the purpose-built building replacing the need for a marquee where impact is likely to be greater. The impact of this proposal on the amenity of perspective occupiers is being considered in more detail as part of that planning application, with any significant impact likely to be able to be controlled via planning conditions.

## Trees, Landscaping and Green Infrastructure Statement

LDP Policy DM06 requires development to retain important natural features along with ensuring the use of good quality hard and soft landscaping and embracing opportunities to enhance biodiversity and ecological connectivity. Policy DM10 requires the submission of a landscape scheme for proposals that would have an impact on the landscape. LDP Policy DM20 sets a presumption in favour of the retention of existing trees, hedgerows, and woodlands. PPW (edition 12) requires the submission of a Green Infrastructure Statement to be submitted with all planning applications, with emphasis on delivering net benefits for biodiversity as well as improving the resilience of ecosystems.

The application is accompanied by a Tree Survey, a Landscaping Plan and a Green Infrastructure Statement.

The Tree Survey identifies the loss of the following:

- 16 metres of hedgerow to create access
- 5 x category B trees to create access - TPO
- 10 x category C trees
- 2 x category U trees

The three trees along the western boundary, opposite the school, are subject to a Tree Preservation Order (TPO), which includes 1 sessile oak and 2 common lime. The 2 common lime will be felled to provide access and these are identified as category B trees.

TAN 10 refers to Tree Preservation Orders (TPO) and states that the effect of planning proposals on protected trees is a material planning consideration. It states that TPO's should be used to protect trees whose removal would have a significant impact on the environment and its enjoyment by the public.

The loss of the two trees that are the subject of a TPO is regrettable. The Tree Survey identifies these trees as being Category B of moderate quality. The oak tree that is subject to the TPO and Categorised as A - High Quality will be retained. The loss of the two TPO is required to create the access to the site, where there are limited other opportunities to create an access into the site. In line with LDP Policy DM20, it is considered that in this instance, that the need of the proposed development outweighs the retention of these two trees, and the proposal provides acceptable mitigation, compensation, and enhancement measures.

The Tree Survey includes protection measures for the retained trees and hedgerows on site, which can be secured via a planning condition. The Tree Survey recommends a detailed landscape scheme, including new tree and shrub planting, to mitigate and compensate for the required tree losses.

The landscaping plan includes the retention of much of the existing treeline and hedgerows, additional native planting, public open space, wet meadow grassland mix within the attenuation features, and swales planted in water absorbing species conducive of their attenuating nature.

An ancient semi-natural woodland lies along the eastern boundary of the site; however the proposal will have no adverse impact on the woodland as built development will not be within close proximity to the woodland. NRW has referred to their standing advice on ancient woodland, which will be included as an informative to the planning permission.

A Green Infrastructure Statement has been submitted demonstrating how the step-wise approach has been implemented, where the proposal seeks to avoid removing existing GI where possible, with any lost being mitigated and / or compensated for.

The proposed development is acceptable in line with the relevant policies noted above.

## **Ecology**

The proposed development is considered to be acceptable in relation to ecology subject to conditions requiring the development to be carried out in accordance with the ecology surveys, tree survey, lighting, and landscaping plans submitted and that further information in relation to reptiles and biosecurity risk assessment is submitted and approved in writing by the LPA.

## **Highways**

The application is accompanied by a Transport Statement (TS), which considers the transport implications of the proposed development. The TS demonstrates that the site is in a sustainable location and is closely related to existing facilities and services and is accessible to pedestrians, cyclist, and public transport users. It also demonstrates that safe vehicular access to the site can be provided, and that adequate parking provision is made.

In terms of sustainability, the village of Llanarth includes several amenities such as a primary school, convenience store, public house, garden centre, village hall, and a petrol filling station with an associated convenience store that also accommodates a post office. All these are located within walking distance to the application (i.e. within 10 minutes). The village's school, convenience store, village hall and play area are all located to the east of the A487 meaning that these can be accessed without crossing the A487.

Vehicular access to the site will be from the C1111 County Road on its western boundary - opposite the primary school where a new access/entrance will be created.

The proposal includes the following highway scheme:

- the section of the C1111's carriageway between the A487 and the site access will be widened to 6m. This will make two-way movement on this section easier and reduces the potential for any blockage that might affect traffic turning south from the trunk road.
- a new segregated footway will be provided along the eastern side of the C1111 between the site access and the A487, linking to the existing footway provision alongside the A487. This allows for safe pedestrian movement to and from the site.
- the new access/entrance into the application site will have visibility splays measuring 2.4m by 25m as per the design guidance requirements for junctions with 20mph speed limit areas.
- internally, the estate road will be to an adoptable standard providing a 5.5m wide carriageway with 2m footway on both sides. Turning areas capable of accommodating a refuse vehicle will be provided.
- a pedestrian route will follow each road within the scheme and link to a dedicated pedestrian access point onto Alma Street along the northern reaches of the site.
- a separate pedestrian access to the A487 will be provided at the site's northern boundary, between the Village Hall and the residential dwelling known as Arba.
- parking is provided at one space per bedroom up to a maximum of three spaces per dwelling. Four visitor car parking spaces are provided near the site's entrance. Additional visitor parking can be accommodated on-street throughout the development.

The scheme offers an opportunity to enhance pedestrian connections to the village school, offering a safer path for children who currently walk along the road to instead use designated footpaths on the northeastern side of the site. These footpaths would pass through a lightly used cul-de-sac, providing a secure route to the school along C1111, where there is currently safe pedestrian access. The TS states that the entrance to the site would be opposite zig-zag markings outside the school, which keeps this section of the highway clear of parked cars. There is a car park area located approximately 35m to the south of the access where school drop-off/pick-up tends to occur. This means that movement into and out of the site won't be obstructed by school pick-ups / drop offs and vice versa.

The TS considers that the proposed development would likely generate an estimated 9-12 peak hour vehicle movements which is not considered to be significant.

The local highway authority within their initial response provided several comments / suggested revisions. These have been addressed by the agent and the LHA has subsequently advised that they have no objection subject to recommended conditions.

The Welsh Government Highway Authority (Trunk Road) advised within their first response that a walking, cycling and horse-riding assessment was required. One was subsequently submitted, which considers that pedestrian and walking routes could be further improved by modifying the existing traffic islands either side of the junction to allow pedestrians to take refuge and cross one carriageway at a time. The WGHA subsequently directed that any permission granted by the authority includes 4 conditions, which secures the implementation of the pedestrian refuge on the A487 trunk road, with the other conditions relating to surface water, plant materials, and works to trees or vegetation.

In view of the above, the LPA considers the proposed development to be acceptable with regards to highways matters.

In relation to the comments made by the Community Council and third party about the proposal providing parking spaces for the village hall, the proposal does not result in the increase in parking demand for the village hall as perspective occupiers would be able to walk to the village hall. As a result, this requirement would fail to meet with the planning condition tests, as it would not be necessary or relevant to the development to be permitted.

## **Land Drainage**

The application is accompanied by a detailed drainage strategy and full technical details will be submitted for approval under a SAB application. The scheme proposes a series of swales, bio-retention ponds and attenuation ponds in order to provide sustainable solution to drainage on the site. The swales are situated around the road to ensure a steady run-off. Water butts will also be installed where applicable.

To the east of the site there is a small watercourse that runs north to south. There is little no risk of flooding on the site itself. However, an attenuation basin has been incorporated to the east to ensure excess surface water is able to be drained sustainably.

The Council's land drainage has raised no objections to the proposed development subject to recommended conditions and have also advised that SuDS approval is required. It is considered that the proposed development meets with the requirement of LDP Policy DM13 in providing a sustainable drainage system, and full details of this can be adequately dealt with via the SAB application.

## **Flood Risk**

The proposed attenuated connection to the Afon Llethi is situated within flood zone C2 of the Development Advice Map (DAM) contained in TAN15. The Flood Map for Planning identifies this attenuation connection to be at risk of flooding and falls into Flood Zone 2 and 3 Rivers. NRW has advised that given the location of flood risk, which does not include areas planned for development of residences, the proposal is considered acceptable, subject to the developer being made aware of the potential flood risks to these areas. This can be added as an informative to the planning permission.

### **Foul Drainage**

Foul sewage will be disposed of via the mains sewer. Dwr Cymru Welsh Water has advised that capacity is currently available in the water supply system to accommodate the proposed development. The developers are aware that the application site is crossed by a trunk / distribution watermain and that this would need to be diverted as part of the proposal.

### **Conclusion**

The proposed development will contribute towards Llanarth embodying a sustainable rural settlement in line with Future Wales' vision, PPW as well as the LDP which, on balance, weigh in favour of supporting the proposed development.

### **Reason for reporting to the Development Management Committee**

The application is reported to the Development Management Committee for determination as it represents major development.

### **RECOMMENDATION:**

The application is recommended for approval, subject to conditions and a section 106 agreement.

## 2.3. A230865





<b>Rhif y Cais</b>	<b>A230865</b>
<b>Derbyniwyd</b>	<b>01-12-2023</b>
<b>Y Bwriad</b>	<b>Ystafell arddangos arfaethedig ac adeilad ar gyfer Gweithle/MOT yn lle'r gweithdy presennol</b>
<b>Lleoliad Safle</b>	<b>Garej Whitehall, Stryd Fawr, Llanon, Ceredigion, SY23 5HE</b>
<b>Math o Gais</b>	<b>Cynllunio llawn</b>
<b>Ymgeisydd</b>	Mr Sion Lewis (Lewis Motors), Whitehall Garage Stryd Fawr, Llanon, Ceredigion, SY23 5HE
<b>Asiant</b>	Mr James Scarborough (Geraint John Planning Ltd), Office 16 (house 1, 2nd Floor) The Maltings East Tyndall Street, Caerdydd, CF24 5EA

## Y SAFLE A HANES PERTHNASOL

Mae Whitehall Garage yn garej presennol ar gyfer cerbydau modur sydd wedi'i lleoli ar Y Stryd Fawr yn anheddiad Llanon. Mae blaen y safle yn wynebu prif gefnffordd yr A487 tra bod y cefn gyda mynediad uniongyrchol o Stryd yr Eglwys. Mae'r busnes garej yn ymwneud â gwerthiant tanwydd, atgyweirio cerbydau, a gwerthu cerbydau hefyd. Mae'r adeilad busnes yn cynnwys tir yn uniongyrchol i'r gogledd o'r garej ac wedi'i leoli'n uniongyrchol tu cefn i eiddo preswyl ar Y Stryd Fawr, Stryd yr Eglwys a Heol y Dŵr yn y pentref. Nodweddir yr ardal hon gan osodiad nifer fawr o gerbydau.

Mae'r garej ei hun wedi'i hadeiladu'n bennaf o gladin metel, mae tua dau lawr o uchder ac yn betryal o ran siâp ac mae'n darparu gweithdy, swyddfa a derbynfa.

O ran hanes cynllunio, mae caniatâd yn cynnwys newidiadau i'r garej ei hun; codi arwyddion a darparu maes parcio.

Yn 2020 gwrthodwyd caniatâd cynllunio ar gyfer yr un datblygiad â'r cais presennol, sef ystafell arddangos arfaethedig ac adeilad ar gyfer gweithdy/MOT yn lle gweithdy presennol ar sail y byddai'r datblygiad yn effeithio ar amwynderau eiddo cyfagos gan niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golwg ac byddai hefyd yn cael effaith andwyol sylweddol ar lefelau'r amgylchedd yn yr ardal ar draul eiddo cyfagos.

Gwrthodwyd caniatâd am ail gais o'r un datblygiad yn 2022 ond y tro hwn fe gynhwyswyd sail diogelwch priffyrdd; diffyg gwybodaeth i fynd i'r afael â risg bosibl o lygredd a halogiad ac effaith niweidiol ar amwynderau eiddo cyfagos.

## MANYLION Y DATBLYGIAD

Mae'r cais yn cael ei gyflwyno'n llawn a cheir dwy ran i'r cynnig datblygu:

- dymchwel y gweithdy garej presennol a'i ddisodli gydag ystafell arddangos gwerthu ceir pwrpasol newydd;
- codi gorsaf brofi MOT newydd ac adeilad gweithdy ar ochr ogleddol y safle rhwng eiddo Glenholm, Dauntless a Tremfor.

Yn ogystal, bydd y pypiau a'r tanciau tanwydd presennol yn cael eu tynnu o'r safle, darparu mynedfa newydd oddi ar yr A487 ac ychwanegu manau parcio ar gyfer cwsmeriaid.

Bydd yr ystafell arddangos arfaethedig o uchder tebyg i'r presennol gyda tho ar oleddf sengl. Bydd yn gorchuddio ôl troed yr adeilad presennol gydag adain yn cael ei hychwanegu at ei ochr ogleddol. Bydd yr uned wedi'i chyfyngu i werthu ceir. Bydd yn cael ei adeiladu'n bennaf o lenni dur.

Bydd yr orsaf a'r gweithdy profi MOT yn mesur 18.6m o hyd, 9.4m o led a bydd yn 5.2m o uchder i'r grib. Bydd yn cael ei hadeiladu'n gyfan gwbl o lenni dur rhydog a bydd ganddo ddau ddrws rholer ar ei ddrychiad deheuol.

## POLISIÂU CYNLLUNIO PERTHNASOL A CHANLLAWIAU PERTHNASOL

Mae'r polisiâu Cynllun Datblygu Lleol hyn 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 Lleol

DM22 Gwarchod a Gwella'r Amgylchedd yn gyffredinol

LU12 Cynigion Cyflogaeth ar Safleoedd sydd heb eu Neilltuo

S01 Twf Cynaliadwy

S03 Datblygiad mewn Canolfannau Gwasanaethau Gwledig

## **YSTYRIAETHAU PERTHNASOL ERAILL**

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

**Mae adran 17(1) o Ddeddf Trosedd 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 gallu yn rhesymol i atal troseddau ac anhrefn. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai cynnydd sylweddol nac 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 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 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.

Rhoddwyd 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 LLESANT 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 I'R YMGYNGHORIAD**

Draenio Ceredigion - Sylwadau

Priffyrdd Ceredigion - Dim gwrthwynebiad yn seiliedig ar amodau

CC Llansantffraed - Nodi'r amodau sy'n ofynnol gan yr ymgynghorwyr statudol i'w rhoi ar unrhyw gymeradwyaeth i'r cais gan yr Awdurdod Cynllunio Lleol a gofyn am sicrwydd bod yr Awdurdod yn sicrhau bod y rhain yn cael eu bodloni cyn i'r datblygiad gael ei gwblhau.

LIC (TRA) - Dim gwrthwynebiad yn seiliedig ar amodau.

Ecoleg Ceredigion - Arolwg ystumod wedi'i ddiweddarau ac angen Asesiad Seilwaith Gwyrdd.

Diogelu'r Cyhoedd Ceredigion – Pryder mewn perthynas â niwsans swm posibl o'r safle. Amodau i'w gosod os yw'r cais yn cael ei gefnogi.

Cyfoeth Naturiol Cymru - Pryderon am dir halogedig. Amodau i'w gosod os yw'r cais yn cael ei gefnogi.

