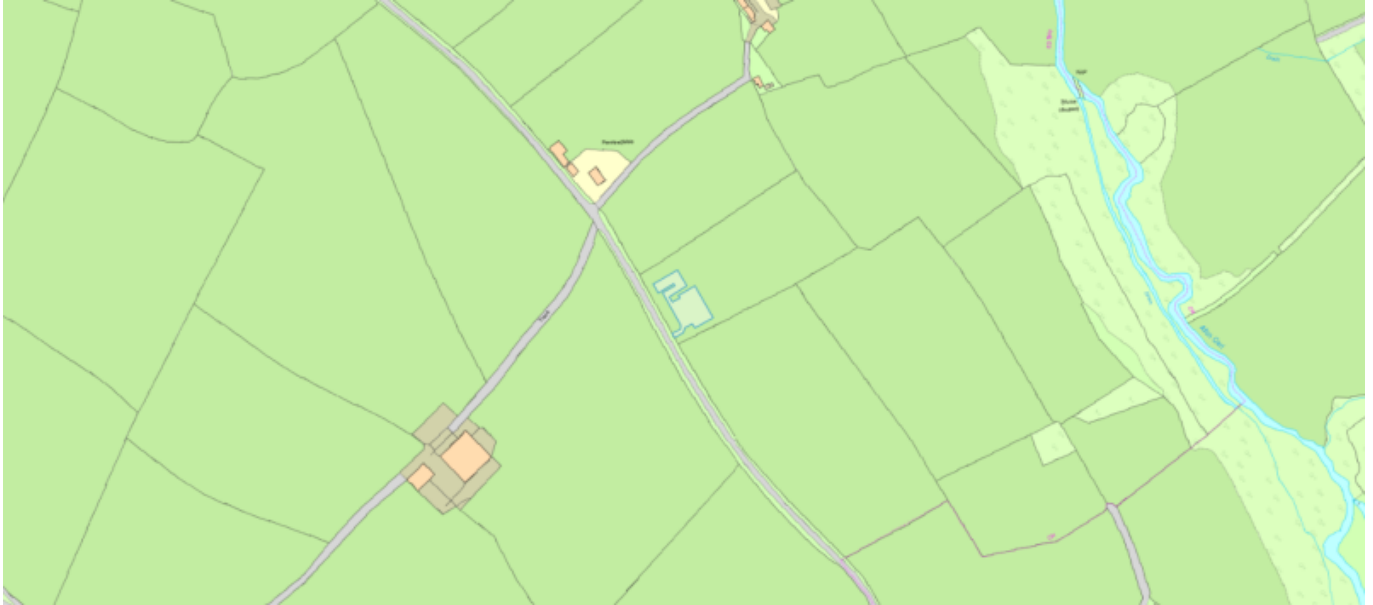


## 2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A230741	17-10-2023	Daniel ac Elin Morris ac Adams-Lewis	Erection of TAN 6 dwelling and associated shed and yard	Land Adj. To Penrhiwdulais Brongest, Beulah, Newcastle Emlyn, SA38 9ET	Refuse
2	A240306	29-04-2024	D C Evans	Residential Development and associated works	Cwrt Dulas, Lampeter, Ceredigion, SA48 7HY	Approve Subject to Conditions (and s106)
3	A240339	09-05-2024	Mr H Evans	Annedd amaethyddol a gwaith cyselltiedig/Agricultural dwelling and associated work	Neuadd Fawr, Talybont, Ceredigion, SY24 5HN	Refuse

## 2.1. A230741



<b>Rhif y Cais</b>	A230741
<b>Derbyniwyd</b>	17-10-2023
<b>Y Bwriad</b>	Codi annedd TAN 6, sied a iard gysylltiedig
<b>Lleoliad Safle</b>	Tir gyferbyn Penrhiwdulais, Brongest, Beulah, Castellnewydd Emlyn, SA38 9ET
<b>Math o Gais</b>	Cynllunio llawn
<b>Ymgeisydd</b>	Daniel ac Elin Morris ac Adams-Lewis, Gobaith, Brongest, Newcastle Emlyn, Ceredigion, SA38 9ER
<b>Asiant</b>	Mrs Gwennan Jenkins (JMS Planning and Development), Hafan Y Coed, Maeshyfyrd, Lampeter, SA48 8AN

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn cyfeirio at barsel o dir amaethyddol sydd wedi'i leoli mewn lleoliad cefn gwlad agored tua 1 cilometr i'r gogledd-orllewin o Frongest - Setliad Cyswllt at ddibenion y CDLI. Mae'r safle'n wynebu heol sirol C1063 ac mae'n safle hynod weladwy o fewn y dirwedd gyfagos gyda golygfeydd pell i bob cyfeiriad.

Mae annedd agosaf Penrhiwdulais yn eistedd ~130m i'r gogledd o'r safle, gyda Fferm Aberdulais y tu nôl iddi ~275m o safle'r cais. I'r gorllewin mae adeilad amaethyddol ~200m o'r safle, gan arwain at Fferm Pantyrolyn.

Mae'r safle yn gorwedd o fewn talgylch ardal gadwraeth arbennig Afon Teifi.

Dim ond un cais cynllunio hanesyddol sydd i'r safle:

- **A190429:** Cynllunio Llawn -- Codi bloc stablau – Cymeradwy gydag amodau ar 05-09-2019

## MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn ar gyfer codi annedd, sied a iard fenter wledig mewn perthynas â busnes tad yr ymgeisydd, 'Huw Morris Plant Hire' sefydlwyd yn 2004 (y mae'r ymgeisydd yn bartner iddo). Maent yn gweithredu ar hyn o bryd o annedd fenter wledig bresennol o'r enw Gobaith, a leolir ~ 2.5 cilometr i'r de-ddwyrain o safle'r cais - nodir hefyd taw dyma breswylfa bresennol yr ymgeisydd. Mae safle'r cais o dan berchnogaeth yr ymgeiswyr.

Cymeradwywyd annedd menter wledig Gobaith yn 2013 gan y Pwyllgor Rheoli Datblygu, yn groes i argymhelliad swyddogion (Cyf: A120621) – roedd yr argymhelliad yn nodi fod y cais yn groes i egwyddorion TAN 6 a pholisïau'r Cynllun Datblygu Unedol perthnasol a oedd mewn grym ar y pryd. Roedd Adroddiad y Swyddog yn dod i'r casgliad: "... *nid yw depo contractwr yn cwrdd â'r prawf anghenion lleoliadol, nid yw'n weithgaredd ar y tir, ac nid yw wedi'i leoli'n briodol yn y lleoliad gwledig hwn*".

Mae'r fenter wledig arfaethedig yn yr achos hwn yn gofyn am fyngalo gyda 2 ystafell wely, lolfa, cegin / ystafell fwyta / byw, cyfleustodau, a swyddfa i'r cwmni gydag ôl troed sy'n cyfateb i 209medr sgwâr. Byddai'r annedd yn cael ei orchuddio gyda chymysgedd o rendrad wedi'i baentio, gwaith carreg nodweddol, to llechi naturiol a phaneli ffotofoltäig (PV), gyda drysau, ffenestri, ffasgia a soffitau alwminiwm neu uPVC sy'n gweddu. Byddai'r annedd yn elwa o ardal amwynder, sef lawnt i'r cefn wedi'i ffinio gan gyfuniad o glawdd gwrych a ffensys rheilen.

Byddai'r sied arfaethedig yn mesur ôl troed 12m x 18.5m (~ 222medr sgwâr), 3.8m i'r bondo a 5.5m i'r grib, wedi'i hadeiladu o baneli concrit, cynfasau proffil blwch, a tho sment ffibr.

Byddai'r datblygiad yn ei gwneud yn ofynnol i drawsleoli'r gwrychoedd presennol i flaen y safle er mwyn cyflawni'r gwelededd gofynnol angenrheidiol.

Byddai draenio gwastraff budr yn cael ei ollwng i safle trin dŵr gwastraff budr arfaethedig ac wedi hynny i domen ddraenio sydd wedi'i lleoli o fewn ffin y berchnogaeth. Mae Adroddiad Draenio yn cyd-fynd â'r cais hwn.

## POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisïau 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)
- TAN2 Cynllunio a Thai Fforddiadwy (2006)
- TAN5 Cadwraeth Natur a Chynllunio (2009)
- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)
- TAN12 Dyluniad (2016)
- TAN18 Trafnidiaeth (2007)
- TAN20 Cynllunio a'r Iaith Gymraeg (2017)
- S01 Twf Cynaliadwy
- S04 Datblygiad mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'
- S05 Tai Fforddiadwy
- LU02 Gofynion sy'n ymwneud â phob Datblygiad Preswyl
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai
- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirlunio
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Lleol
- DM17 Y Dirwedd yn Gyffredinol
- DM19 Tirwedd Hanesyddol a Diwylliannol
- DM20 Diogelu Coed, Gwrychoedd a Choetiroedd
- Y Gymuned a'r Iaith Gymraeg CCA 2015
- Taflen Gymorth: Y Gymuned a'r Gymraeg CCA 2015
- Safonau Parcio CCC CCA 2015
- Amgylchedd Adeiledig a Dylunio SPG 2015
- Cadwraeth Natur CCA 2015
- 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 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 LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

### YMATEBION YMGYNGHORI

#### Cyngor Cymuned Beulah:

*"Mae'r Cyngor yn cefnogi'r cais yma ar gyfer pâr ifanc sydd am ymgartrefi yn agos i'w gwaith a'i hardal. Maent yn cydymffurfio gyda pholisi'r Cyngor Sir a pholisi'r Senedd - sef*

- *Hybu'r economi, cefnogi busnesau a hwyluso cyflogaeth*
- *Diogelu'r iaith yn y presennol ac i'r dyfodol.*

*Er bod hyn y tu allan i'r Cynllun Datblygu, mae gan Gynghorwyr yr hawl i ganiatâi cynllunio os ydy hyn yn cefnogi busnesau lleol gwledig."*

#### Priffyrdd:

Dim gwrthwynebiad, yn seiliedig ar amodau

#### Draenio Tir:

Dim gwrthwynebiad, yn seiliedig ar amodau. Mae angen cymeradwyaeth System Ddraenio Gynaliadwy (SDCau).