Derbyniwyd pedair gohebiaeth yn gwrthwynebu'r cynnig ar y seiliau canlynol:

- Uchder yr adeiladau arfaethedig yn rhy uchel a bydd yn effeithio ar eiddo cyfagos;
- Dyluniad yr adeiladau ddim yn rhan o gymeriad yr ardal ac yn fwy tebyg i adeiladau a geir ar stad ddiwydiannol;
- Pryder am lygredd;
- Sylfeini'r adeiladau arfaethedig yn rhy agos i eiddo cyfagos
- Pryder am sŵn / niwsans arogl;
- Pryder am effaith ar fywyd gwyllt;
- Pryder am gynnydd mewn darnau ceir yn cael eu gosod ar dir y garej;
- Pryder am gynnydd mewn traffig yn Stryd yr Eglwys;
- Pryder am halogi tir;
- Pryder am sŵn adeiladu / niwsans;
- Dim newid i gynlluniau / cynigion i fynd i'r afael â rhesymau dros wrthod ceisiadau a gafodd eu gwrthod yn flaenorol.

## CASGLIAD

### Mae adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn nodi:

"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 ystyriaeth materion yn cyfleu fel arall".

Mae dwy ran i'r cais hwn yn Garej Whitehall yn anheddiad Llanon, sef dymchwel y gweithdy garej presennol a gosod adeilad ystafell arddangos yn ei le sy'n canolbwyntio'n llwyr ar arddangos a gwerthu cerbydau modur; a chodi adeilad annibynnol ar dir ar ochr ogleddol safle'r cais i'w ddefnyddio fel gorsaf MOT a gweithdy garej.

Mae Polisi LU12 Cynllun Datblygu Lleol Ceredigion yn cefnogi cynigion cyflogaeth ar safleoedd sydd heb eu neilltuo ar yr amod eu bod yn unol â pholisïau S02 - S04 o'r CDLI. Mae maen prawf 2 o LU12 yn ei gwneud yn ofynnol i'r datblygiad fod yn briodol mewn perthynas â'i leoliad a'i ddefnydd arfaethedig.

Mae Llanon yn Ganolfan Gwasanaethau Gwledig ac felly mae polisi S03 yn berthnasol. Mae'r polisi hwnnw'n cefnogi datblygiad economaidd o fewn yr anheddiad (naill ai ar safleoedd dynodedig neu safleoedd heb eu neilltuo) ar yr amod nad ydynt yn fwy na 'graddfa ganolig'. Diffinnir graddfa ganolig fel dim mwy na 2500m<sup>2</sup>. O ystyried bod y cynnig yn cynrychioli atgyflunio ac ailddatblygu'r garej bresennol yn yr anheddiad, ystyrir bod yr egwyddor o ddatblygu ei hun yn dderbyniol. Ar hyn o bryd mae Whitehall Garage yn rhedeg gwasanaeth gwerthu ceir ac atgyweirio ceir yn y cyfleuster.

O safbwynt yr ystafell arddangos ystyrir bod y rhan hon o'r datblygiad yn dderbyniol. Er y cydnabyddir y bydd yr ystafell arddangos yn adeilad newydd, yn ei hanfod, mae'r rhan hon o'r cynnig yn disodli adeilad presennol yn unig ac er bod ganddo ôl troed ychydig yn fwy, o ystyried ei uchder tebyg a'i leoliad, ni fydd yn cael mwy o effaith ar gymeriad yr ardal nac ar amwynderau eiddo preswyl cyfagos na'r hyn a brofir ar hyn o bryd. Yn wir, gellir dadlau y byddai colli'r gweithdy o'r ardal hon yn arwain at welliant mewn perthynas ag unrhyw sŵn a ffactorau tebyg eraill a brofir ar y safle ar hyn o bryd.

Fodd bynnag, mae rhan arall y datblygiad yn fwy problematig, sef codi adeilad eithaf mawr i weithredu fel gweithdy'r garej mewn lleoliad gwahanol ar y safle. Mae'r safle arfaethedig wedi'i amgylchyni ar dair ochr gan eiddo preswyl cyfagos gyda chefn yr eiddo agosaf ddim mwy na thua 11m o'r adeilad arfaethedig a fydd yn cael ei godi o lenni dur. O ystyried y defnydd arfaethedig o'r adeilad, sef gweithdy garej, ystyrir y byddai ei ddefnydd yn arwain at broblemau amwynder o ran sŵn, arogl, preifatrwydd a fyddai'n fwy na'r ffactorau i gefnogi'r cynnig.

Gan taw felly y mae, yna barn yr ACLI yw y byddai'r cynnig yn gwrthdaro â pholisïau DM06 sydd, o dan maen prawf 7, yn ceisio amddiffyn amwynder meddianwyr eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn ac ymddangosiad; a DM22 sy'n cwmpasu diogelu'r amgylchedd a gwella cyffredinol gan y bydd y cynnig yn cael effaith andwyol sylweddol o ran llygredd sŵn.

Fel yr amlygwyd gan Adran Gwarchod y Cyhoedd yr Awdurdod, y farn yw y bydd y datblygiad yn arwain at broblemau amwynder sŵn ac er bod mesurau lliniaru yn cael eu hawgrymu i raddau, ystyrir y byddai'r mesurau hyn yn anodd iawn i'w gorfodi, felly barn yr Awdurdod Cynllunio Lleol yw na ddylid ystyried cefnogi'r cynnig ar gyfer gweithdy yn y lleoliad penodol hwn. Mae'r mesurau lliniaru a awgrymwyd gan Ddiogelu'r Cyhoedd yn cynnwys na ddylai lefel y sŵn a allyrrir o'r safle fod yn fwy na lefelau sŵn cefndir o fwy na 5dB (A) o'r safle ac na ddylai unrhyw offer trydanol gael eu defnyddio oni bai bod yr holl ddrysau rholer ar gau.

Mae'r holl ystyriaethau cynllunio perthnasol eraill yn dderbyniol, gan gynnwys o safbwynt y cefnffyrdd. Fodd bynnag, mae'r ACLI yn aros am arolwg ystlumod diwygiedig ac Asesiad Seilwaith Gwyrdd. Nid yw hepgor y rhain yn atal nac yn effeithio ar farn yr Awdurdod Cynllunio Lleol ar y cynnig nac rhag gwneud argymhelliad ar y cais.

I gloi, er bod yr ystafell arddangos arfaethedig yn dderbyniol, byddai'r elfen gweithdy/MOT arfaethedig oherwydd ei lleoliad

a'i ddefnydd yn cael effaith niweidiol ar amwynder meddianwyr eiddo cyfagos o niwed sylweddol mewn perthynas â phreifatrwydd, sŵn ac agwedd a byddai'n cael effaith andwyol sylweddol ar lefelau amgylcheddol yn yr ardal a dirywiad i eiddo cyfagos.

Argymhellir bod y cais yn cael ei wrthod.

### **RHESWM DROS GYFEIRIO AT Y PWYLLGOR RHEOLI DATBLYGU**

Mae'r cais yn cael ei gyfeirio i'r Pwyllgor Rheoli Datblygu i'w ystyried gan fod yr Aelod ward leol, y Cynghorydd Keith Henson wedi datgan diddordeb yn y cais.

### **ARGYMHELLIAD**

Gwrthod y cais yn groes i bolisïau DM06 a DM22 o Gynllun Datblygu Lleol Ceredigion.

<b>Application Reference</b>	A230865
<b>Received</b>	01-12-2023
<b>Proposal</b>	Proposed showroom and MOT/Workshop building to replace existing workshop
<b>Site Location</b>	Whitehall Garage, Stryd Fawr, Llanon, Ceredigion, SY23 5HE
<b>Application Type</b>	Full Planning
<b>Applicant</b>	Mr Sion Lewis (Lewis Motors), Whitehall Garage Stryd Fawr, Llanon, Ceredigion, SY23 5HE
<b>Agent</b>	Mr James Scarborough (Geraint John Planning Ltd), Office 16 (house 1, 2nd Floor) The Maltings East Tyndall Street, Cardiff, CF24 5EA

## THE SITE AND RELEVANT PLANNING HISTORY

Whitehall Garage is an existing motor vehicle garage situated in Y Stryd Fawr in the settlement of Llanon. The front of the premises fronts onto the main A487 trunk road whilst the rear gains direct access onto Stryd yr Eglwys. The garage business deals with fuel sales, vehicular repairs and also the selling of vehicles. The business premises includes land directly to the north of the actual garage and positioned directly to the rear of residential properties located at Y Stryd Fawr, Stryd yr Eglwys and Heol y Dŵr in the village. This area is characterised by the stationing of a large number of vehicles.

The garage itself is primarily built of metal cladding, is around two storeys high and rectangular in shape and provides a workshop, office and reception area.

In terms of planning history, permissions include alterations to the garage itself; the erection of signs and the provision of a car park.

In 2020 an application for the same development as the current application, namely, a proposed showroom and MOT/workshop building to replace existing workshop was refused planning permission on grounds that the development would impact the amenities of nearby properties from significant harm in relation to privacy, noise and outlook and also have a significant adverse effect on environment levels in the area to the detriment of nearby properties.

A second application for the same development was refused permission in 2022 but this time including highway safety grounds; lack of information to address potential risk of pollution and contamination and detrimental impact on amenities of nearby properties.

## DETAILS OF DEVELOPMENT

The application is submitted in full and sees two parts to the development proposal:-

- the demolition of the existing garage workshop and its replacement with a new purpose built car sales showroom;
- the erection of a new MOT testing station and workshop building on the northern end of the site between the properties of Glenholm, Dauntless and Tremfor.

In addition, the existing fuel pumps and tanks will be removed from the site and a new access provided off the A487 and parking spaces added for customers.

The proposed showroom will be of similar height to the existing with a mono-pitch roof. It will cover the footprint of the existing building with a wing added to its northern side. The unit will be restricted to car sales. It will be constructed primarily of steel sheeting.

The MOT testing station and workshop will measure 18.6m long, 9.4m wide and will be 5.2m high to ridge. It will be constructed entirely of corrugated steel sheet and have two roller shutter doors on its southern elevation.

## 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

DM22 General Environmental Protection and Enhancement

LU12 Employment Proposals on Non-allocated Sites

S01 Sustainable Growth

S03 Development in Rural Service Centres (RSCs)

## **OTHER MATERIAL CONSIDERATIONS**

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

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

### **EQUALITY ACT 2010**

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

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

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

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

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

## **CONSULTATION RESPONSES**

Ceredigion Drainage - Comments

Ceredigion Highways - No objection STC

CC Llansantffraed CC - To note the conditions required by the statutory consultees to be placed on any approval of the application by the Local Planning Authority and to seek assurances that the Authority ensures that these are met prior to the development being completed.

WG(TRA) - No objection STC

Ceredigion Ecology - Updated bat survey and Green Infrastructure Assessment required.

Ceredigion Public Protection - Concern expressed in relation to potential noise nuisance from the site. Conditions to be imposed if application is to be supported.

NRW - Concerns over contaminated land. Conditions to be imposed if application to be supported.

Four correspondence received objecting to the proposal on the following grounds:-

- Heights of proposed buildings too tall and will impact neighbouring properties;

- Design of buildings out of character and more in line with buildings found on industrial estate;
- Concern over pollution;
- Foundations of proposed buildings too close to neighbouring properties;
- Concern over noise / odour nuisance;
- Concern over impact on wildlife;
- Concern over increase of car parts being deposited on grounds of garage;
- Concern over increase in traffic in Stryd yr Eglwys;
- Concern over land contamination;
- Concern over construction noise / nuisance;
- No change to plans / proposals to address reasons for refusals imposed on previously refused applications.

## 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".

There are two parts to this application at the Whitehall Garage in the settlement of Llanon, namely the demolition of the existing garage workshop and its replacement with a showroom building concentrating solely on the display and sales of motor vehicles; and the erection of a stand alone building on land on the northern end of the application site to be used as an MOT station and garage workshop.

Policy LU12 of the Ceredigion Local Development Plan supports employment proposals on non-allocated sites provided that they are in line with policies S02 - S04 of the LDP. Criteria 2 of LU12 requires the development to be appropriate in relation to its location and proposed use.

Llanon is a Rural Service Centre and therefore policy S03 is applicable. That policy supports economic development within the settlement (either on allocated or non-allocated sites) provided that they are no more than 'medium scale'. Medium scale is defined as being no more than 2500m<sup>2</sup>. Given that the proposal represents the reconfiguration and re-development of the existing garage in the settlement it is considered that the principle of development itself is acceptable. Whitehall Garage currently runs both a car sales and car repair service at the facility.

In the case of the showroom it is considered that this part of the development is acceptable. Whilst it is acknowledged that the showroom will be a new building, in essence this part of the proposal merely replaces an existing building and albeit having a slightly larger footprint, given its similar height and its location, will not have any more of an impact on the character of the area or the amenities of neighbouring residential properties than what is currently experienced. In fact it can be argued that the loss of the workshop from this area would result in an improvement in relation to any noise and other similar factors currently experienced at the site.

However, the other part of the development is more problematic, namely the erection of quite a large building to act as the garage workshop in a different location on the site. The proposed site is sandwiched on three sides by neighbouring residential properties with the rear of the nearest property no more than approximately 11m from the proposed building which will be erected of steel sheeting. Given the proposed use of the building, that is a garage workshop, it is considered that its use would give rise to amenity problems in terms of noise, odour, privacy which would outweigh the factors in support of the proposal.

As that is the case, then it is the opinion of the LPA that the proposal would be in conflict with policies DM06 which under criterion 7 looks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook; and DM22 which covers general environmental protection and enhancement in that the proposal will have a significant adverse effect in terms of noise pollution.

As highlighted by the Authority's Public Protection Section it is the opinion that the development will result in noise amenity issues and although mitigation measures are suggested to an extent, it is considered that these measures would be highly difficult to enforce therefore it is the opinion of the LPA that proposal for a workshop at this particular location should not be entertained. Mitigation measures suggested by Public Protection include that the level of noise emitted from the site shall not exceed background sound levels by more than 5dB(A) from the site and that no power tools are operated unless all roller doors are closed.

All other material planning issues are acceptable, including from a trunk road perspective. However, the LPA are awaiting an amended bat survey and a Green Infrastructure Assessment. The omission of these do not preclude or impact the LPA opinion on the proposal or making a recommendation on the application.

In conclusion, although the proposed showroom is acceptable, the proposed workshop/MOT element due to its location and its use would have a detrimental impact on the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook and would have a significant adverse effect on environmental levels in the area to the detriment of nearby properties.

It is recommended that the application is refused.

#### **REASON FOR REFERRAL TO THE DEVELOPMENT MANAGEMENT COMMITTEE**

The application is referred to the Development Management Committee for consideration in view that the local ward Member, Cllr Keith Henson has declared an interest in the application.

#### **RECOMMENDATION:**

The application be refused as contrary to policies DM06 and DM22 of the Ceredigion Local Development Plan.