#### Ecoleg:

Dim gwrthwynebiad, yn seiliedig ar amodau.

#### Cyfoeth Naturiol Cymru:

Cytuno â chasgliadau Asesiad Priodol yr ACLI (AP) nad yw datblygiad yn debygol o gael effaith andwyol ar uniondeb yr Ardal Cadwraeth Arbennig (ACA).

#### Dŵr Cymru:

Dim ymateb

***Derbyniwyd pum llythyr o gefnogaeth mewn perthynas â'r datblygiad arfaethedig.***

## 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

Yn unol â pholisiâu cynllunio cenedlaethol a lleol, mae datblygiad preswyl yn cael eu cyfeirio at aneddiadau cynaliadwy a dylid eu cynnwys o fewn ffiniau aneddiadau presennol. Yn unol â strategaeth y CDLI, dylai 51% o ddatblygiadau tai newydd ar draws y Sir ddod yn eu blaen yn y Canolfannau Gwasanaethau Trefol, 24% yn y Canolfannau Gwasanaethau Gwledig a 25% mewn aneddiadau a lleoliadau eraill (gan gynnwys aneddiadau cyswllt).

Mae'r safle hwn y tu hwnt i unrhyw anheddiad neu grŵp o annedd diffiniedig ac felly ystyrir ei fod, at ddibenion polisi cynllunio, wedi'i leoli o fewn 'lleoliad arall'. Mae Polisi S04 y CDLI yn ceisio rheoli'r cynnydd mewn datblygiad tai ychwanegol o fewn lleoliad arall yn unol â pholisi a chanllawiau cynllunio cenedlaethol sy'n cyfeirio datblygiadau i'r aneddiadau mwyaf cynaliadwy. Mae Maen Prawf 2a o S04 yn cael ei ailadrodd isod.

*2. Yn achos datblygu tai:*

a. Caniateir datblygu tai cyffredinol yn yr 'Aneddiadau Cyswllt' yn unig. Mae'r holl 'Leoliadau Eraill' yn amhriodol ar gyfer datblygu tai oni ellir cyfiawnhau hynny oherwydd y byddai'n cyflawni angen clir fel a ganlyn:

- i. angen heb ei ddiwallu am dai fforddiadwy yn yr ardal leol ac mae'n unol â Pholisi S05; neu
- ii. angen am annedd ar gyfer menter wledig yn unol â Pholisi TAN 6.

Mae'r cais a'r gwerthusiad TAN 6 atodol yn ceisio cyfiawnhau'r datblygiad fel annedd newydd ar fenter wledig sydd wedi'i sefydlu lle mae angen swyddogaethol am weithiwr llawn amser, a bod yr achos busnes yn dangos bod y gyflogaeth yn debygol o barhau'n gynaliadwy yn ariannol. Dylid pwysleisio'n glir ar hyn o bryd bod y safle datblygu arfaethedig wedi'i leoli ~ 2.5 cilomedr o'r safle presennol, ac felly ni ellir dadlau y byddai'r datblygiad arfaethedig yn mynd i'r afael ag unrhyw angen swyddogaethol ar y safle presennol. P'un ai fod angen ar y safle ei angen neu beidio, ni fyddai'r datblygiad arfaethedig yn mynd i'r afael â'r angen hwn.

Yn ychwanegol, nid yw dehongliad yr Awdurdod Cynllunio Lleol o weithrediadau'r busnes wedi newid o un cais gwreiddiol TAN 6 (A120621), gan nad yw'n fenter wledig gymwys at ddibenion TAN 6. Mae gwybodaeth a ddarparwyd gan yr asiant wedi datgan y byddai rheolaeth yr ymgeisydd o'r busnes oddi wrth ei dad yn ehangu gweithrediadau i gynnwys contractio amaethyddol ac yn cadarnhau nad oedd hyn wedi bod yn rhan o weithrediadau'r busnes o'r blaen.

Er mwyn cyflawnrwydd fodd bynnag, bydd meini prawf perthnasol TAN 6 yn cael sylw yn eu tro isod gan gyfeirio at yr arfarniad menter wledig (AMW) sy'n cyd-fynd â'r cais:

Mae TAN 6, paragraff 4.4.1 yn amlinellu enghreifftiau o'r adeg y mae polisi cenedlaethol o'r farn ei bod yn briodol rhoi caniatâd cynllunio ar gyfer annedd menter wledig newydd. Bydd annedd newydd ar fenter wledig sefydledig ond yn cael ei chefnogi ar yr amod bod y meini prawf canlynol yn cael eu bodloni:

- a. bod angen swyddogaethol presennol clir wedi'i sefydlu.
- b. bod yr angen yn ymwneud â gweithiwr llawn amser, nid â gofyniad rhan-amser.
- c. bod y fenter dan sylw wedi'i sefydlu ers o leiaf tair blynedd, wedi gwneud elw yn ystod un ohonynt o leiaf a bod y fenter a'r busnes sydd â'r angen am y swydd yn ariannol gadarn ar hyn o bryd a bod yna ragolwg clir y byddant yn parhau felly;
- d. na ellid diwallu'r angen swyddogaethol gan annedd arall na thrwy drosi adeilad addas sydd eisoes ar y ddaliad tir lle mae'r fenter, neu unrhyw lety arall sydd eisoes yn bodoli yn yr ardal leol sy'n addas ac ar gael i'w feddiannu gan y gweithiwr dan sylw, a
- e. bod gofynion cynllunio arferol eraill, er enghraifft, lleoliad a mynediad, wedi'u bodloni.

## **Prawf swyddogaethol**

O ran "gofyniad swyddogaethol", mae TAN 6 yn nodi ym mharagraff 4.8 bod:

*"Mae angen prawf swyddogaethol i ddarganfod a yw'n hanfodol i un neu fwy o weithwyr fod wrth law bron bob amser er mwyn i'r fenter weithredu'n briodol. Dylai ymwneud â sefyllfaoedd annisgwyl allai godi, sy'n golygu bod angen gweithwyr wrth law i ddelio â hwy y tu hwnt i oriau gwaith arferol y fenter benodol. Gallai sefyllfaoedd o'r fath godi, er enghraifft, os byddai angen gweithwyr wrth law ddydd a nos i ddelio ag achos brys fyddai'n bygwth hyfywedd a pharhad y fenter pe na roddid sylw iddo ar unwaith. Lle bo annedd/anheddau eisoes ar y fenter, rhaid dangos ei bod yn hanfodol cael gweithwyr ychwanegol yn byw ar y safle er mwyn i'r fenter weithredu'n briodol".*

Mae Arweiniad Ymarferol Anheddau Mentrau Gwledig TAN 6 yn cadarnhau: "Mae angen swyddogaethol hanfodol yn ymwneud â gweithgarwch rheoli penodol neu gyfuniad o weithgareddau sy'n golygu bod angen i weithiwr fod wrth law y rhan fwyaf o'r amser er mwyn peidio â gwneud niwed i weithrediad priodol menter bresennol a lle na ellir cyflawni hyn mewn unrhyw ffordd ymarferol arall megis goruchwyllo electronig".

Mae'n mynd yn ei flaen i ddweud "Pennir yr angen oherwydd cymeriad a gofynion rheoli'r fenter, ac nid oherwydd dewis nac amgylchiadau personol unrhyw unigolyn/unigolion dan sylw".

Mae'r Arfarniad Menter Wledig yn nodi fod y busnes yn "seiliedig ar weithgareddau amaethyddol a thir sy'n cynnwys ffensio, creu fframiau ar gyfer adeiladu, adeiladu siediau, llogi peiriannau a gyrru peiriannau... Mae'r cwmni hefyd yn gwneud gwaith draenio masnachol, gosod gweithfeydd trin carthffosiaeth, gwaith tir ar feysydd carafanau lleol, tai gwyliau a gwestai a busnesau masnachol... Maen nhw hefyd yn gosod arenâu ceffylau a thrwy gydol tymor yr haf maen nhw'n gwneud gwaith contractio bêlio a chynaeafu ar ffermydd lleol a mân-daliadau/tyddynod".

Nodir bod y busnes yn gwneud gwaith ledled Ceredigion, Sir Benfro a Sir Gaerfyrddin.

Darparwyd detholiad o luniau i ddangos natur y busnes - sy'n dangos amrywiaeth o weithgareddau masnachol, domestig ac amaethyddol. Dywedwyd bod contractio amaethyddol yn ffurfio rhan "sylfaenol" o'r busnes yn ystod tymor yr haf mewn cysylltiad â'r busnes llogi peiriannau a gyrru peiriannau --- hyn yn wahanol i ymrwymadau'r busnes yn hanesyddol a oedd yn canolbwyntio ar yr olaf yn unig.