## 2.4. A240148



<b>Rhif y Cais</b>	A240148
<b>Derbyniwyd</b>	29-02-2024
<b>Y Bwriad</b>	Uned blwch storio ( <i>storage container unit</i> ) newydd arfaethedig i ddarparu ar gyfer busnes therapi harddwch (at ddefnydd unigryw <i>sui generis</i> )
<b>Lleoliad Safle</b>	Parc Piliau, Stad Ddiwydiannol Pentood, Aberteifi. SA43 3AL
<b>Math o Gais</b>	Cynllunio llawn
<b>Ymgeisydd</b>	Mark Jukes (Mark Jukes Containers), Stad Ddiwydiannol Pentood Parc Piliau (preifat), Aberteifi, Ceredigion, SA43 3AL
<b>Asiant</b>	Mr Wyn Harries (Harries Plannig Design Management), Henllan, Eglwyswrw, SA41 3UP

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais wedi'i leoli o fewn Stad Ddiwydiannol Pentood, sydd yng Nghanolfan Gwasanaeth Trefol Aberteifi. Mae safle'r cais i'r de o afon Teifi ac mae mynediad iddo o Ffordd yr Orsaf. Mae Ystad Ddiwydiannol Pentood wedi'i neilltuo yn y CDLI at bwrpas cyflogaeth defnyddiau B1, B2 a B8 (cyf: E0202).

Mae'r safle ei hun yn cyfeirio at fusnes blychau storio presennol o'r enw Mark Jukes Containers. Ar hyn o bryd mae'r safle yn cynnwys nifer o unedau blychau storio sy'n cael eu rhentu i unigolion ar gyfer storio preifat y gellir ei gloi, gyda nifer o flychau storio wedi'u pentyrru ar ben ei gilydd.

Er bod hanes cynllunio ar y safle, nid oes yr un ohonynt yn berthnasol i'r cynnig hwn.

## MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn i ddarparu uned storio sy'n uwch na'r blychau storio presennol ac wrth ymyl y swyddfa safle bresennol i ddarparu cyfleuster salon harddwch ar gyfer merch y perchennog. Bydd yr uned yn cynnwys ochrau llwyd llyfn, gyda ffenestri a drysau UPVC gwyn i gyfateb â'r swyddfa safle bresennol. Ni fydd uchder yr uned yn dalach na'r unedau presennol ar y safle. Bydd y busnes yn defnyddio mynedfa'r safle presennol ac mae lle parcio i'w gael y tu blaen. Bydd mynediad i'r uned trwy ramp, a fydd yn gwasanaethu swyddfa'r safle a'r salon harddwch. Er mwyn cydymffurfio â Rheoliadau Adeiladu, derbyniwyd cynllun diwygiedig ym mis Mai 2024, gan ddangos dyluniad diwygiedig ar gyfer y ramp, sy'n llawer mwy o faint.

Mae'r cais yn nodi y bydd draenio dŵr budr yn cael ei gysylltu gyda'r systemau presennol. Nid oes unrhyw fanylion ar gyfer gwaredu dŵr wyneb yn cael ei ddarparu.

## POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

### Polisi Cynllunio Cenedlaethol Perthnasol:

- Cymru'r Dyfodol: y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 12, Chwefror 2024)
- TAN 4: Datblygiad Manwerthu a Masnachol (2016)
- TAN12 Dyluniad (2016)
- TAN5 Cynllunio a Chadwraeth Natur (2009)

### Polisi Cynllunio Lleol Perthnasol:

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

- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- LU11 Cynigion Cyflogaeth ar Safleoedd wedi'u Neilltuo
- LU18 Cynigion Manwerthu Ledled y Sir
- LU19 Cynigion Manwerthu mewn Canolfannau Gwasanaethau Trefol
- DM03 Teithio Cynaliadwy
- 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

## YSTYRIAETHAU PERTHNASOL ERAILL

### DEDDF TROSEDD AC ANHREFN 1998

Mae adran 17(1) o Ddeddf Trosedd 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 gallu yn rhesymol i atal troseddau ac anhrefn. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai cynnydd sylweddol nac 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 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 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 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 Tref Aberteifi Town Council** – Dim gwrthwynebiad
- **Priffyrdd** - Mae'n annhebygol y bydd y datblygiad arfaethedig yn niweidiol i unrhyw fuddiannau'r awdurdod priffyrdd sirol.
- **Draenio Tir** – Argymhellir Amodau. Efallai y bydd angen cymeradwyaeth System Ddraenion Cynaliadwy (*SuDS*)
- **Ecoleg** - Ni dderbyniwyd unrhyw sylwadau
- **Cyfoeth Naturiol Cymru** - Dim sylwadau i'w gwneud
- **Awdurdod Priffyrdd Llywodraeth Cymru (Cefnffordd)** - Nid yw'n rhoi cyfarwyddiadau
- **Dŵr Cymru** - argymell amod sy'n gwahardd y datblygiad rhag cael ei feddiannu tan fis Mawrth 2027 neu nes bod y gwaith uwchraddio wedi'i gwblhau.

Ni dderbyniwyd unrhyw sylwadau gan drydydd parti.

### CASGLIAD

Mae adran 38(6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn nodi:

"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 ystyriaeth materion yn cyfleu fel arall".

### Egwyddor Datblygu

Mae safle'r cais o fewn ffin anheddiad Aberteifi a nodir fel Canolfan Gwasanaethau Trefol yn y CDLI. Mae'r safle cais y tu allan i ffin canol tref Aberteifi.

Mae Polisi S01 yn cyfeirio mwyaf y twf i'r Canolfannau Gwasanaethau Trefol gan eu bod yn cael eu hystyried yn lleoliadau mwyaf cynaliadwy ar gyfer datblygu. Mae Maen Prawf 2 o'r Polisi yn nodi bod cyfleoedd cyflogaeth yn cael eu darparu ar



defnyddiau cynllunio A1 / A2. Felly, er y gellir dweud bod canol tref Aberteifi yn perfformio'n eithaf da, ar hyn o bryd mae nifer o unedau gwag yng nghanol y dref.

Mae'r llythyr eglurhaol sy'n cyd-fynd â'r cais yn darparu'r cyfiawnhad canlynol dros leoliad y datblygiad:

*"Mae'r safle hwn wedi cael ei ddewis i redeg y busnes fel lleoliad prawf i gael syniad o'r galw am wasanaethau o'r fath yn yr ardal. Felly, er mwyn atal costau diangen i fusnes bach ac er mwyn annog llwyddiant y busnes, lleoli'r busnes ar y safle hwn fyddai'r opsiwn gorau gan fod y tir eisoes yn eiddo i deulu'r busnes. Heb wybod gofynion y farchnad ar gyfer gwasanaethau o'r fath yn yr ardal, byddai'n anodd gofyn i fusnes newydd brynu neu ymrwymo i brydles hirdymor ddrud ar safle arall, pryd y gallent brofi'r busnes ar y safle hwn cyn ymrwymo i symud yn y dyfodol."*

Mae'n mynd yn ei flaen i ddweud:

*"Yn ogystal, defnyddir Ystâd Ddiwydiannol Pentood ar gyfer ystod eang o fusnesau ac ni fyddai lleoli'r busnes yn yr ardal hwn yn arwain at or-ddatblygu'r safle gan y byddai'r busnes yn cael ei redeg a'i weld fel nifer o fusnesau B1 yn yr ardal. Byddai'r datblygiad hwn yn cynnig busnes mewn ardal sydd â llawer o fusnesau sefydledig, sy'n cyfrannu'n aruthrol at economi Aberteifi. Yn gyffredinol, gellir gweld natur y busnes hwn felly fel busnes addas iawn o fewn Ystâd Ddiwydiannol Pentood gan fod ei ymddangosiad allanol yn cyd-fynd â defnydd presennol y safle a chan nad yw defnydd yr argymhellid yn ffitio'n daclus i'r system dosbarth defnyddiau, lleoli'r busnes hwn ar safle nad yw'n creu unrhyw effaith andwyol ar yr ardal gyfagos yw'r opsiwn gorau sydd ar gael."*

Mae'r wybodaeth a gyflwynwyd yn nodi ansicrwydd ynghylch p'un ai fod angen am y busnes, fel y nodwyd uchod. Felly, nid oes angen am y datblygiad wedi'i brofi. Mae llawer o fusnesau tebyg yn profi'r farchnad trwy gynnig gwasanaeth yn y cartref i dyfu'r rhestr cleientiaid, sy'n tanseilio'r angen am y datblygiad arfaethedig ymhellach.

Gan fod y datblygiad arfaethedig yn dangos nodweddion ac effeithiau cynllunio sy'n sylweddol debyg i ddefnyddiau manwerthu, ystyrir y dylid cymhwyso'r prawf dilyniannol yn yr achos hwn. Cyflwynwyd prawf dilyniannol a chanfu cyfanswm o 4 uned fasnachol, sy'n cynnwys:

- Uned Manwerthu a Chaffi yn Sgwâr Finch, Aberteifi. Di-ystyriwyd ar y sail bod arwynebedd y llawr yn rhy fawr a gofyn am newidiadau sylweddol, ac felly nid yw'n hyfyw yn ariannol
- Swyddfa'r Post ar y Stryd Fawr, Aberteifi. Di-ystyriwyd ar y sail bod arwynebedd y llawr yn rhy fawr a gofyn am newidiadau sylweddol, ac felly nid yw'n hyfyw yn ariannol
- Eiddo Masnachol ym Mrynawelon, Glanrhyd. Di-ystyriwyd gan fod uned yn rhy fawr, diwydiannol ei natur, a byddai angen gwaith sylweddol i'w wneud yn addas, felly nid yw'n hyfyw yn ariannol
- Yr 'Hope and Anchor' blaenorol, Pendre, Aberteifi. Cydnabyddir mai hwn fyddai'r opsiwn gorau, gydag chynfas gwag ac mae tua'r maint cywir, ond fe'i di-ystyriwyd gan ei fod yn rhy ddrud

Nid oes unrhyw wybodaeth dichonoldeb fanwl wedi'i darparu i gefnogi di-ystyri'r unedau hyn ar y sail nad ydynt yn hyfyw yn ariannol. Nid yw'r wybodaeth ychwaith yn dangos bod ymdrech wirioneddol wedi'i gwneud i sefydlu'r busnes yng nghanol y dref, er enghraifft, ni ddarperir unrhyw wybodaeth ynghylch p'un ai y cysylltwyd â pherchenogion / gwerthwyr tai ac ati i holi ymhellach. Mae'n ymddangos bod y prawf dilyniannol wedi'i wneud ar ymchwiliad syml ar-lein, gyda di-ystyriaeth syml o'r unedau. Ar ben hynny, mae'r ACLI yn nodi bod unedau, o feintiau amrywiol, ar gael i'w gosod yng Nghanolfan Teifi gydag unedau a sefydlwyd yn ddiweddar hefyd ar gael yn Neuadd Farchnad Aberteifi. Mae'r ddau wedi eu lleoli yng nghanol y dref. Byddai sefydlu'r busnes o fewn uned wag / unedau sydd ar y gweill yng nghanol y dref yn cyfrannu'n gadarnhaol tuag at gynnal a gwella bywiogrwydd, hyfywedd ac atyniad canolfannau manwerthu. Byddai hefyd yn darparu defnydd sy'n briodol o fewn lleoliad canol tref. Gall eu lleoli ym Mhentood ddenu cwsmeriaid i ffwrdd o ganol y dref, a byddai'n debygol o gynyddu siwrneiau ceir, gan y byddai cwsmeriaid yn debygol o yrru i'r Uned Ddiwydiannol i ymweld â'r busnes. Byddai'r busnes wedi'i leoli yng nghanol y dref yn fwy cynaliadwy lle gallai cwsmeriaid ymweld â siopau eraill, caffis ac ati ar yr un pryd, a thrwy hynny fod o fudd i fusnesau eraill yng nghanol y dref a chyfrannu'n gadarnhaol tuag at gefnogi canol y dref. Byddai'r manteision hyn i ganol y dref yn cael eu colli drwy beidio â dod o hyd i ddatblygiad arfaethedig yng nghanol y dref, ac felly byddai'n tanseilio bywiogrwydd a hyfywedd canol tref Aberteifi. Byddai hyn hefyd yn gwrthdaro ag amcanion polisïau cynllunio cenedlaethol i gynnal a gwella bywiogrwydd, hyfywedd ac atyniad canolfannau manwerthu a masnachol, a byddai'n mynd yn groes i bolisi canol y dref yn gyntaf.

Felly, o ystyried yr uchod, ystyrir bod y datblygiad arfaethedig yn gwrthdaro â nod ac amcanion polisïau cynllunio manwerthu, sy'n ceisio sefydlu angen datblygu manwerthu yn y lle cyntaf, yn gweithredu dull canol y dref yn gyntaf, ac yn ceisio cynnal a gwella bywiogrwydd, hyfywedd ac atyniad canolfannau manwerthu a masnachol.

## **Dylunio ac Effaith Weledol**

Mae'r datblygiad arfaethedig o ansawdd is-safonol, sef blwch wedi'i leoli ar ben blwch arall. Felly, ni fyddai'n darparu naws groesawgar ac nid yw'n ddatblygiad o ansawdd da i gwsmeriaid. Fodd bynnag cydnabyddir, yn weledol y byddai'n yn cael ei weld yng nghyd-destun y blychau presennol sydd ar y safle a'r defnydd diwydiannol ehangach o'r safle, ac felly byddai'n

annhebygol o gael unrhyw effaith weledol niweidiol ar y dirwedd. Felly, nid yw'r cynnig yn gwrthdaro â Pholis CDLI DM06 neu DM17.

## **Amwynder Preswylwyr**

Nid oes unrhyw eiddo cyfagos yn agos o ystyried ei leoliad ar safle cyflogaeth.

## **Priffyrdd a Hygyrchedd**

Mae'r awdurdod priffyrdd lleol wedi cynghori nad yw'r datblygiad arfaethedig yn debygol o fod yn niweidiol i unrhyw fuddiannau awdurdod priffyrdd sirol.

Mae gan Ystad Ddiwydiannol Pentood amgylchedd gwael i gerddwyr, lle nad oes llwybrau troed mewn rhai rhannau. Byddai hyn yn atal pobl rhag gwneud siwrneiau cysylltiedig gan fod cwsmeriaid yn debygol o ymweld â'r busnes yn unig a / neu yrru i fusnesau/gwasanaethau eraill, gan bwysleisio ymhellach leoliad amhriodol y datblygiad.

## **Draenio Tir**

Mae'r safle'n gorwedd y tu allan i ardal llifogydd ac mae'n annhebygol o arwain at gynnydd mewn dŵr wyneb o ystyried ei leoliad uwchben cynhwysydd storio presennol a safle caled. Gall amodau ymdrin yn ddigonol ag unrhyw gynnydd mewn dŵr wyneb.

Mae Gweithfeydd Trin Dŵr Gwastraff Aberteifi at ei gapasiti ac mae Dŵr Cymru wedi argymhell amod sy'n gwahardd cael ei feddiannu tan fis Mawrth 2027 neu nes bod y gwaith uwchraddio wedi'i gwblhau.

## **Ecoleg a Safleoedd Gwarchoddedig**

Ni chafwyd ymateb gan ecoleg. Mae safle'r cais yn agos at Ardal Gadwraeth Arbennig Afon Teifi a Safle o Ddiddordeb Gwyddonol Arbennig (SoDdGA). Fodd bynnag, o ystyried lleoliad, graddfa a natur y datblygiad, ni ystyrir bod y datblygiad arfaethedig yn arwain at unrhyw effaith ar ecoleg na'r safleoedd gwarchoddedig.