Ym marn yr ACLI, er y gall contractio amaethyddol bellach fod yn rhan o'r busnes -- gyda bwriad datganedig yr ymgeisydd i barhau yn hyn o beth -- mae'n amlwg mai gwaith masnachol a domestig sydd wedi cynnwys y mwyafrif helaeth o weithrediadau'r busnes ers ei sefydliad yn 2004. Gellir cyfeirio hefyd at dudalen Facebook y busnes sy'n dangos fod y mwyafrif helaeth o'r gwaith a wnaed trwy gydol 2023 yn fasnachol (gwestai / meysydd carafanau / ceffylau) a domestig.

Nid yw asesiad yr ACLI wedi newid o'r hyn a wnaed yn 2013 gan nad yw'r busnes yn cynrychioli menter wledig gymwys at ddiibenion TAN 6 gan nad yw'r gwaith yn bennaf amaethyddol. Nodir y byddai'r sied a'r iard arfaethedig yn cael eu defnyddio i storio, cynnal a thrwsio peiriannau ac ar gyfer weldio. Mae rhestr o beiriannau a cherbydau sy'n eiddo i'r busnes yn cyd-fynd â'r cais - gan gynnwys peiriannau cloddio a dympio, tractorau, faniau / lorïau, a threlars.

Nodir bod yn ofynnol i'r busnes ailsefydlu yn rhywle arall gan fod tad yr ymgeisydd yn bwriadu camu'n ôl o'r busnes ac nid oes cyfle i ehangu ar y safle presennol oherwydd bod ceffylau mam yr ymgeisydd wedi'u stablu yn Gobaith. Mae'r wybodaeth a ddarparwyd yn nodi bod tri o'i cheffylau'n cael eu cadw'n barhaol ar y safle gyda chyfanswm o saith stabl ar gael, ond ni chyflwynwyd unrhyw dystiolaeth o lifrai. Cyfanswm y tir a neilltuwyd ar gyfer padogau ceffylau a phori yw 4.07 erw tra bod Huw Morris Plant Hire yn cynrychioli 0.55 erw.

Nodir bod yr ymgeiswyr wedi chwilio am annedd addas dros nifer o flynyddoedd gyda sied / lle ar gyfer sied a iard - fodd bynnag nid oes yr un ohonynt wedi bod yn hyfyw. Mae rhestr o 10 eiddo a ystyriwyd tua Mai '23 yn cyd-fynd â'r cais ond cawsant eu diystyru am resymau yn ymwneud â chost, lleoliad, gofod iard, a/neu sŵn. Nid oes chwiliad safle wedi'i ddarparu mewn perthynas ag unrhyw unedau diwydiannol neu fasnachol yn yr ardal leol a allai ymdopi yn yr un modd ag ehangu'r busnes.

I grynhoi, fel y manylwyd yn flaenorol, mae safle'r cais yn gorwedd ~ 2.5 cilometr o safle presennol y busnes, ac fe geisir annedd menter wledig ychwanegol arno. Fodd bynnag, mae'r pellter arfaethedig hwn o'r safle presennol yn dangos yn glir na fu angen swyddogaethol i'r fenter gael ei lleoli yn Gobaith yn y lle cyntaf, ac felly ni all fod angen swyddogaethol i'r fenter ddarparu annedd ychwanegol i ffwrdd o'r safle sydd wedi'i sefydlu.

Yn ychwanegol, tra bod y defnydd ceffylau presennol yn Gobaith yn cael ei gydnabod, nid yw hyn yn atal newidiadau i'r trefniant hwn i hwyluso ehangu'r safle busnes presennol lle mae digon o dir dan berchnogaeth --- ac nid yw ychwaith yn cyfiawnhau sefydlu safle eithrio ychwanegol ~2.5km i ffwrdd. Dylid nodi hefyd fod yr iard a'r sied arfaethedig (~525msg) dipyn yn llai na'r iard a'r siediau presennol (~1900sq.m) ac felly'n amlwg na fyddai'n hwyluso ehangu'r busnes drwy ailsefydlu yn rhywle arall, ond yn hytrach dim ond gweithredu fel ail safle ar y cyd â'r un presennol.

Mae'r rhagdybiaeth o blaid ehangu yn Gobaith yn pwysu'n drwm yn erbyn y datblygiad arfaethedig yn yr achos hwn.

I grynhoi, mae'r Prawf Swyddogaethol yn methu.

### **Prawf Amser**

Mewn perthynas â'r "Prawf Amser", mae TAN6 yn nodi ym mharagraff 4.9:

*"Os canfyddir gofyniad swyddogaethol, bydd rhaid ystyried wedyn faint o weithwyr y mae eu hangen i'w ddiwallu. Bydd graddfa a natur y fenter yn berthnasol i hyn. Lle nad oes annedd yn gysylltiedig â'r fenter wledig ar hyn o bryd, rhaid i'r gweithiwr y mae angen swyddogaethol iddo gael llety newydd fod yn weithiwr llawn amser. Ac eithrio ail anheddau ar ffermydd sefydledig, ni ddylai ymwneud â gofyniad rhan-amser, na gofyniad nad yw'n ymwneud â'r fenter." Os ail annedd (neu annedd ychwanegol) yw hwn, rhaid i'r holl anheddau presennol hefyd fod wedi'u meddiannu gan weithwyr llawn amser y mae'n hanfodol eu bod hwythau hefyd yn byw ar y safle am resymau swyddogaethol, neu gan weithwyr a'u dibynyddion a gyflogwyd ddiwethaf ar fenter wledig".*

Mae'r Arfarniad Menter Wledig a gyflwynwyd yn nodi:

*"Mae'r busnes yn cyflogi 2 weithiwr llawn amser, felly yn seiliedig ar y fenter fel y mae heddiw, mae'n cwrdd â'r Prawf Amser. Wrth symud ymlaen, os rhoddir caniatâd, bydd yn galluogi'r busnes i gael ei reoli o'r safle arfaethedig ac yn caniatáu i Daniel gyflogi pobl ychwanegol, wrth i'w dad gamu yn ôl ac ymddeol, gan ddarparu cyflogaeth yn yr ardal leol a gobeithio y bydd Elin yn dod yn bartner yn y busnes hefyd i reoli'r elfen weinyddu gyfer y busnes."*

Er nad oes dadl ynghylch y wybodaeth sy'n ymwneud â'r gweithlu presennol / arfaethedig, nid oes gofyniad swyddogaethol wedi'i sefydlu ac felly mae'r Awdurdod Cynllunio Lleol o'r farn nad yw'r gweithwyr presennol yn cymryd rhan mewn menter wledig gymhwysol. Felly ni brofwyd pam fod rhaid i weithiwr llawn amser fod yn bresennol ar y safle arfaethedig drwy'r amser, wedi'i leoli 2.5km o'r safle busnes presennol.

I grynhoi, mae'r prawf amser yn methu.

### **Prawf Ariannol**

O ran y Prawf Ariannol mae TAN6 yn nodi ym mharagraff 4.10:

*"Dylai'r fenter wledig a'r gweithgaredd dan sylw fod yn gadarn yn ariannol gyda rhagolygon da y bydd yn parhau'n economaidd gynaliadwy am gyfnod rhesymol o amser, sef am gyfnod o 5 mlynedd o leiaf fel arfer."*

*"Bydd angen tystiolaeth o berfformiad economaidd gwirioneddol neu bosibl. Er mwyn asesu cynaliadwyedd economaidd, bydd angen dangos ei bod yn rhesymol bosibl i'r busnes roi elw marchnad i'w holl weithredwr am swm y mewnbwn rheoli a gwaith llaw, gan gynnwys y gwaith y ceisir yr annedd menter wledig ar ei gyfer, am o leiaf bum mlynedd o'r amser y rhagwelir y bydd y datblygiad arfaethedig wedi ei gwblhau. Dylai hyn gael ei asesu ar sail beth sy'n incwm realistig ar gyfer sgiliau'r gweithredydd."*

Mae TAN 6 yn mynd ymlaen i ddweud:

*"Bydd angen prawf ariannol hefyd i asesu maint yr annedd y gall y fenter fforddio ei adeiladu a'i gynnal. Ni ddylid caniatáu anheddau sy'n anarferol o fawr yng nghyswllt anghenion y fenter, nac yn anarferol o ddrud i'w hadeiladu mewn perthynas â'r incwm y gall ei gynnal yn y tymor hir. Gofynion y fenter yn hytrach na'r perchennog neu'r meddiannydd sy'n berthnasol i bennu adeilad o ban faint sy'n briodol"*

Mae'r cyfrifon a ddarperir i'r ACLI yn dangos bod y fenter yn gwneud elw net cymedrol; fodd bynnag, derbynir bod yr elw hwn wedi'i gyflawni ar ôl i gyflogau yr ymgeisydd gael eu talu. Mae'r Arfarniad Menter Wledig a gyflwynwyd hefyd yn nodi y dylid edrych ar y cyfrifon hyn yng nghyd-destun buddsoddiad cyfalaf sylweddol dros yr amser hwn er mwyn tyfu asedau, ac felly mae'r elw wedi'i gyfyngu. Mae rhagolygon ar gyfer 2024 wedi'i ddarparu i ddangos blwyddyn ychwanegol o elw.

Ystyrir bod y tyniadau a gymerwyd yn cynrychioli elw marchnad deg ar fewnbynau llafur yr ymgeisydd a bod y fenter yn ariannol gadarn.

O ran maint yr annedd arfaethedig, mae'r byngalo 2 ystafell wely yn darparu ~ 209medr sgwâr a dywedir ei fod yr... *o faint cymedrol ac ystyrir ei fod yn gymesur â gallu'r fenter i'w hariannu a'i chynnal heb ragfarn i hyfywedd parhaus y fenter.*" Nodir y byddai'r ymgeisydd yn gallu ymgymryd â'r gwaith tir ac adeiladu'r sied ei hun i arbed ar wariant cyffredinol o ran llafur.

Mae ffigurau sy'n cynrychioli costau adeiladu ac ad-daliadau misol parhaus sy'n ceisio cyfiawnhau fforddiadwyedd yr adeilad wedi'u darparu i'r Awdurdod Cynllunio Lleol. Fodd bynnag, mae'r taliadau morgais misol parhaus a nodwyd yn matsio'n agos gyda hyn mae'r ymgeisydd yn tynnu o'r busnes. O'r herwydd, mae gan yr Awdurdod Cynllunio Lleol bryderon ynghylch fforddiadwyedd y datblygiad arfaethedig yn erbyn proffidioldeb y fenter -- ac mae TAN 6 yn glir mai gallu'r fenter i ariannu'r datblygiad sy'n berthnasol, p'un a all gwaith gael ei wneud gan yr ymgeisydd neu gael ei ariannu gan arbedion. Cydnabyddir y byddai'r cyd-ymgeisydd yn darparu ffynhonnell incwm, ond ar hyn o bryd nid yw hyn yn deillio o'r fenter ei hun ac felly ni ddylid dibynnu arno i ategu'r hyn a gynhyrchir gan y fenter.

Felly, nid yw'r Awdurdod Cynllunio Lleol yn fodlon bod maint yr annedd yn gymesur â gallu'r fenter i ariannu a chynnal y datblygiad heb ragfarnu hyfywedd y fenter.

Mae paragraff 5.26 o'r Arfarniad Menter Wledig yn nodi:

*"Felly mae'n rhesymol caniatáu annedd nad yw'n 'ormodol fawr' ac y gellir ei gefnogi gan gyllid y busnes. Gallai pobl sy'n bodloni'r meini prawf tai fforddiadwy uchod barhau i fyw yn yr annedd er bod ei faint yn fwy na safon uchaf y Gofynion Ansawdd Datblygu o 137 metr sgwâr."*

Dylid nodi bod yr "uchafswm safonol" a nodwyd o 137medr sgwâr yn ymwneud ag anheddau 4-llofft, deulawr sy'n cartrefi 7 o bobl. O'r herwydd, mae'r ffigur hwn yn gamarweiniol o safbwynt amgylchiadau'r cais hwn.

O ran y safonau a nodir gan ddogfen Llywodraeth Cymru 'Mannau a Chartrefi Prydferth', ar gyfer byngalo 3 person, 2 ystafell wely, darperir ffigur arwynebedd mewnol gros o 58medr sgwâr. Gyda lwfans o 20% yng Ngheredigion – bydd hyn yn cynyddu i ~70medr sgwâr. Yn yr achos hwn, byddai'r byngalo yn darparu ar gyfer 4 o bobl (hy dwy ystafell wely ddwbl) ac felly byddai cynnydd bychan yn rhesymol. Felly, byddai'r ACLI yn cynnig y byddai uchafswm yn yr achos hwn i oddeutu 75medr sgwâr yn gymesur yn unol â'r safonau hyn.

Mae'r eiddo arfaethedig felly ~ 280% yn fwy na'r hyn y tybir ei fod yn gymesur gan yr ACLI.

I grynhoi, tra bod y fenter yn gadarn yn ariannol, mae'r Prawf Ariannol yn methu oherwydd maint yr annedd nad yw'n gymesur â'r fenter.

## **Prawf Anheddau Eraill**

O ran y Prawf Anheddau Eraill, mae TAN 6 yn nodi ym mharagraff 4.11 bod:

*"Rhaid darparu tystiolaeth i ddangos nad oes unrhyw annedd/anheddau neu adeiladau eraill y gellir eu haddasu i fodloni'r angen. Os oes annedd/anheddau ar y fenter yn barod bydd angen dangos pam na ellir defnyddio'r rhain i ddiwallu anghenion y fenter ar gyfer gweithiwr preswyl, a pham na ellir aildrefnu trefniadau llafur neu breswyl er mwyn sicrhau bod y llety presennol yn diwallu anghenion y fenter heb fod angen annedd arall."*



*Mewn achosion lle mae'r awdurdod cynllunio yn arbennig o bryderus am gamddefnyddio posibl, gallai fod yn fuddiol ymchwilio i hanes y fenter er mwyn sefydlu'r patrwm diweddar o ddefnydd tir ac adeiladau ac a werthwyd unrhyw anheddau neu adeiladau addas i'w trosi'n anheddau yn ddiweddar, er enghraifft. Gallai gwerthiant felly fod yn dystiolaeth o ddiffyg angen."*

O ran ad-drefnu trefniadau preswyl yn Gobaith, derbynnir bod rhieni'r ymgeisydd yn cadw'r hawl i aros yn yr annedd ar ôl ymdeol. Derbynnir hefyd nad oes adeiladau addas yn Gobaith i'w trosi.

Fodd bynnag, mae'r ACLI o'r farn nad yw'r cais i ddiystyru unrhyw ehangu yn Gobaith wedi'i brofi'n foddhaol. Mae para 6.18 o'r Arfarniad Menter Wledig yn nodi: "Yn amlwg y sefyllfa ddefnyddol fyddai adeiladu ail annedd yn Gobaith ac ehangu yma, ond yn anffodus mae maint y safle yn Gobaith yn rhy fach a chyfyng." Fodd bynnag, nid oes unrhyw fanylion pellach ar wahân i'r bwriad a nodwyd i barhau i gadw ceffylau yn rhan ddeheuol y safle. Mae'n ymddangos bod digon o dir i'r dwyrain a'r de-ddwyrain o'r iard bresennol i hwyluso ehangu'r busnes ar ei safle presennol.

Darparwyd rhestr o 10 eiddo yn yr ardal leol a gafodd eu marchnata tua mis Mai 2023 gyda phob un wedi'i ddiystyru am resymau yn ymwneud â lleoliad, fforddiadwyedd a gofynion iard storio (neu ddiffyg hynny). Er bod y cyfyngiadau safle-benodol hyn yn cael eu cydnabod, mae'r prif wrthwynebiad yn parhau, gan nad ystyrir bod y datblygiad arfaethedig yn gysylltiedig â menter wledig gymhwysol.

### **Sied Arfaethedig**

Mae Polisi S01 yn nodi y dylid darparu'r mathau hyn o ddatblygiad ac eithrio tai, ar safleoedd a ddyrannwyd fel y nodir yn Natganiadau'r Grŵp Aneiddiadau ac a ddangosir ar y Map Argyrmyhellion, ac ar safleoedd nad ydynt wedi'u dyrannu, dylai ceisiadau gael eu hystyried yn unol â pholisïau cynllunio eraill.

Ystyrir bod safle'r cais wedi'i leoli o fewn 'lleoliad arall' felly mae polisi S04 yn berthnasol.

Mae maen prawf 3 o S04 yn ystyried datblygiad economaidd fel a ganlyn:

*Yn achos datblygu economaidd:*

*a. fe'i cynigir ar safle sydd wedi ei neilltuo fel y nodir yn Natganiadau'r grwpiau Aneiddiadau ac ar y Map Cynigion; neu*

*(b) mae'n safle annisgwyl sydd heb ei neilltuo ac mae naill ai:*

*i. ar 'raddfa fach' ac yn diwallu angen lleol penodol; neu*

*ii. yn unol â gofynion Nodyn Cyngor Technegol (TAN) 6 o ran mentrau gwledig.*

Mae testun ategol S04 yn diffinio graddfa fach at ddibenion maen prawf 3 fel datblygiad cyflogaeth B2 neu B8 gyda arwynebedd llawr gros o lai na 1500 metr sgwâr. Yn seiliedig ar y paramedrau graddfa a gyflwynwyd, ystyrir y byddai'r datblygiad arfaethedig yn bodloni maen prawf 3 o S04 ond mae maen prawf 4 o S04 yn glir, bod yn rhaid i geisiadau datblygu mewn 'lleoliadau eraill' fod yn unol â TAN6 ym mhob achos. Ni ddiffinnir B2 a B8 fel mentrau gwledig at ddibenion TAN6 ac o'r herwydd mae'r sied arfaethedig yn methu â bodloni maen prawf 4 o S04.

### **Casgliad**

I grynhoi:

- Nid yw'r busnes presennol yn cael ei ystyried yn fenter wledig gymwys at ddibenion TAN 6
- Mae'r datblygiad arfaethedig yn methu pob prawf TAN 6

### **Effaith ar y Gymraeg**

Mae Polisi DM01: 'Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg' yn ei gwneud yn ofynnol bod Asesiad Effaith Cymunedol ac Ieithyddol (AECI) gael ei ddarparu mewn perthynas â datblygiadau tai o fewn Canolfannau Aneiddiadau a Gwasanaethau Cyswllt lle byddai'r ddarpariaeth yn datblygu ar gyfradd gyflymach na'r hyn y cyfeirir ato yn y Datganiad Grŵp Aneiddiadau perthnasol.