## **ARGYMHELLIAD:**

Argymhellir gwrthod y cais am y rhesymau canlynol:

1. Nid yw'r datblygiad arfaethedig wedi'i leoli ar safle a neilltuwyd ar gyfer cyflogaeth yn cynnig defnydd B1, B2 a B8. Felly, mae'n methu â chydymffurfio â Chynigion Cyflogaeth LU11 Polisi CDLI, Safleoedd Dynodedig.
2. Ystyrir bod y datblygiad arfaethedig yn gwrthdaro â nod ac amcanion polisïau cynllunio manwerthu, sy'n ceisio sefydlu anghenion datblygu manwerthu yn y lle cyntaf, yn gweithredu dull canol y dref yn gyntaf, ac yn ceisio cynnal a gwella bywiogrwydd, hyfywedd ac atyniad canolfannau manwerthu a masnachol. Felly, mae'n methu â chydymffurfio â pholisïau cynllunio manwerthu sydd wedi'u cynnwys ym Mholisi Cynllunio Cymru (rhifyn 12, Chwefror 2024) a TAN 4 Datblygiad Manwerthu a Masnachol (2016), yn ogystal â Pholisïau CDLI LU18 a LU19

## **Rheswm dros adrodd i'r Pwyllgor Rheoli Datblygu**

Mae'r aelod lleol wedi gofyn fod y cais yn cael ei gyflwyno i'r Pwyllgor Rheoli Datblygu am y rhesymau canlynol:

- Nid yw'r cynnig yn cymryd gofod llawr a ddyrannwyd ar gyfer y safle diwydiannol. Mae'r cais yn edrych i greu arwynebedd llawr ychwanegol yn yr ardal i leoli'r busnes. Felly, ni fyddai'r cynnig hwn yn arwain at golli arwynebedd llawr sydd ar gael i fusnesau eraill.
- Mae'r CDLI wedi dyddio ac mae gwelwyd newidiadau sylweddol mewn arferion defnyddwyr, gwleidyddiaeth a phwysau ariannol ers iddo gael ei fabwysiadu. Adlewyrchir hyn mewn ceisiadau cynllunio blaenorol a gymeradwywyd yn Aberteifi i drosi siopau (o fewn y Ffryntiau Manwerthu Eilradd - nid ar hyd y brif stryd fawr) yn anheddau preswyl. Mae 6 cais a gymeradwywyd o fewn Tref Aberteifi i'r pwrpas hyn ers 2008.
- Nid oes unedau addas ar gael i'w rhentu na'u prynu yn Aberteifi adeg cyflwyno hwn. Mae'r unedau sydd ar gael yn rai sylweddol ac yn fwy nac anghenion salon harddwch ar gyfer un person. Byddai disgwyl i fusnes bach newydd fforddio prisiau rhent mawr ar gyfer unedau sy'n llawer rhy fawr yn golygu na fyddai'r busnes yn hyfyw o'r cychwyn cyntaf a dylem fod yn annog busnesau i'r ardal, yn hytrach na'u hatal.
- Roedd Viv Skips hefyd yn arfer gweithredu o'r safle lle mae'r cais wedi'i leoli arno. Roedd e'n cyflogi 3 unigolyn ac roedd ystafell staff a chyfleusterau llesiant ar wahân ar gyfer y busnes. Felly, bydd y cais hwn yn llai o effaith o ran ffosffadau na'r hyn a oedd ar y safle ychydig flynyddoedd yn ôl.
- Yn olaf, lladd-dy oedd ar y safle hwn yn wreiddiol a byddai hynny wedi cyfrannu mwy o ran dŵr budr a dŵr wyneb.

<b>Rhif y Cais / Application Reference</b>	A240148
<b>Derbyniwyd / Received</b>	29-02-2024
<b>Y Bwriad / Proposal</b>	Proposed new storage container unit to accommodate a beauty therapy business (suis generis use)
<b>Lleoliad Safle / Site Location</b>	Parc Piliau, Pentood Industrial Estate, Cardigan. SA43 3AL
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mark Jukes (Mark Jukes Containers), Parc Piliau Pentood Industrial Estate (private), Cardigan, Ceredigion, SA43 3AL
<b>Asiant / Agent</b>	Mr Wyn Harries (Harries Planning Design Management), Henllan, Eglwysrwr, SA41 3UP

## THE SITE AND RELEVANT PLANNING HISTORY

The application site is located within Pentood Industrial Estate, which lies within the Urban Service Centre of Cardigan. The application site lies to the south of the river Teifi and is accessed from Station Road. Pentood Industrial Estate is an employment allocation within the LDP for B1, B2 and B8 uses (ref:E0202).

The site itself refers to an existing storage container business known as Mark Jukes Containers. The site currently contains a number of storage container units which are rented out to individuals for private lockable storage, with a number of storage containers stacked upon each other.

Whilst there is planning history at the site, none are relevant to this proposal.

## DETAILS OF DEVELOPMENT

The application seeks full planning permission to provide a storage unit type building above existing storage containers and next to the existing site office to provide a beauty salon facility for the owner's daughter. The unit will comprise of smooth grey elevations, with white UPVC windows and doors to correspond with the existing site office. The height of the unit will not be taller than existing units on site. The business will make use of the existing site entrance with parking available to the front. The unit will be accessed via a ramp, which will serve both the site office and the beauty salon. In order to comply with Building Regulations, amended plan was received in May 2024, showing a revised design for the ramp, which is much larger in scale.

The application states that foul drainage will be connected to the existing systems. No details for the disposed of surface water is provided.

## RELEVANT PLANNING POLICIES AND GUIDANCE

### Relevant National Planning Policy:

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 12, February 2024)
- TAN 4: Retail and Commercial Development (2016)
- TAN12 Design (2016)
- TAN5 Nature Conservation and Planning (2009)

### Relevant Local Planning Policy:

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

- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- LU11 Employment Proposals on Allocated Sites
- LU18 Retail Proposals Countywide
- LU19 Retail Proposals in Urban Service Centres
- DM03 Sustainable Travel
- 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

## **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 Aberteifi Town Council** - No objection
- **Highways** - The proposed development is unlikely to be detrimental to any county highway authority interests.
- **Land Drainage** - Recommended conditions. SuDS Approval may be required
- **Ecology** - No comments received
- **Natural Resources Wales** - No comments to make
- **Welsh Government Highway Authority (Trunk Road)** - Does not issue direction
- **Welsh Water** - Recommended conditions including preventing occupation until 31 March 2027 or until the upgrading works to the Cardigan WWTW has been completed.

No representation received from third party.

## **CONCLUSION**

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

### **Principle of Development:**

The application site lies within the settlement boundary of Cardigan which is identified as an Urban Service Centre (USCs) within the LDP. The application site lies outside of the town centre boundary for Cardigan.

Policy S01 directs the majority of growth to the USCs as they are considered to be the most sustainable locations for development. Criterion 2 of the Policy states that employment opportunities are provided on allocated site, and on sites that have not been allocated in accordance with policies LU11-LU21. Policy S02 states that development will be permitted within Cardigan USC where it contributes to its overall sub-regional role as set out in the Settlement Group Statements (SGS) and



contributes to their regeneration strategies, where these exist.

The application lies within the Pentwood Industrial Estate, which is an employment allocation within the LDP for B1, B2 and B8 uses (ref:E0202). LDP Policy LU11 refers to employment proposals on allocated sites, and states that proposals will be permitted provided that:

1. It reflects and enhances the recognised role of the site and is in line with the relevant Allocated Sites Schedule
2. It protects and enhances the existing B1, B2 and B8 and complementary sui generis use of the site; and
3. It provides appropriate supportive infrastructure.

Supporting paragraph 7.68 states that uses which more closely resemble A1 use class units, attracting members of the public rather than trade customers, are generally inappropriate on employment allocated sites. This is because they generate car movements and parking requirements and detract from the vitality of town centres and existing retail parks.

The Allocated Sites Schedule states that the proposal for the allocation is to maximise use of remaining land and the redevelopment and / or rationalisation of existing site to provide for B1, B2 and B8 uses.

Therefore in view of the above, the proposed development conflicts with LDP Policy LU11 as it does not propose a B1, B2 or B8 uses, but instead is an use that would be better suited and expected to be seen, within a town centre location.

The application states that the proposed use falls under planning use class Other / Sui Generis. The Land Gazetteer also states that beauty therapy falls under planning use class Sui Generis.

In 2018, the Welsh Government issued a consultation document on planning use classes. The document made reference to Beauty Salons, noting that practice amongst LPAs varies with some considering beauty salons to fall within use class A1, some A2 and other considering it a unique use. It states that beauty salons are increasingly common in town centres and do not demonstrate significantly different land use characteristics or planning impacts to hairdressers, which are specified in use class A1. It goes on to note that such uses are part of modern town centre usage, sitting alongside retail and cafe uses. The document proposes to clarify beauty salons falling within use class A1.

The proposed changes to the planning use class order, set out by the consultation document, has not come into force. However, and as recognised within the consultation document, beauty salons closely resemble uses falling under A1 such as hairdressers, they provide services to members of the public, and are commonly part of town centre usage. Therefore it is considered necessary and reasonable to consider the application against retail policies.

LDP Policies LU18 and LU19 refer to retail development, with criterion 3 of Policy LU19 considered to be of most relevance to this proposal. It states that retail development will be permitted provided that it does not have a significant negative individual or cumulative impact on the vitality and viability of the existing town centre. Supporting para. 7.120 states that new retail developments located outside of town centres can have a detrimental impact on existing retail uses within those centres. It also states that the need for the new retail development should be established with the onus being on the developer to provide evidence of need.

In terms of national planning policy, PPW states that when determining planning applications for retail development, LPAs should first consider whether there is a need for additional retail provision (para 4.3.14), with the emphasis on establishing quantitative need (para 4.3.15). It also operates a 'town centre first' policy in relation to the location of new retail and commercial development. In implementing this policy, a sequential approach should be adopted, where the first preference is to locate new development within a retail and commercial centre, defined in the development plan hierarchy of centres (para 4.3.18). PPW also states that edge-of-centre or out-of-centre sites should not be of a scale, type or location likely to undermine the vibrancy, attractiveness and viability of retail centres, and should not be allowed if they would be likely to put development plan retail strategies at risk (para 4.3.20).

Further guidance is provided within TAN 4 Retail and Commercial Development. Objective 2 seeks to sustain and enhance the vibrancy, viability and attractiveness of retail and commercial centres. TAN 4 gives a distance figure of around 200-300metres for edge-of-centre sites, however, it also notes that it may be appropriate to use a shorter distance if the centre is smaller (para 7.4).

The application site is approximately 600 metres from the town centre boundary of Cardigan and is therefore considered to be out-of-centre for the purpose of retail planning policies. A survey undertaken by the LPA in February 2024 shows that Cardigan town centre has a vacancy rate of 8.1%, which equates to 34 units. Many of the vacant units fall within planning use class A1 / A2. Therefore, whilst Cardigan town centre can be said to perform quite well, nevertheless there are currently a number of vacant units within the town centre.

The cover letter accompanying the application provides the following justification for the location of the development:

*"This site has been chosen to run the business as a test facility to get a feel for the demand for such services in the*

*area. Therefore, to prevent unnecessary overheads of a small business and to encourage success of the business, siting the business at this site would be the best option as the land is already owned by the family of the business. Without knowing the market for such services in the area, it would be onerous to ask a new business to purchase or commit to an expensive long-term lease of another site, when they could test the business on this site before committing to any future move."*

It goes on to state that:

*"Additionally, the Pentood Industrial Estate is used for a wide range of businesses and siting the business in this area would not lead to over development of the site as the business would be run and read as many B1 businesses in the area. This development would propose a business in an area which has many established businesses, which contribute enormously to Cardigan's economy. Overall, the nature of this business can therefore be read as a well-suited business within the Pentood Industrial Estate as its external appearance is in-keeping with the site's existing use and as the use of the proposal does not neatly fit into the use class system, siting this business at a site which does not create any adverse impact on the surrounding area is the best available option."*

The information submitted indicates an uncertainty regarding whether there is a need for the business, as noted above. Therefore, a need for the development has not been demonstrated. Many similar businesses test the market by offering a home based service to build up a client roster, which further undermines the need for the proposed development.

As the proposed development demonstrates characteristics and planning impacts that are considerably similar to retail uses, it is considered that the sequential test in this instance should be applied. A sequential test has been submitted which found a total of 4 commercial units, which include:

- Retail Unit and Cafe at Finchs Square, Cardigan. Discounted on the basis that the floorarea is too large and requires significant alterations, and therefore not financially viable
- Post Office on High Street, Cardigan. Discounted on the basis that the floorarea is too large and requires significant alterations, and therefore not financially viable
- Commerical Property at Brynawelon, Glanrhyd. Discounted as unit is too large, industrial in nature, and would require significant work to be suitable, therefore not financially viable
- Formally the Hope & Anchor, Pendre, Cardigan. Recognises that this would be the best option, with a blank canvas style and approximately the correct size, but discounted as its too expensive

No detailed information has been provided on feasibility to support discounting these units on the grounds that they are not financially viable. The information also does not show that a real effort has been made to establish the business within the town centre, for example, no information is provided on whether contact has been made with owners / estate agents etc. to enquire further. It appears that the sequential test has been made on a basic online search, with the units simply discounted. Furthermore, the LPA notes that there are units, of varies sizes, available to let within Canolfan Teifi with units also coming available at Cardigan Market Hall which has recently been established. Both of these are located within the town centre. Establishing the business within a current vacant unit / upcoming units within the town centre, would contribute positively towards sustaining and enhancing the vibrancy, viability and attractiveness of retail centres. It would also provide a use which is appropriate within a town centre location. Being sited at Pentood could draw customers away from the town centre, and would likely increase vehicular trips, as customers would likely drive to the Industrial Unit to visit the business. The business would be more sustainably located within the town centre, where customers could visit other shops, cafes etc. at the same time, thus benefitting other businesses within the town centre and contributing positively towards supporting the town centre. These benefits on the town centre would be lost by not locating the proposed development in the town centre, and thus would undermine the vitality and viability of Cardigan town centre. This would also conflict with the objectives of national planning policies to sustain and enhance the vibrancy, viability and attractiveness of retail and commercial centres, and would go against the town centre first policy.

Therefore, in view of the above, the proposed development is considered to conflict with the aim and objectives of retail planning policies, which seeks to establish a need for retail development in the first instance, operates a town centre first approach, and seeks to sustain and enhance the vibrancy, viability and attractiveness of retail and commercial centres.

### **Design and Visual Impact**

The proposed development is of a sub-standard quality, being a container positioned on top of another container. It would not therefore provide a welcoming or good quality form of development to customers. However, it is recognised, that visually, it would be read in the context of the existing containers on site and the wider industrial use of the site, and therefore unlikely to have any adverse visual impact on the landscape. The proposal does not therefore conflict with LDP Policy DM06 or DM17.

### **Residential Amenity**

There are no neighbouring properties within proximity given its location on an employment site.

### **Highways and Accessibility**

The local highway authority has advised that the proposed development is unlikely to be detrimental to any county highway authority interests.