Mae'r safle datblygu arfaethedig o fewn 'Lleoliad Arall' ac o'r herwydd nid oes angen AECI mewn perthynas â'r datblygiad arfaethedig.

### **Dyluniad ac Effaith Weledol**

Mae Polisi DM06 yn ei gwneud yn ofynnol i ddatblygiad roi sylw llawn a chyfrannu'n gadarnhaol i gyd-destun ei leoliad a'i amgylchoedd. Mae'n hyrwyddo dylunio arloesol tra'n ystyried natur unigryw lleol o ran ffurf, dyluniad a deunydd ac mae angen ystyried cydlyniant y ffurf adeiledig o ran graddfa, uchder a chyfran wrth gyfeirio at ffurfiau cynlluniau presennol. Mae Polisi DM17 yn nodi na ddylai datblygiad gael effaith andwyol sylweddol ar ansawdd a chymeriad tirwedd, boed trwy

ymyrraeth weledol, lleoliad ansensitif, defnyddiau anghydnaws, methiant i gysoni neu wella tirlfurf, neu golli nodweddion a phatrymau traddodiadol pwysig.

Mae cyd-destun y safle datblygu yn wledig iawn, ar dir uwch, ac i raddau helaeth heb ei ddifetha gan ddatblygiad adeiledig, gan ddarparu golygfeydd pell ar draws sawl milltir o dir amaethyddol gyda datblygiadau gwasgaredig a phentrefi bach.

Mae datblygiadau adeiledig yn yr ardal yn bennaf amaethyddol, gyda ffermydd cyfagos Aberdulais, Pantyrodyn, a Phen-allt-gwin ymhellach i ffwrdd wedi'u nodweddu gan gyfadeladau sylweddol o natur amaethyddol.

Yn yr achos hwn, ac fel y manylir o ran egwyddor datblygu, nid yw'r gweithrediadau yn cael eu hystyried i fod yn rhai amaethyddol ac nid ydynt yn deillio o'u defnydd o'r tir. Am y rheswm hwn, yn bendant, byddai cymeriad defnydd y safle yn fwy diwydiannol nag amaethyddol, ac yn cyflwyno defnydd annodweddiadol i'r lleoliad hynod wledig ac amlwg hwn a fyddai'n cael effaith negyddol ar gymeriad uniongyrchol ac ehangach y dirwedd. Ym marn yr ACLI, ni fyddai'r datblygiad yn cyfrannu'n gadarnhaol at ei leoliad a'i amgylchoedd, ond yn hytrach, byddai'n cael effaith niweidiol sylweddol ar amwynderau gweledol yr ardal trwy gyflwyno defnydd dwys, nad yw'n amaethyddol mewn lleoliad gwledig amlwg iawn, gan wrthdaro â DM06 a DM17.

### **Amwynder Preswyl**

Mae Maen Prawf 7 o DM06 yn ceisio diogelu amwynder preswylwyr eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfeydd.

Er gwaethaf y gwrthwynebiad mewn egwyddor ac ar sail dylunio a gweledol, mae'r safle'n ddigon pell oddi wrth ei gymdogion agosaf ym Mhenrhiwdulais a byddai'n annhebygol o arwain at niwed sylweddol i amwynder preswyl presennol o ganlyniad i sŵn.

### **Dwysedd**

Dangosir bod amwynder preswyl yr annedd wedi'i ffinio gan gyfuniad o glawdd gwrych a ffensys post a rheilen newydd, gan ddarparu cwrtil preswyl priodol. Byddai gweddill y tir i'r cefn yn parhau'n amaethyddol o ran ei gymeriad. Felly, ystyrir bod dwysedd y datblygiad yn briodol o fewn ei gyd-destun ac ni fyddai'n arwain at gynnydd o ran gweithgarwch domestig y tu hwnt i'r hyn sy'n rhesymol ar gyfer un annedd.

### **Priffyrdd**

Nid yw'r Awdurdod Priffyrdd Lleol wedi codi unrhyw wrthwynebiad yn seiliedig ar amodau sy'n ymwneud â diogelu'r cyfleusterau mynediad i gerbydau, parcio, a lle troi o fewn amserlen sy'n briodol i'r datblygiad. Byddai modd cyflawni hyn drwy amod cynllunio.

### **Ecoleg a draenio gwastraff**

Mae'r safle yn gorwedd o fewn talgylch Ardal Gadwraeth Arbennig Afon Teifi. Mae Adroddiad Draenio wedi'i ddarparu sy'n dderbyniol i'r Ecolegydd Cynllunio sydd wedi penderfynu na fydd y cais, o'i ystyried ar ei ben ei hun, yn effeithio'n andwyol ar uniondeb unrhyw safleoedd Ewropeaidd. Byddai'r Adroddiad Draenio a ddarperir yn rhan o'r cynlluniau cymeradwy pe bai caniatâd yn cael ei roi, fel yr argymhellir.

Mae Datganiad Seilwaith Gwyrdd wedi'i ddarparu yn unol â PCC i nodi, lliniaru a gwella Seilwaith Gwyrdd y safle yn derbyniol i'r Ecolegydd Cynllunio.

Argymhellir darparu Cynllun Trawsleoli Llwyni cyn cychwyn ar y datblygiad mewn perthynas â'r gwaith sydd ei angen i ddarparu'r ardaloedd gwelededd angenrheidiol ar flaen y safle.

Yn olaf, byddai amod yn cael ei osod i sicrhau fod goleuadau allanol yn briodol o safbwynt Rhywogaethau a Warchodir gan Ewrop (RhGE).

### **Perygl Llifogydd a Gwaredu Dŵr Arwyneb**

Mae'r datblygiad yn fwy na 100 metr sgwâr ac felly byddai angen cymeradwyaeth SDCau cyn i'r gwaith ddechrau. Byddai hyn yn rhan o'r wybodaeth i'w drafod am unrhyw ganiatâd a chyswllt uniongyrchol â Chorff Cymeradwyo Draenio Cynaliadwy Ceredigion (CDC).

### **ARGYMHELLIAD:**

#### **Gwrthod:**

1. Mae'r datblygiad arfaethedig yn methu â dangos cydymffurfiaeth â phrofion menter wledig sydd wedi'u cynnwys yn

Nodyn Cyngor Technegol (TAN) 6 ac felly ystyrir ei fod yn ddatblygiad preswyl na ellir ei gyfiawnhau mewn lleoliad anghynaliadwy, yn groes i ddarpariaethau Cymru'r Dyfodol: Cynllun Genedlaethol 2040, Polisi Cynllunio Cymru (Argraffiad 12), TAN 6, a Pholisïau CDLI S01 a S04.

2. Byddai datblygiad arfaethedig annedd a sied ddiwydiannol gysylltiedig yn cyflwyno defnydd dwys ac amhriodol i leoliad hynod wledig, amaethyddol, ac amlwg, gan arwain at niwed sylweddol i gymeriad tirwedd yr ardal gyfagos ac ehangach, gan wrthdaro â pholisïau CDLI DM06 a DM17.

**Cyfeirir y cais at y Pwyllgor Rheoli Datblygu drwy gais y Cyngorydd Chris James am y rhesymau canlynol:**

*Cais o dan camau TAN 6 yw hwn lle mae pêr ifanc yn gobeithio gwneud cais i ddatblygu safle yn Brongest.*

*Mae yna nifer o ffactorau TAN6 sy'n medru cael eu dadlau yn yr achos hwn: lleoliad, addasrwydd y safle, cynladwyedd y datblygiad ac yn y blaen.*

<b>Rhif y Cais / Application Reference</b>	A230741
<b>Derbyniwyd / Received</b>	17-10-2023
<b>Y Bwriad / Proposal</b>	Erection of TAN 6 dwelling and associated shed and yard
<b>Lleoliad Safle / Site Location</b>	Land Adj. To Penrhiwdulais Brongest, Beulah, Newcastle Emlyn, SA38 9ET
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Daniel ac Elin Morris ac Adams-Lewis, Gobaith, Brongest, Newcastle Emlyn, Ceredigion, SA38 9ER
<b>Asiant / Agent</b>	Mrs Gwennan Jenkins (JMS Planning and Development), Hafan Y Coed, Maeshyfyd, Lampeter, SA48 8AN

## THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a parcel of agricultural land located within an open countryside location approximately 1km north-west of Brongest -- a Linked Settlement for the purposes of the LDP. The site affronts the County C1063 road and occupies a highly-visible position within the surrounding landscape with far-reaching views afforded to all directions.

The nearest dwelling of Penrhiwdulais sits ~130m north of the site, with Aberdulais Farm to its rear ~275m from the application site. To the west lies an agricultural building ~200m from the site, thereafter leading to Pantyrodyn Farm.

The site lies within the catchment area of the River Teifi SAC.

Planning history at the application site is limited to a single application:

- **A190429**: Full Planning -- Erection of a stable block -- Approved STC 05-09-2019

## DETAILS OF DEVELOPMENT

The application seeks full planning permission for the erection of a rural enterprise dwelling, shed, and yard in association with the applicant's father's business 'Huw Morris Plant Hire' established in 2004 (to which the applicant is a partner) currently operating from an existing rural enterprise dwelling known as Gobaith, located ~2.5km south-east of the application site -- also stated to be the applicant's current residence. The application site is under the ownership of the applicants.

The rural enterprise dwelling of Gobaith was approved against officer recommendation in 2013 by the Development Control Committee (Ref: A120621) -- the recommendation being that the proposal was contrary to the principles of TAN 6 and relevant Unitary Development Plan (UDP) policies in force at the time, whereby the Officer's Report concludes: "...a contractors depot does not meet the test of locational necessity, it is not a land based activity, and is not appropriately sited in this rural location".

The proposed rural enterprise dwelling in this case proposes a bungalow providing 2No bedrooms, a lounge, kitchen / diner / living area, utility, and company office across a 209sq.m footprint. The dwelling would be finished in a mix of painted render, featured stonework, natural slate roof and PV panels, with doors, windows, fascias, soffits in aluminium or uPVC to match. The dwelling would benefit from a lawned rear amenity area bound by a combination of hedgebank and rail fencing.

The proposed shed would measure 12m x 18.5m footprint (~222sq.m), 3.8m to eaves, 5.5m to ridge, and be constructed of concrete panels, box profile sheeting, and fibre cement roof.

The development would require the translocation of the existing hedgerow to the front of the site to achieve the requisite visibility splays.

Foul drainage would discharge to a proposed foul wastewater treatment plant and thereafter to a drainage mound located within the ownership boundary. A Drainage Report accompanies the application.

## 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)
- TAN2 Planning and Affordable Housing (2006)
- TAN5 Nature Conservation and Planning (2009)
- TAN6 Planning for Sustainable Rural Communities (2010)
- TAN12 Design (2016)
- TAN18 Transport (2007)
- TAN20 Planning and the Welsh Language (2017)
- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- S05 Affordable Housing
- LU02 Requirements Regarding All Residential Developments
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- 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
- DM19 Historic and Cultural Landscape
- DM20 Protection of Trees, Hedgerows and Woodlands
- Community and the Welsh Language SPG 2015
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Affordable Housing SPG 2014

## **OTHER MATERIAL CONSIDERATIONS**

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

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

### **EQUALITY ACT 2010**

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

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

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

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

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

## CONSULTATION RESPONSES

### Cyngor Cymuned Beulah Community Council:

*"The Community Council support this application for a young pair who work in the area and who wish to set up home in their area. They also comply with The County Council's policy and also that of the Senedd i.e.*

- *Promote the economy, supporting businesses and facilitate employment*
- *Safeguarding the Welsh language in the present and in the future.*

*Although this may be outside the Development Plan, Councillors have the right to consent to applications if this supports the rural economy."*

### Highways:

No objection STC

### Land Drainage:

No objection STC. SuDS Approval is required.

### Ecology:

No objection STC.

### Natural Resources Wales:

Agree with the conclusions of LPA's Appropriate Assessment (AA) that development is unlikely to have an adverse effect upon the integrity of the SAC.

### Dwr Cymru Welsh Water:

No response

***Five letters of support were received in respect of the proposed development.***

## 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

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

The site sits beyond any defined settlement or group of dwelling and as such is considered as being located within an 'other location' for planning policy purposes. Policy S04 of the LDP seeks to control the proliferation of additional housing development within other location in accordance with national planning policy and guidance which direct development to the most sustainable settlements. Criterion 2a of S04 is repeated below.

*2. In the case of housing development:*

*a. General housing provision will only be permitted in the 'Linked Settlements'. All 'Other Locations' are inappropriate for housing development unless justified on the basis that it meets a demonstrated:*

*i. unmet affordable housing need in the locality and accords with Policy S05; or*

*ii. need for a rural enterprise dwelling in line with TAN 6.*

The application and associated TAN 6 appraisal seeks to justify the development as a new dwelling on an established rural enterprise where there is a functional need for a full time worker and the business case demonstrates that the employment is likely to remain financially sustainable. It should be clearly reiterated at this point that the proposed development site sits ~2.5km away from the existing site, and thus it cannot be argued that the proposed development would address any on-site functional need at the existing site. Regardless of whether there exists an on-site need, the proposed development would not address this need.

Furthermore, the Local Planning Authority's interpretation of the business' operations are unchanged from that of the original TAN 6 application (A120621), in that it is not a qualifying rural enterprise for the purposes of TAN 6. Information provided by the agent has stated that the applicant's takeover of the business from his father would expand operations to include agricultural contracting and confirms this not to have formed part of the business' operations previously.

For completeness however, the relevant criteria of TAN 6 shall be addressed in turn below with reference to the rural enterprise appraisal (REA) accompanying the application:

TAN 6, Paragraph 4.3.1 outlines when national policy considers it appropriate to grant planning permission for a new rural enterprise dwelling. A new dwelling on an established rural enterprise will only be supported provided the following criteria are met:

- 1. there is a clearly established existing functional need;*
- 2. the need relates to a full-time worker and does not relate to a part-time requirement;*
- 3. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;*
- 4. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and*
- 5. other normal planning requirements, for example siting and access, are satisfied.*

### **Functional Test**

In terms of a "Functional requirement", TAN6 indicates at para 4.8 that:

*"a functional test is necessary to establish whether it is essential, for the proper functioning of the enterprise, for one or more workers to be readily available at most times. It should relate to unexpected situations that might arise, for which workers are needed to be on hand outside of normal working hours for the particular enterprise. Such requirements might arise, for example, if workers are needed to be on hand night and day to deal with an emergency that would threaten the continued viability and existence of the enterprise without immediate attention. Where there are existing dwelling(s) on the enterprise then the need for additional workers to live on the site for the proper functioning of the enterprise must be demonstrated to be essential".*

The TAN 6 Rural Enterprise Dwelling guidance note confirms that: *"An essential functional need relates to a specific management activity or combination of activities which require the ready presence of a worker at most times if the proper functioning of an existing enterprise is not to be prejudiced and which cannot be achieved by any other practical means such as electronic surveillance".*

It goes on to state that *"It is a need determined by the character and management requirements of the enterprise, and not by any personal preferences or circumstances of any of the individual(s) involved".*

The REA states that the business is *"based on undertaking agricultural and land based activities which include fencing, shuttering, building sheds, plant hire and driving machinery...The company also undertake commercial drainage works, installation of sewerage treatment plants, ground works on local caravan parks, holiday homes and hotels and commercial businesses...They also install equine arenas and throughout the summer season they undertake baling and harvest contracting work on local farms and small holdings".*

It is stated that the business undertake work throughout Ceredigion, Pembrokeshire, and Carmarthenshire.

A selection of images have been provided to illustrate the business' undertakings -- showing a variation of commercial, domestic, and agricultural undertakings. It has been stated that agricultural contracting undertaken by the applicant forms a

"fundamental" part of the business during the summer season in association with the plant and machinery business -- this differing from the business' undertakings historically which focused solely on the latter.

In the LPA's view, while agricultural contracting may now form part of the business -- with the applicant's stated intent being to continue in this regard -- it is clear that commercial and domestic works have comprised the vast majority of the business' undertakings since its establishment in 2004. Reference may also be given to the business' Facebook page showing works undertaken throughout 2023 to be commercial (hotels / caravan parks / equine) and domestic.

The LPA's assessment is unchanged from that made in 2013 in that the business does not represent a qualifying rural enterprise for the purposes of TAN 6 as its work is predominantly non-agricultural. It is stated that the proposed shed and yard would be used to store, maintain, and fix machinery and for welding. A list of machinery and vehicles owned by the business accompanies the application -- including diggers, dumpers, tractors, vans / lorries, and trailers.

It is stated that the business is required to re-set up elsewhere as the applicant's father is seeking to step back from the business and there is no opportunity to expand at the existing site due to the applicant's mother's horses being stabled at Gobaith. Information provided states that three of her horses are kept permanently at the site with seven stables available in total, however no evidence of livery has been presented. The land dedicated to horse paddocks and grazing totals 4.07 acres whereas Huw Morris Plant Hire comprises 0.55 acres.

It is stated that the applicants have searched over several years for a suitable dwelling with a shed / space for a shed and yard -- however none have been viable. A list of 10 properties considered around May '23 accompanies the application but were discounted for reasons pertaining to cost, location, yard space, and/or noise. No site search has been provided with regard to any industrial or commercial units in the locality that could similarly accommodate the expansion of the business.

To conclude, the application site lies ~2.5km from the existing site of the business, against which an additional rural enterprise dwelling is sought. However, this proposed distance from the existing site clearly demonstrates there to have been no functional need for the enterprise to be located at Gobaith in the first place, and thus there cannot be any functional need for the enterprise to provide an additional dwelling away from the established site.

Furthermore, while the existing equine use at Gobaith is acknowledged, this does not preclude changes to this arrangement to facilitate the expansion of the existing business site where there is adequate land under ownership -- nor does it justify the business establishing an additional exemption site ~2.5km away. It should also be noted that the proposed yard and shed (~525sq.m) is considerably smaller than the existing yard and sheds (~1900sq.m) and therefore clearly would not facilitate the expansion of the business through re-establishing elsewhere, but rather simply operate as a satellite site in association with the existing.

The presumption in favour of any expansion to remain at Gobaith weighs heavily against the proposed development in this case.

The Functional Test is failed.