Pentod Industrial Estate has poor pedestrian environment, where in some parts there are no footpaths. This would deter people from making linked trips where customers are likely to visit the business only and / or drive to other businesses/services, further emphasising the inappropriate location of the development.

### **Drainage**

The site lies outside of a floodzone and is unlikely to result in increase in surface water given its location above an existing storage container and hardstanding. Conditions can adequately dealt with any increase in surface water.

The Cardigan Waste Water Treatment Plant is at capacity and Dwr Cymru has recommending a condition prohibiting occupation until March 2027 or until the upgrading works have been completed.

### **Ecology and Protected Sites**

No response has been received from ecology. The application site lies within proximity to the river Teifi SAC and SSSI. However given the location, scale and nature of the development, the proposed development is not considered to result in any impact on ecology or the protected sites.

### **RECOMMENDATION:**

The application is recommended for refusal for the following reasons:

1. The proposed development is located on an employment allocated site does not propose a B1, B2 and B8 use. It therefore fails to comply with LDP Policy LU11 Employment Proposals on Allocated Sites.
2. The proposed development is considered to conflict with the aim and objectives of retail planning policies, which seeks to establish a need for retail development in the first instance, operates a town centre first approach, and seeks to sustain and enhance the vibrancy, viability and attractiveness of retail and commercial centres. It therefore fails to comply with retail planning policies contained within Planning Policy Wales (edition 12, February 2024) and TAN 4 Retail and Commercial Development (2016), as well as LDP Policies LU18 and LU19

### **Reasons for reporting to the Development Management Committee**

The local member has requested that the application is reported to the Development Management Committee for the following reasons:

- The proposal does not take away floor space that was allocated for the industrial site. The application seeks to create additional floor space to the area to site the business. Therefore, this proposal would not result in the loss of floorspace available for other businesses.
- The LDP is outdated and there have been significant shifts in consumer habits, politics and financial pressures since it was adopted. This is reflected in previous planning applications approved in Cardigan to convert shops (within the Secondary Retail Frontage - not along the main high street) into residential dwellings. There are been 6 approved applications within Cardigan Town for this since 2008.
- There are no suitable available units to rent or purchase within Cardigan at the time of submission. The units available are substantial and over the requirement for a small single employee beauty salon. Expecting a small start-up to be able to afford large rental prices for units far too big would render the business unviable from the start and we should be encouraging businesses to the area, not halting them.
- The site the application is sited on used to also have Viv Skips operating out of it. He employed 3 individuals and there was a separate staff room and welfare facilities for the business. Therefore, this proposal is less of an impact in terms of phosphates than what was on site just a few years ago.
- Finally, the site was originally a slaughter house and this would have contributed more in terms of foul and surface water.

## 2.5. A240180



<b>Rhif y Cais</b>	A240180
<b>Derbyniwyd</b>	13-03-2024
<b>Y Bwriad</b>	Adeiladu uned i gynnwys llety staff dros dro
<b>Lleoliad Safle</b>	Neuadd Cyngor Ceredigion, Ffordd Mynediad Swyddfeydd y Cyngor, Penmorfa, Aberaeron. SA46 0PA
<b>Math o Gais</b>	Cynllunio llawn
<b>Ymgeisydd</b>	Mr Andrew Pointon-Bell (BAM Nuttall), Bam Nuttal Site Offices, Penmorfa, Aberaeron, SA46 0PA

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn cyfeirio at barsel o dir tua 0.29 hectar sy'n ffurfio rhan o safle presennol sy'n ymwneud â Chynllun Amddiffyn Arfordir Aberaeron (CAA) sydd wedi'i gymeradwyo ac mae gwaith yn mynd yn ei flaen yno ar hyn o bryd. Ceir mynediad i'r uned presennol o faes parcio Penmorfa ac mae'n cynnwys swyddfeydd safle dros dro a pharsel o dir caled wedi'i leoli ar ochr y môr yng Nghartref Gofal Preswyl Min-y-Môr. Mae'r darn o dir dan sylw i'r gogledd/gogledd-ddwyrain o swyddfeydd presennol y safle ac mae'n ffinio â chefn Ysgol Gynradd Aberaeron a phedair annedd breswyl a leolir ar Rodfa'r Traeth.

Cyngor Sir Ceredigion sy'n berchen ar y tir ac mae ganddo ganiatâd cynllunio i'w ddefnyddio fel rhan o'r safle adeiladu dros dro mewn cysylltiad â'r gwaith CAA gyda chyfeirnod cynllunio A211019.

## MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn ar gyfer lleoli 24 uned llety sengl 'Bunkabin' dros dro sy'n ofynnol i'w defnyddio gan weithlu'r CAA - i gynnwys unrhyw weithwyr arbenigol y mae'n ofynnol iddynt deithio i Aberaeron i weithio.

Mae'r unedau sengl arfaethedig yn mesur ~ 2.9m (lled) x 4.3m (hyd) x 2.8m (uchder) a byddent yn eistedd ar y ddaear, felly nid oes angen unrhyw sylfaen barhaol. Cynigir bod yr unedau'n cael eu halinio mewn dwy res o 12, yn wynebu mewn at lwybr cerdded 3m, gyda'r unedau wedi'u hamgylchynu gan wal o bridd 2m o uchder, gan ddilyn y ffiniau a rennir gyda'r ysgol a'r anheddau preswyl er mwyn darparu sgrinio.

Darparwyd cyfiawnhad am ofyniad yr unedau a'r ystyriaethau a wnaed o ran eu lleoliad a'u heffaith i'r gymdogaeth fel a ganlyn:

*Mae gan Bam Nuttall ganiatâd cynllunio i osod uned swyddfeydd dros dro gyda swyddfeydd a lles sy'n gysylltiedig â hyn. Fel rhan o'r gwaith hwn, bydd angen gweithlu arbenigol arnom a fydd yn teithio at y cynllun oherwydd ei leoliad anghysbell, yn ogystal â'n llafur lleol.*

*Mae'r cais hwn yw ychwanegu unedau dros nos at gynllun llety safle dros dro y cytunwyd arno eisoes.*

### Gofyniad

*Oriau gwaith y safle a ganiateir yw 7am tan 7pm. Mae hyn yn hanfodol i'r rhaglen adeiladu gan fod y rhan fwyaf o'r gwaith yn ymwneud â'r llanw, mae angen amser arnom i greu, a chyflwyno'r shift llanw a symud yr offer y naill ochr i'r cyfnod llanw isel. Bydd y cyfnod llanw hon yn mynd yn ei flaen yn ystod yr oriau 7am tan 7pm yn unol â chynnydd y cylch llanw gan symud ymlaen tua 45 munud bob dydd.*

**Yn unol â'r Rheoliadau Amser Gwaith mae'n ofynnol i ni yn ôl y gyfraith sicrhau bod ein gweithlu'n cael seibiannau gorffwys digonol. Sef o leiaf 11 awr rhwng sifftiau a hefyd rydym yn ystyried amseroedd teithio/cymudo. Dyma pam fod angen cael llety tymor byr dros dro ar y safle gwaith i leihau amser teithio ac i wneud y mwyaf o gyfnodau gorffwys.**

*Mae dod o hyd i lety lleol yn Aberaeron yn enwedig yn ystod misoedd yr haf ar gyfer nifer y personél ar sail gwaith sifft yn anodd iawn ac nid yw'n ymarferol.*

### Mesurau a Gymerwyd / Ystyriaethau gyda'r cynnig

- Bydd y llety dros dro ac o ymddangosiad tebyg i'r swyddfeydd dros dro
- Bydd cyn lleied â phosib o 'Bunkabins'
- Byddant wedi'i leoli i ffwrdd o'r anheddau preswyl i'r gogledd-orllewin a'r gogledd-ddwyrain

- Mae unedau'n rhai dros dro, yn hunangynhwysol ac yn gallu cael eu symud yn llwyr pan nad oes angen
- Nid oes angen unrhyw sylfaen concriid parhaol ar yr unedau.
- Dim ond ar gyfer cyfnod y gwaith y bydd angen unedau, felly byddant yn cael eu symud oddi yno gyda'r unedau swyddfa. Bydd ardal y safle yn cael ei hadfer yn llawn i'w gyflwr gwreiddiol yn unol â'r cais gwreiddiol
- Bydd yr unedau yn cael eu gosod i wynebu ei gilydd felly ni fydd unrhyw ffenestri/drysau yn wynebu oddi ar y safle er mwyn osgoi sŵn sy'n gysylltiedig a hwy ac i osgoi rhag edrych i gyfeiriad eiddo cyfagos
- Bydd y safle'n cael ei ffensiō'n llawn
- Bydd wal bridd 2m o uchder yn cael ei osod o amgylch y perimedr. Bydd hyn nid yn unig yn gweithredu fel sgrin weledol ond hefyd yn amsugno sŵn i gyfeiriad anheddau + ysgol
- Bydd y llety yn wag yn ystod y dydd tra bo'r ysgol ar agor
- Bydd unedau wedi'u lleoli yn yr ardal sydd eisoes wedi'i ddyrannu ar gyfer swyddfa'r safle a'r uned. Ni fydd angen tir ychwanegol
- Bydd mynediad i'r safle ar hyd y ffordd mynediad tarmac dros dro i'r swyddfa a fydd yn sicrhau y bydd cerbydau'n cael eu cadw oddi ar y mwd ac ni fydd mwd yn cael ei gludo ar hyd y ffyrdd lleol.
- Bydd cerrig yn cael eu gosod ar ardal yr uned dros dro. Bydd hyn yn sicrhau na fydd mwd na gweddillion yn cael eu cludo o'r uned wrth iddo gael ei ddefnyddio.
- Bydd cadw pobl ar y safle yn lleihau cymudo'r bore a'r hwyr gan arbed tagfeydd ar y ffyrdd a'n hól troed carbon
- Bydd unrhyw oleuadau sensor allanol gyda'r allbwn 'lux' lleiaf. Bydd hyn yn cael ei guddio gan y wal perimedr pridd.

### **Crynodeb**

Mae'r unedau llety dros dro yn unig at ddibenion lles y tîm safle teithiol. Bydd nifer yr unedau yn cael eu cadw i isafswm drwy gyflogi gweithwyr lleol lle bo hynny'n bosibl. Bydd yr unedau'n cael eu gosod a'u symud yn yr ardal sydd eisoes wedi'u paratoi ar gyfer swyddfeydd a storfeydd y safle, gan na fydd hynny'n cael unrhyw effaith ychwanegol ar y tir. Mae'r unedau yn rhai dros dro a dim ond yn angenrheidiol ar gyfer cyfnod y gwaith adeiladu. Ar yr adeg honno byddant yn cael eu symud yn gyfan-gwbl gan adael dim ôl-troed. Mae ystyriaeth yng nghynllun yr unedau a ffin y safle wedi'u cynllunio i sicrhau'r aflonyddwch lleiaf posibl ac i ystyried yr eiddo cyfagos o ran lleihau sŵn a llygredd golau.

Bwriedir defnyddio cysylltiadau presennol â'r brif garthffos ar gyfer yr unedau sy'n rhedeg ar hyd ymyl y môr.

### **POLISIÂU CYNLLUNIO PERTHNASOL A CHANLLAWIAU PERTHNASOL**

Mae'r polisiâu cenedlaethol a lleol canlynol yn berthnasol wrth benderfynu'r cais hwn:

Cymru'r Dyfodol: y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (Rhifyn 12, Chwefror 2024)

S01 Twf Cynaliadwy

S02 Datblygu mewn Canolfannau Gwasanaethau Trefol

DM06 Dylunio a Chreu Lle o Safon Uchel

DM09 Dylunio a Symud

DM10 Dylunio a Thirlunio

DM12 Seilwaith Cyfleustodau

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Lleol

DM17 Y Dirwedd yn Gyffredinol

DM18 Ardaloedd Tirwedd Arbennig

Amgylchedd Adeiledig a Dylunio SPG 2015

### **YSTYRIAETHAU PERTHNASOL ERAILL**

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

Mae adran 17(1) o Ddeddf Trosedd 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 gallu yn rhesymol i atal troseddau ac anhrefn. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai cynnydd sylweddol nac 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 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 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 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 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 I'R YMGYNGHORIAD**

**Cynghorydd Elizabeth Evans:** *"Rwy'n hapus i gefnogi'r cais hwn, yn amodol ar unrhyw amodau y mae'r swyddogion cynllunio yn gofyn amdanynt wrth wneud eu penderfyniad."*

**Cyngor Tref Aberaeron:** Dim gwrthwynebiad

**Priffyrdd:** Dim gwrthwynebiad yn seiliedig ar amodau

**Draenio Tir:** Anogir yr ymgeisydd i gysylltu â'r corff Cymeradwyo Systemau Draenio Cynaliadwy (SAB) i ddarparu cynllun diwygiedig o ran Cymeradwyaeth SAB a roddwyd yn flaenorol S230013

**Cyfoeth Naturiol Cymru:** Cynghorir i ofyn am gyngor ecolegydd mewnol

**Ecoleg:** Dim gwrthwynebiad -- dim effaith i safleoedd gwarchoddedig na rhywogaethau â blaenoriaeth neu gynefinoedd

**Dŵr Cymru:** Mae'r safle'n cael ei chroesi gan garthffos gyhoeddus – darparwyd cyngor

**Derbyniwyd un sylw trydydd parti ar ran Ysgol Gynradd Aberaeron:**

*Mae gennym bryderon y byddai'r bloc llety yn rhy agos at berimedr yr ysgol. Bydd y plant y tu allan yn aml iawn ac mae materion diogelu posibl a allai ddioglydd. Gan ei fod mor agos i'r ysgol, byddem yn disgwyl gwiriad DBS manwl. Rydym eisoes yn ymwybodol bod llawer o'n teuluoedd yn bryderus iawn o weld yr adroddiad ar gyfryngau cymdeithasol. Byddai wedi bod yn ddoeth hysbysu'r ysgol o'r cynigion cyn iddynt gyrraedd y gwefannau cyfryngau cymdeithasol, fel y gallem baratoi ein hunain ar gyfer yr ymholiadau a ddilynodd.*

## **CASGLIAD**

Mae adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn nodi:

"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 ystyriaeth materion yn cyfleu fel arall".

## **Egwyddor Datblygu**

Ystyrir bod darparu adeiladau dros dro sy'n ofynnol mewn cysylltiad â ac am gyfnod y gweithrediadau a wneir i dir o'r fath neu'n gyfagos iddo yn ddatblygiad a ganiateir yn unol ag Atodlen 2 Rhan 4: Adeiladau a Ddefnyddir Dros Dro y Gorchymyn Datblygu Cyffredinol a Ganiateir (GPDO) (fel y'i diwygiwyd) - yn seiliedig ar amodau sy'n ei gwneud yn ofynnol i symud

adeiladau o'r fath ac adfer tir cyn gynted ag y bo'n ymarferol unwaith y bydd y gweithrediadau wedi'u cwblhau.

Fodd bynnag, yn yr achos hwn, mae'r ACLI wedi ystyried nad yw Rhan 4 o'r GPDO yn darparu ar gyfer meddiannu adeiladau preswyl dros dro sy'n ymwneud â gweithrediadau a wneir gan y CAA. O'r herwydd, penderfynwyd y byddai angen cais cynllunio llawn ar gyfer y datblygiad arfaethedig.