### **Time Test**

In respect of the "Time Test", TAN6 indicates at para 4.9 that:

*"If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant. Where there is currently no dwelling associated with the rural enterprise the worker for whom there is a functional need for new accommodation must be a full-time worker. With the exception of second dwellings on established farms, it must not relate to a part-time requirement, or a requirement that does not relate to the enterprise. If this is a second (or further) dwelling, all existing dwellings must also be occupied by full-time workers for whom it is essential that they also remain on site for functional reasons, or by workers and their dependents last employed in a rural enterprise".*

The submitted REA states:

*"The business employs 2 full time workers, therefore based on the enterprise as it stands today it meets the Time Test. Going forward, if permission is granted it will enable the business to be managed from the proposed site and allow Daniel to employ additional people, as his father steps back and retires, providing employment in the local area and hopefully Elin will become a partner in the business too to manage the administration element of the business."*

While the information relating to the existing / proposed workforce is not disputed, a functional requirement has not been established and therefore the LPA considers that existing workers are not engaged in a qualifying rural enterprise. It has therefore not been demonstrated why a full-time worker must always be present on the land subject to this application, located 2.5km from the business site.



To conclude, the Time Test is failed.

## **Financial Test**

In terms of the Financial Test TAN6 indicated at para 4.10 that:

*"The rural enterprise and the activity concerned should be financially sound and should have good prospects of remaining economically sustainable for a reasonable period of time, usually at least 5 years.*

*Evidence of actual or potential economic performance will be required. To assess economic sustainability, it will be necessary to show the business has a reasonable prospect of providing a market return for all operators for the amount of management and manual labour inputs, including the job for which the rural enterprise dwelling is being sought, for at least five years from the anticipated completion of the proposed development. This should be assessed on the basis of what is a realistic income for the skills of the operator.*

TAN 6 goes on to state that:

*"A financial test is also necessary to assess the size of dwelling which the enterprise can afford to build and maintain. Dwellings which are unusually large in relation to the needs of the enterprise, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise rather than of the owner or occupier which are relevant to determining the size of dwelling that is appropriate"*

The accounts provided to the LPA show the enterprise to be making a modest net profit; however, it is accepted that this profit was achieved after wages for the applicant have been taken. The submitted REA also states that these accounts should be viewed in the context of significant capital investment over this time to grow assets, and therefore profit has been limited. A forecast for 2024 has been provided to demonstrate a further year of profit.

It is considered that the drawings taken represent a fair market return on the labour inputs of the applicant and that the enterprise is financially sound.

With regards to the scale of the proposed dwelling, the 2-bedroom bungalow provides ~209sq.m and is stated to be *"...of a modest size and considered to be commensurate with the ability of the enterprise to fund and sustain it without prejudice to the continued viability of the enterprise."* It is stated that the applicant would be able to undertake the ground works and building of the shed themselves to save on overall labour expenditure.

Representative figures for build cost and ongoing monthly repayments have been provided to the LPA seeking to justify the affordability of the build. However, the stated ongoing monthly mortgage payments near match that of the applicant's monthly taking from the business. As such, the LPA hold concerns as to the affordability of the proposed development against the profitability of the enterprise -- and TAN 6 is clear that it is the ability of the enterprise to finance the development that is relevant, regardless of whether works may be undertaken by the applicant or be funded by savings. It is acknowledged that the co-applicant would provide an income source, however at present this is not derived from the enterprise itself and thus should not be relied upon to supplement that generated by the enterprise.

The LPA is therefore not satisfied that the scale of the dwelling is commensurate with the ability of the enterprise to fund and sustain the development without prejudice to the enterprise's viability.

Paragraph 5.26 of the REA states:

*"It is therefore reasonable to allow a dwelling which is not 'overly large' and which can be supported by the finances of the business. People who meet the above affordable housing criteria could still live in the dwelling even though its size is more than the DQR maximum standard of 137 sq m."*

It should be noted that the stated "maximum standard" of 137sq.m relates to 4-bedroom, 2-storey dwellings accommodating 7 persons. As such, this figure is misrepresentative of the circumstances of this application.

With regards to standards set out by Welsh Government document 'Beautiful Homes and Spaces' for a 3-person, 2-bedroom bungalow, a figure of 58sq.m of gross internal area (GIA) is provided, with an additional allowance of 20% in Ceredigion -- reaching a figure of ~70sq.m. In this case, the bungalow would provide for 4 people (i.e. two double bedrooms) and thus a minor increase would be reasonable. The LPA would therefore propose that a maximum figure in this case of approximately 75sq.m would be commensurate in line with these standards.

The proposed dwelling therefore is ~280% larger than that deemed to be commensurate by the LPA.

To conclude, while the enterprise is financially sound, the Financial Test is failed on account of the scale of the dwelling not being commensurate with the enterprise.

## Other Dwelling Test

In terms of the Other Dwelling Test, TAN 6 indicates at para 4.11 that:

*"Evidence must be provided to demonstrate that there is no other dwelling(s) or buildings suitable for conversion, which are available to meet the need. If there are existing dwelling(s) on the enterprise it needs to be shown why these cannot be used to meet the needs of the enterprise for a resident worker, and why labour or residential arrangements cannot be re-organised to ensure that the existing accommodation meets the needs of the enterprise without the need for a further dwelling.*

*In cases where the planning authority is particularly concerned about possible abuse, it may be helpful to investigate the history of the enterprise to establish the recent pattern of use of land and buildings and whether, for example, any dwellings or buildings suitable for conversion to dwellings have recently been sold. Such a sale could constitute evidence of lack of need."*

With regards to the re-organisation of residential arrangements at Gobaith, it is accepted that the applicant's parents reserve the right to remain at the dwelling post-retirement. It is also accepted that there are no suitable buildings at Gobaith for conversion.

However, the LPA maintain that a case to discount any expansion at Gobaith has not been satisfactorily made. Para 6.18 of the REA states: *"The ideal situation would obviously be to build a second dwelling at Gobaith and expand here, but unfortunately the size of the site at Gobaith is too small and limited."* however no further detail is provided other than the stated intention to retain the equine use at the southern section of the site. There appears to be ample land to the east and south-east of the existing yard to facilitate the expansion of the business at its current site.

A list of 10 properties within the local area marketed around May 2023 has been provided with each discounted for reasons owing to location, affordability, and storage yard requirements (or lack thereof). While these site specific constraints are acknowledged, the principle objection remains in that the proposed development is not deemed to be related to a qualifying rural enterprise.

## Proposed Shed

Policy S01 identifies those types of development other than housing shall be delivered on allocated sites as set out in the Settlement Group Statements and shown on the Proposals Map and on sites which have not been allocated, proposals shall be considered in accordance with other plan policies.

The application site is considered as being located within an 'other location' as such plan policy S04 is of relevance.

Criterion 3 of S04 considered economic development and reads as follows:

*In the case of economic development is:*

- a. proposed on an allocated site as set out in the Settlement Group Statements and shown on the Proposals Map; or*
- b. a site that has not been allocated and either:*
  - i. of a 'small scale' meeting a specific local need; or*
  - ii. accords with TAN 6 requirements in terms of a rural enterprise.*

The supporting text of S04 confirms small scale of the purposes of criterion 3 is defined as B2 or B8 employment development with a gross floor space of less than 1500 sq meters. Based on the scale parameters submitted it is considered that the proposed development would satisfy criterion 3 of S04 however criterion 4 of S04 is clear that in all cases development proposals development in 'other locations' must accord with TAN6. B2 and B8 are not defined as rural enterprises for the purpose of TAN6 and as such the proposed shed fails to satisfy criterion 4 of S04.

## Conclusion

To conclude:

- The existing business is not considered to be a qualifying rural enterprise for the purposes of TAN 6
- The proposed development fails all tests of TAN 6

## Welsh Language Impact

Policy DM01: 'Managing the Impacts of Development on Communities and the Welsh Language' requires a Community and

Linguistic Impact Assessment (CLIA) to be provided in respect of housing developments within Linked Settlement and Service Centres where delivery would come forward at a rate faster than that referenced in the relevant Settlement Group Statement.

The proposed development site is within an 'Other Location' and as such no CLIA is required in respect of the proposed development.

### **Design and Visual Impact**

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

The context of the development site is highly rural, elevated, and largely unspoiled by built development, providing far-reaching views across several miles of sparsely development agricultural land and minor villages.

Built development in the locality is predominantly agricultural with the nearby farms of Aberdulais, Pantyrodyn, and Pen-allt-y-gwin further afield all characterised by fairly substantial complexes of an agricultural nature.

In this case, and as detailed with regard to the principle of development, the operations are not considered to be agricultural and do not derive their use from the land. For this reason, the character of the use of the site would undoubtedly be more industrial than agricultural, and introduce an atypical use to this highly rural and prominent location to the detriment of the immediate and wider character of the landscape. It is the LPA's view that the development would not positively contribute to its location and surroundings, and instead result in significant harm to the visual amenities of the area by introducing an intense, non-agricultural use in a highly prominent, rural location, in conflict of DM06 and DM17.

### **Residential Amenity**

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

Notwithstanding the objection in principle and on design and visual grounds, the site is adequately away from its nearest neighbour at Penrhiwdulais and would be unlikely to result in significant harm to existing residential amenity through noise.

### **Density**

The dwelling's residential amenity space is shown to be bound by a combination of a new hedge-bank and post and rail fencing, providing an appropriate residential curtilage. The remainder of the land to the rear would remain agricultural in character. The density of development is therefore considered appropriate in its context and would not result in the proliferation of domestic activity beyond what is reasonable for a single dwelling.