Fel yr amlinellwyd, mae ardal y safle yn ffurfio rhan o uned presennol CAA a gymeradwywyd, felly gellid lleoli darpariaeth adeiladau dros dro (di-breswyl) heb fod angen caniatâd cynllunio penodol. Felly, diben y cais hwn yn bennaf yw ystyried effaith meddiannaeth breswyl dros dro adeiladau yn y lleoliad hwn a'i derbynioldeb o safbwynt cynllunio.

Dylid nodi bod rhagor o wybodaeth a dderbyniwyd i gefnogi'r cais yn cadarnhau bod llety lleol wedi'i ddefnyddio lle bo modd, gan gynnwys safleoedd yn Aberaeron, Llanbedr Pont Steffan, a Chei Newydd, gyda nifer o opsiynau llety wedi'u defnyddio gan weithwyr CAA - fodd bynnag, dywedwyd bod sawl opsiwn arall wedi'u harchebu'n llawn ar gyfer misoedd yr haf ac felly nad ydynt ar gael. Nodir y bydd gwariant ar westai lleol yn parhau lle bo angen pe bai'r llety dros dro ar y safle yn cael ei gymeradwyo - sy'n gyfanswm o 106 noson gan aelodau o'r gweithlu sydd ym ymweld ar adeg y cais (Mawrth 2024), sy'n gyfanswm gwariant o tua £10,000.

## **Effaith Amwynder**

Mae Polisi CDLI DM06 yn nodi y dylai datblygiad roi ystyriaeth lawn, a chyfrannu'n gadarnhaol at gyd-destun ei leoliad a'i amgylchoedd. Mae amod 7 o DM06 yn ceisio: " Amddiffyn amwynderau deiliaid eiddo cyfagos rhag niwed arwyddocaol o safbwynt preifatrwydd, sŵn a golygon "

Er mwyn asesu effaith bosibl y datblygiad ar breifatrwydd ac agwedd eiddo cyfagos, dylid amlinellu'r pellteroedd gwahanu perthnasol.

Bydd yr unedau wedi'u lleoli ~15m o bwynt agosaf ardal chwarae allanol Ysgol Gynradd Aberaeron ac yn cael eu amgylchynu gan wal 2m o uchder yn dilyn y ffin gyffredin yn y lleoliad hwn. O'r herwydd, ni fydd golygon ar dir yr ysgol o leoliad yr unedau, nac yn ei ôl. Ar ben hynny, fel yr amlinellwyd gan y cyflwyniad, disgwylir y bydd yr unedau'n wag yn ystod oriau'r ysgol.

O ran yr anheddau preswyl cyfagos - mae annedd Gloywa Heli i'r gogledd-ddwyrain yn gorwedd dros 20m o'r uned agosaf ac yn yr un modd darperir wal sgrinio 2m o fewn y safle, yn ogystal â llystyfiant ffin presennol ar dir yr annedd. I'r gogledd-orllewin, mae'r man agosaf i gefn anheddau Dolwylan, Tŷ Hana, ac Eglin yn gorffwys ~ 15m o'r unedau a darperir wal sgrinio 2m, yn ogystal â'u ffiniau cefn presennol eu hunain. Mae annedd Waters Edge yn gorwedd ymhellach ar hyd Rhodfa'r Traeth ac nid yw'n uniongyrchol gyfagos i'r ardal dan sylw.

I gloi, barn yr Awdurdod Cynllunio Lleol yw nad yw effaith y datblygiad arfaethedig o ran preifatrwydd, diogelu ac effaith rhagolwg yn wahanol i effaith y safle a'r gwaith cysylltiedig presennol sy'n ofynnol ar gyfer cwblhau'r CAA. Er y byddai'r datblygiad arfaethedig yn arwain at weithgarwch o fewn y safle y tu hwnt i'r trefniant cymeradwy a phresennol, ystyrir bod mesurau priodol wedi'u hystyried a byddant yn cael eu cymryd i leihau unrhyw effaith ar breifatrwydd a diogelu. Argymhellir bod amod yn gofyn am gyflawni'r wal sgrinio yn llawn cyn meddiannu unrhyw uned dros dro.

O ran sŵn - bydd y datblygiad arfaethedig yn arwain at ddefnydd ar y safle y tu hwnt i oriau gweithredol y CAA ac felly mae'n rhaid ystyried effeithiau bosibl sŵn ar breswylwyr preswyl cyfagos. Dylid nodi i ddechrau na dderbyniwyd unrhyw wrthwynebiad gan unrhyw drydydd parti o'r ymgynghoriad cymydog a wnaed i bob annedd ar hyd Rhodfa'r Traeth, Heol yr Odyn, a Maes yr Heli.

Mae'r defnydd arfaethedig yn debygol o arwain at fwy o fynd a dod i'r darn hwn o'r safle - fodd bynnag, bydd hyn yn gyfyngedig i symud ar droed gan y bydd maes parcio ceir yn cael ei gadw ar y safle presennol yn nes at fynedfa'r uned, lle bydd goleuadau ceir a sŵn cerbydau'n cael eu cadw i fwrdd o'r anheddau preswyl.

Ym marn yr ACLI, ni fynegir unrhyw bryderon am effaith sylweddol bosibl ar amwynder cyfagos gan synau symudiadau cyffredinol o fewn y safle - fodd bynnag, mae unrhyw gynnydd mewn sŵn ar oriau anghymdeithasol yn debygol iawn o effeithio ar amwynder preswylwyr gerllaw. Ar y sail hon, argymhellir gosod amod i gyfyngu ar unrhyw gynnydd mewn sŵn rhwng 7pm a 7am i gyd-fynd ag oriau gweithredu a ganiateir y safle.

I gloi, barn yr ACLI yw y gellir caniatâi'r datblygiad arfaethedig heb niwed sylweddol i amwynder cyfagos, yn seiliedig ar amodau, ac er mwyn hwyluso'r gwaith hanfodol sy'n cael ei wneud gan y CAA yn Aberaeron. Dylid nodi hefyd, os bydd unrhyw faterion neu gŵyn a wneir mewn perthynas â'r datblygiad arfaethedig, y gall y Cyngor fel trefeddiannwr a chleient y gwaith fynd i'r afael â a datrys unrhyw faterion a godwyd gan breswylwyr gyda'r contractwr yn uniongyrchol i sicrhau bod unrhyw amhariad a achosir yn cael ei gadw i'r lleiafswm angenrheidiol.

## **Effaith Weledol**



Fel yr amlinellwyd yn flaenorol, mae darparu adeiladau dros dro ar y cyd â gweithrediadau parhaus y mae eu hangen arnynt yn elwa mewn egwyddor o hawliau datblygu a ganiateir.

Ar y sail honno, a'r defnydd presennol a chymeradwyol o'r llain o dir o fewn yr unedgellir ystyried darpariaeth adeiladau dros dro mewn cysylltiad â'r defnydd parhaus o'r safle yn llawn ac felly nid yw'n codi pryder am effaith weledol niweidiol y tu hwnt i'r hyn a gymeradwywyd ac a ddisgwyllir gan waith ar y raddfa hon.

Bydd angen adfer y safle i'w gyflwr gwreiddiol gan y caniatâd gweithredol A211019 - fodd bynnag, er mwyn eglurder, argymhellir bod amod yn ei gwneud yn ofynnol adfer y tir sy'n ddarostyngedig i'r cais hwn cyn gynted ag y bo'n ymarferol ar ôl i'r defnydd buddiol o'r unedau ddod i ben h.y. cwblhau'r gwaith.

## **Dŵr Cymru**

Mae Dŵr Cymru wedi nodi bod carthffos gyhoeddus yn croesi'r safle arfaethedig. O dan Ddeddf y Diwydiant Dŵr 1991 mae gan Dŵr Cymru hawliau mynediad i'w gyfarpar ar bob adeg ac felly bydd angen parth gwarchod o 3m y naill ochr i ganol y garthffos rhag unrhyw ddatblygiad gweithredol.

Ni ellir penderfynu yn bendant a yw'r bwnd yn tresmasu'r parth amddiffyn oherwydd natur fras y mapiau a ddarparwyd - fodd bynnag, mae'r ACLI yn fodlon na fydd mynediad i gyfarpar Dŵr Cymru yn cael ei rwystro oherwydd natur dros dro a chyfansoddiad y wal (hy pridd cywasgedig).

Mae Dŵr Cymru wedi cynghori y gallai fod angen i'r ymgeisydd wneud cais am gysylltiad â'r garthffos gyhoeddus o dan Adran 106 Deddf y Diwydiant Dŵr 1991. Mae'r ymgeisydd yn nodi bod cysylltiad sy'n bodoli eisoes yn ei le trwy gyfeirnod NCS2807026. Bydd gwybodaeth yn cael ei chynnwys i annog yr ymgeisydd i gysylltu â Dŵr Cymru i gadarnhau hyn.

## **Draenio Tir**

Cynigir y bydd dŵr wyneb yn cael ei drin gan suddfan dŵr - a dylid nodi bod y prosiect CAA yn ei gyfanrwydd yn elwa o Gymeradwyaeth SAB S230013.

Bydd yr unedau arfaethedig yn annibynnol ac felly nid oes angen unrhyw sylfaen barhaol.

Bydd gwybodaeth yn cael ei chynnwys i annog yr ymgeisydd i gysylltu â'r SAB i ddarparu cynllun safle wedi'i ddiweddarau ar gyfer ymgynghori, adolygu ac ymgorffori gyda S230013 Cymeradwyo SAB, yn unol â chais tîm Draenio Tir y Sir.

## **Priffyrdd**

Mae'r Awdurdod Priffyrdd Lleol wedi argymhell gosod amod sy'n gofyn am gyfleusterau ar gyfer golchi olwynion wrth adael y safle tuag at y briffordd gyhoeddus.

Nid yw'r datblygiad arfaethedig yn yr achos hwn yn newid unrhyw drefniant cerbydol o'r presennol a'r cymeradwy h.y. parcio cerbydau preifat yn y safle presennol ar dir caled dros dro. Nid yw'r datblygiad yn yr achos hwn yn cynyddu amllder cerbydau adeiladu sy'n dod i mewn / gadael y safle ar unrhyw adeg.

Fodd bynnag, mae'r cyfansoddyn yn ddarostyngedig i Gynllun Rheoli Traffig Adeiladu (CTMP) a gymeradwywyd gan Amod 5 o A211019 (Cyf: A230792) -- Adran 6: Mae mesurau ychwanegol yn nodi:

*"Rhaid cadw'r holl briffyrdd cyhoeddus a ffyrdd preifat y tu allan i ffin y safle yn ogystal â ffyrdd safle yn glir o weddillion a baw o gerbydau. Gellir gwneud hyn drwy lanhau olwynion cerbydau'r safle cyn gadael y safle."*

Ar y sail honno, mae angen golchi olwynion lle bo angen ar sail y caniatâd presennol a'r CTMP cymeradwy ac felly nid oes angen ei ddyblygu.

## **Ecoleg**

Yn yr un modd, mae prosiect y CAA yn ddarostyngedig i Amod 22 o A211019 sy'n ei gwneud yn ofynnol cyflwyno Cynllun Gwella Bioamrywiaeth i gyflawni dyletswyddau o dan Adran 6 Deddf yr Amgylchedd (Cymru) 2016. Mae'r Ecolegydd Cynllunio yn fodlon nad yw'r datblygiad penodol yn yr achos hwn yn effeithio ar unrhyw rywogaeth neu gynefin gwarchoddedig - a bod trafodaethau ac ystyriaethau yn parhau i fodloni gofynion Amod 22 o A211019 o ran y prosiect yn gyffredinol.

## **Ymateb i sylw trydydd parti**

Mae sylwadau Ysgol Gynradd Aberaeron yn cael eu cydnabod. Fel yr amlinellir yn *Effaith Amwynder* uchod, mae'r Awdurdod Cynllunio Lleol yn fodlon bod mesurau priodol wedi'u cynnig ac y byddant yn cael eu gweithredu mewn perthynas â sensitifrwydd y safle o ran yr ysgol ac eiddo preswyl. Mae'r mesurau hyn - ac o ystyried oriau gweithredol y safle a'r ysgol - yn foddhaol i sicrhau nad oes unrhyw effaith y tu hwnt i effaith yr uned dros dro presennol.

**ARGYMHELLIAD:**

Cymeradwyo yn seiliedig ar amodau

**CYFEIRIR Y CAIS AT BWYLLGOR RHEOLI DATBLYGU FEL CAIS A GYFLWYNWYD GAN, NEU AR RAN, NEU AR DIR YM MHERCHNOGAETH CYNGOR SIR CEREDIGION Y MAE GAN Y CYNGOR FUDDIANT UNIONGYRCHOL YMDDO, YN UNOL Â'R CYNLLUN DIRPRWYO.**

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<b>Rhif y Cais / Application Reference</b>	A240180
<b>Derbyniwyd / Received</b>	13-03-2024
<b>Y Bwriad / Proposal</b>	Construction of a compound to include temporary staff accommodation
<b>Lleoliad Safle / Site Location</b>	Neuadd Cyngor Ceredigion, Penmorfa Council Offices Access Road, Aberaeron. SA46 0PA
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr Andrew Pointon-Bell (BAM Nuttall), Bam Nuttall Site Offices, Penmorfa, Aberaeron, SA46 0PA
<b>Asiant / Agent</b>	

## THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to an approx. 0.29ha parcel of land forming part of an existing compound in association with the approved Aberaeron Coastal Defence Scheme (CDS) for which works are currently being undertaken. The existing compound is accessed from Penmorfa car park and features temporary site offices and a parcel of hardstanding located to the seaward side of the Min-y-Mor Residential Care Home. The parcel of land in question lies to the north / north-east of the existing site offices and shares a boundary to the rear Aberaeron Primary School and four residential dwellings located on Beach Parade.

The land is owned by Ceredigion County Council and benefits from planning permission for its use as part of the temporary construction compound in association with the CDS works by planning reference A211019.

## DETAILS OF DEVELOPMENT

The application seeks full planning permission for the temporary siting of 24no single 'Bunkabin' accommodation units required for the benefit of the CDS workforce -- to include any specialist workers required to travel to Aberaeron to undertake works.

The proposed single units measure ~ 2.9m (w) x 4.3m (l) x 2.8m (h) and would be freestanding on the ground, thus not require any permanent foundation. It is proposed that the units be aligned in two rows of 12no to face inwards into a central 3m walkway with a 2m high top soil bund to surround the units, following the shared boundaries with the school and residential dwellings to provide screening.

Justification for the requirement of the units and the considerations made in terms of their siting and impact to the locality has been provided as follows:

*Bam Nuttall have planning permission to set up a temporary office compound with associated offices and welfare. As part of these works we will require a specialist workforce who will travel to the scheme due to its remote location, in addition to our local labour.*

*This application is to add overnight units to an already agreed temporary site accommodation layout.*

### **Requirement**

*The permitted site working hours are 7am until 7pm. This is imperative to the construction programme as the majority of the works are tidal, we need time to set up deliver the tidal shift and remove the equipment either side of the low tidal window. This tidal window will progress through the 7am until 7pm window in line with progress of the tidal cycle progressing on circa 45mins each day.*

***Under the Working Time Regulations** we are required by Law to ensure our workforce have adequate rest breaks. Minimum 11hrs between shifts and also we take account of transport/commuting times. Hence the need for temporary short term accommodation to be available at the work site to minimise travel time and maximise rest periods.*

*Finding accommodation in Aberaeron local particularly in the summer months for the number of personnel on a shift type basis is very difficult and not practical.*

### **Measures Taken / Considerations with proposal**

- Accommodation will be temporary and of similar appearance to the temporary offices
- Number of bunker bins will be kept to a minimum
- Sited away from the residential dwellings to the north-west and north-east
- Units are temporary and self-contained and fully removable when not required
- The units do not require any permeant concrete foundation

- Units will only be required for the duration of the works so will be removed with the office units. With the compound area being fully restored to its original condition in line with the original application
- Units will be configured to face each other so no window/ doors will face off site to avoid noise and them overlooking adjacent properties
- The site will be fully fenced
- An earth bund will be provided around the perimeter 2m high. This will not only act as a visual screen but also noise absorption to direction of dwellings + school
- The accommodation will be empty through the day while the school is operating.
- Units will be sited in the area already allocated for the site office and compound. No additional land will be required
- Access into site will be via the temporary tarmac access road to the office which will ensure vehicles will be kept off the mud and no mud will be brought onto the local roads
- The compound area will be temporary stoned. This will ensure no mud or debris will be brought out of the compound during its use
- Keeping people on site will reduce the morning and evening commute saving road congestion and our carbon footprint
- Any external lighting will be on sensors with minimum lux output. This will be shielded from view by the perimeter earth bund.

### **Summary**

*The temporary accommodation units are purely for the purpose of the welfare of the traveling site team. The number of units will be kept to a minimum by employing local labour where possible. The units will be installed and removed in the area already prepared for the site offices and storage, as such will have no additional impact on the land. The units are temporary and only required for the duration of the construction works. At which time they will be fully removed and leave no trace. Consideration in the layout of the units and the compound boundary have been designed to ensure minimum disruption and consider the adjoining properties with regards reducing noise and light pollution.*

The units are proposed to make use of an existing connection into the mains sewer running along the seaward edge of the land.

### **RELEVANT PLANNING POLICIES AND GUIDANCE**

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

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12, February 2024)

S01 Sustainable Growth

S02 Development in Urban Service Centres (USCs)

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

DM18 Special Landscape Areas (SLAs)

Built Environment and Design SPG 2015

### **OTHER MATERIAL CONSIDERATIONS**

## **CRIME AND DISORDER ACT 1998**

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

## **EQUALITY ACT 2010**

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

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

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

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

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

## **CONSULTATION RESPONSES**

**Cllr Elizabeth Evans:** *"I am happy to support this application, subject to any conditions requested by the planning officers in making their determination."*

**Cyngor Tref Aberaeron Town Council:** No objection

**Highways:** No objection STC

**Land Drainage:** Applicant encouraged to contact SAB to provide amended plan with regard to previously-granted SAB Approval S230013

**Natural Resources Wales:** Advised to seek advice of in-house ecologist

**Ecology:** No objection -- no impact to protected sites nor priority species or habitats

**Dwr Cymru Welsh Water:** Site is crossed by a public sewer -- advice provided

***One third party comment was received on behalf of Aberaeron Primary School:***

*We have concerns that the accommodation block would be too close to the school perimeter. The children will be outside very often and there are potential safeguarding issues which may occur. To be within such close proximity of the school we would expect to have an enhanced DBS check. We already know that many of our families are very concerned after seeing the report via social media. It would have been wise to inform the school of the proposals before they hit the social media websites, so that we could prepare ourselves for the enquires which ensued.*

## **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 provision of temporary buildings required in connection with and for the duration of operations carried out to or adjacent

to such land is considered to be permitted development under Schedule 2 Part 4: Temporary Buildings and Uses of the General Permitted Development Order (GPDO) (as amended) -- subject to conditions requiring the removal of such buildings and the reinstatement of land as soon as practicable once the operations are completed.

However, in this case, the LPA has taken the view that Part 4 of the GPDO does not provide for the residential occupation of temporary buildings in association with operations undertaken by the CDS. As such, it was determined that a full planning application would be necessary for the proposed development.

As outlined, the site area forms part of the existing and approved compound of the CDS and thus the provision of (non-residential) temporary buildings could be sited without the need for express planning permission. The purpose of this application, therefore, is primarily to consider the impact of the temporary residential occupation of buildings at this location and its acceptability in planning terms.

It should be noted that further information received in support of the application confirms that local accommodation have been taken up where possible, including sites in Aberaeron, Lampeter, and New Quay, with several accommodation options having been taken up by CDS workers -- however, several other options are stated to be fully booked for the summer months and thus unavailable. It is stated that spend on local hotels will continue where necessary should the temporary on-site accommodation be approved -- that totalling 106 nights by visiting members of the workforce at the time of application (March 2024), totalling a spend of approximately £10,000.

### **Amenity Impact**

LDP Policy DM06 states that development should have full regard, and positively contribute to the context of its location and surroundings. Criterion 7 of DM06 seeks to: *"Protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook."*

To assess the potential impact of the development on the privacy and outlook of neighbouring property, the relevant separation distances should be outlined.

The units will be sited ~15m from the nearest point of the outside play area of Aberaeron Primary School and be bounded by a 2m high bund following the entirety of the shared boundary at this location. As such, there will be no views into the school's grounds from the location of the units, and vice versa. Furthermore, as outlined by the submission, it is expected that the units will be empty throughout the operational hours of the school.

With regard to the nearby residential dwellings -- the dwelling of Gloywa Heli to the north-east lies in excess of 20m from the nearest unit and is similarly provided a 2m screening bund within the site, as well as existing boundary vegetation within the dwelling's grounds. To the north-west, the nearest point of the rear amenity spaces of the dwellings of Dolwylan, Ty Hana, and Eglin sit ~15m from the units and are provided a 2m screening bund, as well as their own existing rear boundaries. The dwelling of Waters Edge lies further along Beach Parade and does not sit immediately adjacent to the area in question.

In conclusion, it is the LPA's view that the impact of the proposed development in terms of privacy, safeguarding, and outlook impact is no different to that of the existing compound and associated works required for the completion of the CDS. While the proposed development would see activity within the site beyond the approved and existing arrangement, it is deemed that appropriate measures have been considered and will be undertaken to minimise any impact on privacy and safeguarding. A condition is recommended to require the full implementation of the screening bund prior to the occupation of any temporary unit.

With regards to noise -- the proposed development will introduce an on-site use beyond the operational hours of the CDS and thus consideration must be given to its potential impacts of noise to nearby residential occupiers. It should first be noted that neighbour consultation made to all dwellings along Beach Parade, Wellington Street, and Wellington Gardens raised no objection from any third party.

The proposed use is likely to result in additional comings-and-goings to this parcel of the compound -- however this will be limited to movements on foot as car parking is to be retained on the existing hardstanding nearer the entrance to the compound, where headlights and vehicular noise will be kept away from the residential dwellings.

In the LPA's view, no concerns are raised of a potential significant impact to nearby amenity by noises of general movements within the site -- however, any amplification of noise at unsocialable hours is highly likely to impact on the amenity of occupiers nearby. On this basis, it is recommended that a condition be imposed to restrict any sound amplification between the hours of 7pm-7am to align with the permitted operating hours of the site.

In conclusion, it is the LPA's view that the proposed development can be accommodated without significant harm to neighbouring amenity, subject to conditions, and in the interest of facilitating the crucial works being undertaken by the Aberaeron CDS. It should also be noted that, in the event of any issues or complaint made with regard to the proposed development, the Council as landowner and client of the works may address and resolve any issues raised by residents with

the contractor directly to ensure any disruption caused is kept to a necessary minimum.

### **Visual Impact**

As outlined previously, the provision of temporary buildings in association with ongoing operations for which they are required benefit from permitted development rights in principle.

On that basis, and the existing and approved use of the parcel of land within the compound, the provision of temporary buildings can be seen wholly in association with the ongoing use of the site and thus does not raise concern of a detrimental visual impact beyond that approved and expected by works of this scale.

The reinstatement of the compound to its original state is required by the operational permission A211019 -- however, for the sake of clarity, a condition is recommended to require the reinstatement of the land subject to this application as soon as is practicable following the end of the beneficial use of the units i.e. completion of works.

### **Dwr Cymru Welsh Water**

DCWW have advised that the proposed site is crossed by a public sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times and thus require a protection zone of 3m either side of the centreline of the sewer from any operational development.

It cannot be definitively determined whether the bund encroaches the protection zone due to the approximate nature of the maps provided -- however, the LPA is satisfied that due to the temporary nature and the constitution of the bund (i.e. compacted soil) access to DCWW apparatus will not be restricted by the bund.

DCWW have advised that the applicant may need to apply for a connection to the public sewer under S106 of the Water Industry Act 1991. The applicant states that an existing connection is in place by reference NCS2807026. An informative shall be included to encourage the applicant to contact DCWW to confirm this.

### **Land Drainage**

It is proposed that surface water shall be treated by soakaway -- and it should be noted that the CDS project as a whole benefits from SAB Approval S230013.

The proposed units will be freestanding and thus not require any permanent foundation.

An informative shall be included to encourage the applicant to contact the SAB to provide an updated site plan for consultation, review, and incorporation with SAB Approval S230013, as requested by the County's Land Drainage team.

### **Highways**

The Local Highways Authority have recommended a condition be imposed requiring facilities for the washing down of wheels leaving the site toward the public highway.

The proposed development in this case does not alter any vehicular arrangement from the existing and approved i.e. the parking of private vehicles within the existing compound on temporary hardstanding. The development in this case does not increase the frequency of construction vehicles entering / leaving the site at any time.

In any case, the compound is subject to a Construction Traffic Management Plan (CTMP) approved by Condition 5 of A211019 (Ref: A230792) -- Section 6: Additional Measures of which states:

*"All public highways and private roads outside the site boundary as well as surfaced site roads must be kept clear of spillage and droppings from vehicles. This may be done by cleaning the wheels of site vehicles before leaving site."*

On that basis, the washing down of wheels where necessary is required by the existing consent and approved CTMP and thus needn't be duplicated.

### **Ecology**

Similarly, the CDS project is subject to Condition 22 of A211019 requiring the submission of a Biodiversity Enhancement Scheme to meet duties under Section 6 of the Environment (Wales) Act 2016. The Planning Ecologist is satisfied that the specific development in this case does not impact on any protected species or habitat -- and that discussions and considerations are ongoing to meet the requirements of Condition 22 of A211019 with regard to the project at large.

### **Response to Third-Party Comment**

The comments of Aberaeron Primary School are acknowledged. As outlined in *Amenity Impact* above, the LPA is satisfied

that appropriate measures have been proposed and shall be undertaken in respect of the sensitivity of the site with regard to the school and residential property. These measures -- and with consideration to the operational hours of the site and school -- are satisfactory to ensure no impact beyond that of the existing temporary compound.

**RECOMMENDATION:**

Approve Subject to Conditions

**THE APPLICATION IS REFERRED TO DEVELOPMENT MANAGEMENT COMMITTEE AS AN 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, IN LINE WITH THE SCHEME OF DELEGATION.**



## 2.6. A240417



<b>Rhif y Cais / Application Reference</b>	A240417
<b>Derbyniwyd / Received</b>	11-06-2024
<b>Y Bwriad / Proposal</b>	Diwygiadau Ansylweddol i A190729 i ddiwygio geiriad amodau 12, 15 a 17 i ofyn am ryddhad rhannol o'r amodau 12, 15 a 17 ar gyfer rhan gyfyngedig o'r datblygiad arfaethedig
<b>Lleoliad Safle / Site Location</b>	Llwybr Ystwyth, Tregaron, SA46 0AT
<b>Math o Gais / Application Type</b>	Diwygiadau Ansylweddol
<b>Ymgeisydd / Applicant</b>	Miss Bethan Jones, Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
<b>Asiant / Agent</b>	,

## Y SAFLE A HANES CYNLLUNIO PERTHNASOL

Mae Llwybr Ystwyth yn llwybr rheilffordd aml-ddefnydd 21 milltir (34 km) o hyd sy'n cysylltu Aberystwyth â Thregaron ac yn rhedeg ar hyd mwyafrif llwybr gwely'r hen drac tren segur Rheilffordd Manceinion a Milford, cangen o'r Great Western Railway. Rhoddwyd caniatâd cynllunio ar gyfer y cynllun yn gyntaf yn nechrau'r 2000au er bod Llwybr Ystwyth wedi datblygu mewn modd tameidiog. Ar hyn o bryd, mae'r llwybr yn rhedeg yn uniongyrchol o Aberystwyth i'r Ganolfan Ymwelwyr yng Nghors Caron, tua 1.5 km o Dregaron.

Rhoddwyd caniatâd i gais am ganiatâd cynllunio i gwblhau Llwybr Ystwyth trwy gysylltu'r llwybr presennol â Thregaron ar 2 Rhagfyr 2014 (A140275). Roedd y cynnig yn cynnwys y llwybr yn dilyn yr hen reilffordd i'r gogledd o Dregaron ynghyd â darparu parcio a mynediad yn uniongyrchol i ffordd yr A485. Byddai'r llwybr arfaethedig yn dilyn llinell y rheilffordd segur, gan wyro cyn cyrraedd yr hen iard reilffordd yn Nhregaron er mwyn cael mynediad i ffordd yr A485.

Byddai'r llwybr beicio yn cael ei greu gan ddefnyddio haen dreulio calchfaen sy'n addas ar gyfer beicio 3mm i lwch, 20mm o drwch ac yn cael ei ffinio gan ffens cadw stoc, gyda phlannu cymysg fel rhan o'r cynllun tirlunio. Byddai'r maes parcio yn cael ei greu allan o 'grasscrete'.

Byddai'r llwybr beicio yn dilyn yr hen reilffordd gan basio eiddo'r Hen Dŷ Camer, Camer, Frondeg a Brynteifi, gan barhau o dan y bont reilffordd bresennol ym Mhont camer (a ddefnyddir bellach fel llwybr ceffylau) cyn parhau â'i daith a therfynu ar dir ger Storfeydd Wynnstay ar gyrion Tregaron.

Ar 26/11/2019 rhoddwyd caniatâd i amrywio amod 1 o A140275 i ganiatáu pum mlynedd pellach ar gyfer cychwyn ar y datblygiad. Nodir mai'r rheswm dros estyn y terfyniad amser oedd i ganiatáu ymchwiliadau pellach i weithredu amodau penodol a osodwyd ar A140275 a pharhau â thrafodaethau trosglwyddo tir er mwyn caniatáu i'r cynllun gael ei gyflawni.

## MANYLION Y DATBLYGIAD

Mae'r cais hwn yn ceisio cymeradwyo diwygiadau ansylweddol i'r amodau a osodir ar ganiatâd A190729 i ganiatáu cychwyn y datblygiad cyn i'r caniatâd ddod i ben (26/11/2024).

Yr amodau sydd angen eu diwygio yw 12, 15 a 17.

Mae amod 12 yn nodi fel a ganlyn:-

*Bydd Datganiad Dull Lliniaru Ymlusgiaid yn cael ei gyflwyno i'r Awdurdod Cynllunio Lleol a'i gymeradwyo gan Ecolegydd yr Awdurdod Cynllunio Lleol cyn gwneud unrhyw waith clirio.*

Mae amod 15 yn nodi fel a ganlyn:-

*Cyn pob cam o'r datblygiad a gymeradwywyd gan y caniatâd cynllunio hwn, ni fydd unrhyw ddatblygiad yn digwydd hyd nes y bydd strategaeth adfer sy'n cynnwys y cydrannau canlynol i ymdrin â'r risgiau sy'n gysylltiedig â halogi'r safle, yn cael eu cyflwyno a'u cymeradwyo yn ysgrifenedig, gan yr Awdurdod Cynllunio Lleol.*

*1. Asesiad risg rhagarweiniol sydd wedi nodi:*

- pob defnydd blaenorol*
- halogion posibl sy'n gysylltiedig â'r defnyddiau hynny*
- model cysyniadol o'r safle sy'n nodi ffynonellau, llwybrau a derbynyddion*
- risgiau a allai fod yn annerbyniol yn sgil halogiad ar y safle.*

*2. Cynllun ymchwilio safle, yn seiliedig ar (1) i ddarparu gwybodaeth ar gyfer asesiad manwl o'r risg i bob derbynydd a allai gael ei effeithio, gan gynnwys y rhai oddi ar y safle.*

3. Canlyniadau ymchwiliad y safle a'r asesiad risg manwl y cyfeirir atynt yn (2) ac, yn seiliedig ar y rhain, arfarniad opsiynau a strategaeth adfer sy'n rhoi manylion llawn am y mesurau adfer sy'n ofynnol a sut y maent i'w cyflawni.

4. Cynllun dilysu sy'n rhoi manylion y data a gesglir er mwyn dangos bod y gwaith a amlinellir yn y strategaeth adfer (3) wedi'i gwblhau ac yn nodi unrhyw ofynion ar gyfer monitro hirdymor o'r cysylltiadau llygryddion, cynnal a chadw a threfniadau ar gyfer gweithredu wrth gefn. Mae unrhyw newidiadau i'r cydrannau hyn yn gofyn am gydsyniad datganedig ysgrifenedig yr Awdurdod Cynllunio Lleol. Bydd y cynllun yn cael ei weithredu fel y cymeradwyir.

Mae amod 17 yn nodi fel a ganlyn:-

Bydd manylion sgrinio ychwanegol (tirlunio) yn cael eu cyflwyno i'r Awdurdod Cynllunio Lleol cyn cychwyn ar y datblygiad. Bydd y sgrinio yn cael ei weithredu yn unol â'r manylion sydd wedi eu cymeradwyo ac o fewn 12 mis calendr o gychwyn ar y datblygiad.

Cynigir y dylid diwygio'r amodau i ganiatáu i'r gwaith gael ei wneud a fyddai'n golygu cychwyn ar y datblygiad o dan Adran 56 o Ddeddf Cynllunio Gwlad a Thref 1990 ac ar yr amod y byddai'r gwaith yn cael ei wneud cyn 26/11/2024. Byddai hyn yn golygu bod y caniatâd wedi'i weithredu a'i fod dal yn ddilys ar hyn o bryd.

Cynigir y dylid diwygio'r amodau fel a ganlyn:-

Amod 12:-

Bydd Datganiad Dull Lliniaru Ymlusgiaid yn cael ei gyflwyno i'r Awdurdod Cynllunio Lleol a'i gymeradwyo gan Ecolegydd yr Awdurdod Cynllunio Lleol cyn gwneud unrhyw waith clirio, **ac eithrio gwaith wrth ymyl y ffordd i greu mynediad i'r A485.**

Amod 15:-

Cyn pob cam o'r datblygiad a gymeradwywyd gan y caniatâd cynllunio hwn, ni fydd unrhyw ddatblygiad yn digwydd hyd nes y bydd strategaeth adfer sy'n cynnwys y cydrannau canlynol i ymdrin â'r risgiau sy'n gysylltiedig â halogi'r safle, yn cael eu cyflwyno a'u cymeradwyo yn ysgrifenedig, gan yr Awdurdod Cynllunio Lleol, **ac eithrio gwaith wrth ymyl y ffordd i greu mynediad i'r A485.**

1. Asesiad risg rhagarweiniol sydd wedi nodi:

- pob defnydd blaenorol
- halogion posibl sy'n gysylltiedig â'r defnyddiau hynny
- model cysyniadol o'r safle sy'n nodi ffynonellau, llwybrau a derbynyddion
- risgiau a allai fod yn annerbyniol yn sgil halogiad ar y safle.

2. Cynllun ymchwilio safle, yn seiliedig ar (1) i ddarparu gwybodaeth ar gyfer asesiad manwl o'r risg i bob derbynydd a allai gael ei effeithio, gan gynnwys y rhai oddi ar y safle.

3. Canlyniadau ymchwiliad y safle a'r asesiad risg manwl y cyfeirir atynt yn (2) ac, yn seiliedig ar y rhain, arfarniad opsiynau a strategaeth adfer sy'n rhoi manylion llawn am y mesurau adfer sy'n ofynnol a sut y maent i'w cyflawni.

4. Cynllun dilysu sy'n rhoi manylion y data a gesglir er mwyn dangos bod y gwaith a amlinellir yn y strategaeth adfer yn (3) wedi'i gwblhau ac yn nodi unrhyw ofynion ar gyfer monitro hirdymor o'r cysylltiadau llygryddion, cynnal a chadw a threfniadau ar gyfer gweithredu wrth gefn. Mae unrhyw newidiadau i'r cydrannau hyn yn gofyn am gydsyniad datganedig ysgrifenedig yr Awdurdod Cynllunio Lleol. Bydd y cynllun yn cael ei weithredu fel y cymeradwyir.

Amod 17:-

Bydd manylion sgrinio ychwanegol (tirlunio) yn cael eu cyflwyno i'r Awdurdod Cynllunio Lleol cyn cychwyn ar y datblygiad **ac eithrio gwaith wrth ymyl y ffordd i greu mynediad i'r A485.** Bydd y sgrinio yn cael ei weithredu yn unol â'r manylion cymeradwy ac o fewn 12 mis calendr o gychwyn ar y datblygiad.

## ASESIAD

Daeth adran 96A o'r Ddeddf Cynllunio Gwlad a Thref 1990 i rym yng Nghymru ar y 1af o Fedi 2014. Mae'r ddarpariaeth yn yr adran hon o'r Ddeddf yn darparu'r mecanwaith i gymeradwyo newidiadau ansylweddol i ganiatâd cynllunio presennol ac yn pennu rhai o'r materion gweithredol sy'n gysylltiedig â hi. Nid oes diffiniad statudol o "ddiwygiadau ansylweddol". Mae hyn oherwydd ei fod yn dibynnu ar nifer o ffactorau megis cyd-destun y cynllun cyffredinol, y newidiadau a geisir i'r caniatâd cynllunio gwreiddiol, amgylchiadau penodol y safle a'r ardaloedd cyfagos, a fydd yn amrywio o un cais i'r llall. Gall yr hyn sy'n ansylweddol mewn un cyd-destun fod yn sylweddol mewn cyd-destun arall.

Wrth benderfynu a yw newid arfaethedig yn ansylweddol ai peidio, dylid ystyried effaith y newid, ynghyd ag unrhyw newidiadau blaenorol a wnaed i'r caniatâd cynllunio gwreiddiol. Wrth asesu a phenderfynu a fyddai newid arfaethedig yn gymwys fel diwygiad ansylweddol ai peidio, efallai y bydd awdurdodau cynllunio lleol am ystyried y profion canlynol:

(a)(i) A yw graddfa'r newid arfaethedig yn ddigon sylweddol i achosi effaith wahanol i'r hyn a achosir gan y cynllun datblygu gwreiddiol a gymeradwywyd; ac,

(a)(ii) A fyddai'r newid arfaethedig yn arwain at effaith andwyol naill ai yn weledol neu o ran amwynder lleol?

(b) A fyddai buddiannau unrhyw drydydd parti neu gorff o dan anfantais o ran cynllunio; neu,

(c) A fyddai'r newid arfaethedig yn gwrthdaro â pholisïau cynllun cenedlaethol neu ddatblygiad?

Gan ystyried pob un yn ei dro --

Mae graddfa'r newid yn ddibwys gan nad oes gwahaniaeth i'r datblygiad a gymeradwywyd yn wreiddiol yn 2014. Dim ond caniatâd i gychwyn ar y datblygiad a gymeradwywyd y mae'r cynnig yn ei geisio.

Nid oes unrhyw newid i'r cynllun cymeradwy sy'n ceisio creu mynediad i'r A485.

Canfyddir nad yw buddiannau trydydd partïon neu unrhyw gorff arall dan anfantais oherwydd y newid i ganiatáu cychwyn ar y datblygiad.

Yn olaf, nid yw'r newid arfaethedig yn gwrthdaro â pholisïau cynllun cenedlaethol na chynllun datblygu.

### **ARGYMHELLIAD**

Gan hynny, argymhellir cydsynio i ddiwygiad ansylweddol i ganiatáu newidiadau i eiriad amod 12, 15 ac 17 A190729 yn ôl eu trefn, o ganiatâd cynllunio A190729.

### **RHESWM DROS GYFEIRIO AT Y PWYLLGOR RHEOLI DATBLYGU**

Cyfeirir y cais at y Pwyllgor Rheoli Datblygu gan fod y cais wedi'i gyflwyno gan, neu ar ran, neu ar dir sy'n eiddo i Gyngor Sir Ceredigion ac y mae gan y Cyngor ddiddordeb uniongyrchol ynddo yn unol â'r cynllun dirprwyo.

<b>Rhif y Cais / Application Reference</b>	A240417
<b>Derbyniwyd / Received</b>	11-06-2024
<b>Y Bwriad / Proposal</b>	Non-Material Amendment of A190729 to amend the wording of conditions 12, 15 and 17 to request a partial discharge of conditions 12, 15 & 17 for a limited part of the proposed development
<b>Lleoliad Safle / Site Location</b>	Ystwyth Trail, Tregaron, SA46 0AT
<b>Math o Gais / Application Type</b>	Non-Material Amendment
<b>Ymgeisydd / Applicant</b>	Miss Bethan Jones, Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
<b>Asiant / Agent</b>	,

## THE SITE AND RELEVANT PLANNING HISTORY

The Ystwyth Trail is a 21-mile (34 km) multi-use rail trail linking Aberystwyth with Tregaron which runs along the majority of the former redundant track bed of the Old Manchester and Milford Railway, a Great Western Railway branch line. Planning permission was initially granted for the scheme in the early 2000 although the Ystwyth Trail has developed in piecemeal fashion. The trail at present runs directly through from Aberystwyth to the Visitor Centre at Cors Caron some 1.5km short of Tregaron.

An application seeks planning permission to complete the Ystwyth Trail by linking the existing path with Tregaron was granted permission on 2nd December 2014 (A140275). The proposal saw the route following the former railway line to the north of Tregaron together with the provision of parking and access directly to the A485 road. The proposed route would follow the line of the disused railway deviating at a point prior to the old railway yard at Tregaron in order to access the A485 road.

The cycle path would be constructed of cycle wearing course of limestone 3mm to dust 20mm thick and be bordered by a 1.3m high stockproof fence with mixed planting as part of the landscaping scheme. The parking area would be constructed of grasscrete.

The cycle path would follow the former railway line passing the properties of Yr Hen Dŷ Camer, Camer, Frondeg and Brynteifi, continuing under the existing railway bridge at Pontcamer (which is now used as a bridleway) before continuing its journey and terminating on land adjoining the Wynnstay Stores on the periphery of Tregaron.

On 26/11/2019 permission was granted to vary condition 1 of A140275 to allow a further five years for the commencement of development. It is noted that the reason for the extension in time was to allow further investigations into the implementation of specific conditions imposed on A140275 and to continue with land transfer negotiations in order to allow the scheme to be delivered.

## DETAILS OF DEVELOPMENT

This application seeks approval for non-material amendments to conditions imposed on permission A190729 to allow for the commencement of development before the expiration of the permission (26/11/2024).

The conditions that requires amendment are 12, 15 and 17.

Condition 12 states as follows:-

*A Reptile Mitigation Method Statement shall be submitted to the LPA and approved by the LPA Ecologist before any clearance work is carried out.*

Condition 15 states as follows:-

*Prior to each phase of development approved by this planning permission no development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority.*

*1. A preliminary risk assessment which has identified:*

- all previous uses*
- potential contaminants associated with those uses*

- a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Condition 17 states as follows:-

*Details of additional screening (landscaping) shall be submitted to the Local Planning Authority prior to commencement of development. The screening shall be implemented in accordance with the approved details and within 12 calendar months of commencement of development.*

It is proposed that the conditions are amended to allow works to be undertaken which would constitute commencement of development under Section 56 of the Town and Country Planning Act 1990 and therefore provided that the works are undertaken prior to 26/11/2024 would mean that the permission has been implemented and is therefore extant.

It is proposed that the conditions be amended as follows:-

Condition 12:-

*A Reptile Mitigation Method Statement shall be submitted to the LPA and approved by the LPA Ecologist before any clearance work is carried out **with the exception of roadside verge works for the creation of access for the A485.***

Condition 15:-

*Prior to each phase of development approved by this planning permission no development shall take place, until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority **with the exception of roadside verge works for the creation of access for the A485.***

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Condition 17:-

*Details of additional screening (landscaping) shall be submitted to the Local Planning Authority prior to commencement of development, **with the exception of roadside verge works for the creation of access for the A485.**The screening shall be implemented in accordance with the approved details and within 12 calendar months of commencement of development.*

## ASSESSMENT

Section 96A of the TCPA 1990 came into force in Wales on 1st September 2014. The provision in this section of the Act provides the mechanism to approve non-material amendments to an existing planning permission and prescribes some of the operational matters associated with it. There is no statutory definition of a "non-material amendment". This is because it depends on a number of factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and surrounding areas, which will vary from one application to another. What may be non-material in one context may be material in another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change,

together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as a non-material amendment, local planning authorities may wish to consider the following tests:

- (a)(i) Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- (a)(ii) Would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) Would the interests of any third party or body be disadvantaged in planning terms; or,
- (c) Would the proposed change conflict with national or development plan policies?

Considering each in turn --

The scale of the change is negligible as there is no difference to the development approved originally in 2014. The proposal only seeks permission to allow commencement of the approved development.

There is no change to the approved scheme which seeks the creation of an access onto the A485.

It is found that the interests of third parties or any other body are not disadvantaged by the change to allow commencement of development.

Finally, the proposed change does not conflict with national nor development plan policies.

### **RECOMMENDATION**

Accordingly, it is recommended that consent be granted for a non-material amendment to allow changes to the wording of condition 12, 15 and 17 respectively of planning permission A190729.

### **REASON FOR REFERRAL TO DEVELOPMENT MANAGEMENT COMMITTEE**

The application is referred to the Development Management Committee in view that the application has been submitted by, or on behalf of, or on land in the ownership of Ceredigion County Council for which the Council has a direct interest in line with the scheme of delegation.