### **Highways**

The Local Highways Authority have raised no objection subject to conditions pertaining to the securement of the vehicular access, parking, turning facilities within an appropriate timeframe relative to the development. This would be achievable via planning condition.

### **Ecology and Foul Drainage**

The site lies within the catchment area of the River Teifi SAC. A Drainage Report has been provided to the satisfaction of the Planning Ecologist who has determined that the proposal, when considered alone, will not adversely affect the integrity of any European sites. The Drainage Report provided would form part of the approved plans should permission be forthcoming, as recommended.

A Green Infrastructure Statement has been provided in accordance with PPW to identify, mitigate, and enhance Green Infrastructure at the site to the satisfaction of the Planning Ecologist.

It is recommended that a Hedgerow Translocation Scheme be provided prior to the commencement of development in respect of works required to provide the necessary vehicular visibility splays at the site's frontage.

Finally, a condition would be imposed to ensure appropriate external lighting in respect of European Protected Species (EPS).

## **Flood Risk and Surface Water Disposal**

The development exceeds 100sq.m footprint and thus would require SuDS Approval prior to the commencement of works. This would form part of an informative to any permission and direct contact to the Ceredigion Sustainable Drainage Approval Body (SAB) for discussion.

### **RECOMMENDATION:**

#### **Refuse:**

1. The proposed development fails to demonstrate compliance with rural enterprise tests contained within Technical Advice Note (TAN) 6 and thus is considered to be unjustified residential development in an unsustainable location, contrary to the provisions of Future Wales: The National Plan 2040, Planning Policy Wales (12th Edition), TAN 6, and LDP Policies S01 and S04.
2. The proposed development of a dwelling and associated industrial shed would introduce an intense and inappropriate use to a highly rural, agricultural, and prominent location, resulting in significant harm to the landscape character of the immediate and wider area, in conflict of LDP policies DM06 and DM17.

**The application is referred to the Development Management Committee by request of Cllr Chris James for the following reasons:**

*This is an application under TAN 6 where a young couple hopes to apply to develop a site in Brongest.*

*There are several TAN 6 factors that could be argued in this case: location, suitability of the site, sustainability of the development, and so on.*

## 2.2. A240306



<b>Rhif y Cais / Application Reference</b>	A240306
<b>Derbyniwyd / Received</b>	29-04-2024
<b>Y Bwriad / Proposal</b>	Datblygiad preswyl a gwaith cysylltiedig.
<b>Lleoliad Safle / Site Location</b>	Cwrt Dulas, Llanbedr Pont Steffan, Ceredigion, SA48 7HY
<b>Math o Gais / Application Type</b>	Cynllunio Llawn
<b>Ymgeisydd / Applicant</b>	D C Evans, Tanygraig, Silian, Llanbedr Pont Steffan, Ceredigion, SA48 8AR
<b>Asiant / Agent</b>	Mrs Gwennan Jenkins (JMS Planning and Development), Llwr Gwaelod, Canolfan Creuddyn, Heol Pontfaen, Llanbedr Pont Steffan, SA48 7BN

## Y SAFLE A'I HANES PERTHNASOL

Parsel o dir yw safle'r cais, o fewn Canolfan Gwasanaethau Trefol ddynodedig Llanbedr Pont Steffan fel y'i diffinnir gan y Cynllun Datblygu Lleol (CDLI). Saif y safle wrth Afon Dulas a cheir mynediad ato drwy ystâd dai bresennol Cwrt Dulas sydd ar hyn o bryd yn cynnwys 22 o anheddau a chwe fflat, gyda chaniatâd mewn bod ar gyfer chwe annedd arall ar y safle. O ran lleoliad daearyddol y safle, saif Cwrt Dulas islaw ystâd dai Maesyfelin sydd i'r gorllewin.

Mae llawer o hanes cynllunio i'r safle mewn perthynas â sawl cymal o'r datblygiad tai, a dyma'r mwyaf diweddar a pherthnasol:

- A160932 - Llawn - Codi dwy annedd -**Cymeradwywyd gydag amodau**
- A170272 - Llawn - Codi pedair annedd -**Cymeradwywyd gydag amodau**
- A190884 - Codi 8 annedd -**Tynnwyd yn ôl**
- A200902 - Codi pedair annedd a gwaith cysylltiedig -**Gwrthodwyd**

Mae'r cais dan sylw yn gofyn am ganiatâd ar gyfer datblygiad tebyg i A200902 a wrthodwyd ar 23-03-2023 am y rhesymau canlynol:

1. *Byddai'r datblygiad arfaethedig, yn rhinwedd y cynnydd a ddaw yn y nifer sy'n preswyllo ar y safle, yn arwain at gynnydd net yn y lefelau ffosffad yn Ardal Cadwraeth Arbennig Afon Teifi, yn groes i Reoliadau Gwarchod Cynefinoedd a Rhywogaethau 2017, fel y'i diwygiwyd.*
2. *Byddai'r datblygiad arfaethedig yn arwain at gymysgedd anfoddfaol yn y mathau o dai gyda'r holl unedau yn rhai tair ystafell wely, yn groes i faen prawf 2 o bolisi LU02 Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 2013).*
3. *Yn absenoldeb cytundeb adran 106, mae'r cais wedi methu â bodloni'n llwyr ofynion polisi S05 Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 2013) a'r Canllawiau Cynllunio Atodol cysylltiedig ynghylch Tai Fforddiadwy (2014).*
4. *Byddai'r datblygiad arfaethedig yn arwain at ddatblygiad bregus mewn parth llifogydd C2, yn groes i bolisi DM11 Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 2013), Polisi Cynllunio Cymru a TAN15.*

Bydd y diwygiadau i'r cais gyda'r bwriad o fynd i'r afael â'r rhesymau hyn dros wrthod yn cael eu nodi a'u hystyried yn yr adroddiad hwn.

## MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn ar gyfer codi naw annedd a nodir fel Plotiau 29-37 (cynigir bod dwy o'u plith yn anheddau fforddiadwy, am bris gostyngol, sef Plotiau 35 a 36) a Gorsaf Bwmpio math 2 yn unol â gofynion Dŵr Cymru, hefyd man agored dynodedig i'r cyhoedd, a gwaith cysylltiedig.

Cynigir yr anheddau mewn tair uned ar wahân o dai pâr ar gyfer Plotiau 29 i 34, gyda Phlotiau 35-37 yn cynnwys teras byr o dair annedd yng nghefn y safle. Bydd pedair o'r anheddau'n cael mynediad o'r briffordd fabwysiedig a ganiatawyd gyda chais blaenorol (A170272) a bydd pum annedd yn cael mynediad o lôn breifat a rennir a fydd yn ymestyn wedi hynny. Mae dyluniad yr anheddau yn dilyn dyluniad yr ystâd bresennol drwy ddefnyddio toeon llechi ar oledd, cymysgedd o rendr a

gwaith brics, a ffenestri a drysau uPVC.

Mae lleoliad yr orsaf bwmpio arfaethedig wedi'i nodi fel un dros dro ar y cynlluniau a gyflwynwyd sy'n dangos yr orsaf wrth ffin orllewinol y safle, gyferbyn â Phlotiau 31/32 a gerllaw anheddau a gymeradwywyd gan ganiatâd blaenorol.

Mae man agored cyhoeddus ffurfiol wedi'i nodi yng nghanol safle'r cais ar ben draw'r briffordd fabwysiedig. Darperir llain glustogi glan-afon o 3m ar ffin y safle, gyda'r banc ar lan Afon Dulas, a bydd hon yn cynnwys ardal o lystyfiant i helpu i gysgodi a gwarchod yr afon rhag y defnydd a wneir o'r tir cyfagos.

## **POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL**

Mae'r polisiâu cenedlaethol a lleol canlynol yn berthnasol wrth benderfynu ar y cais hwn:

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 12, Chwefror 2024)
- TAN2 Cynllunio a thai fforddiadwy (2006)
- TAN5 Cynllunio a chadwraeth natur (2009)
- TAN12 Dylunio (2016)
- TAN15 Datblygu a pherygl llifogydd (2004)
- TAN18 Trafnidiaeth (2007)
- TAN20 Cynllunio a'r Gymraeg (2017)
- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- S05 Tai Fforddiadwy
- LU02 Gofynion sy'n ymwneud â phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai
- LU24 Darparu Mannau Agored Newydd
- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM08 Arwyddion Dwyieithog ac Enwau Llefydd
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirweddu
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol

Canllawiau Cynllunio Atodol sy'n berthnasol:

- Y Gymuned a'r Gymraeg 2015
- Mannau Agored, Ebrill 2014
- Safonau Parcio Cyngor Sir Ceredigion 2015
- Asesu Trafnidiaeth 2015
- Yr Amgylchedd Adeiledig a Dylunio 2015
- Cadwraeth Natur 2015
- Tai Fforddiadwy 2014
- Taflenni Cymorth Canllaw Cynllunio Atodol Tai Fforddiadwy 2014

## **YSTYRIAETHAU PERTHNASOL ERAILL**

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

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

amrywiol gan roi sylw dyledus i effaith debygol y swyddogaethau hyn ar droseddau ac anhrefn o fewn ei ardal, ac i wneud popeth y gall yn rhesymol i atal troseddau ac anhrefn. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai cynnydd sylweddol neu annerbyniol mewn troseddau ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

## **DEDDF CYDRADDOLDEB 2010**

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

- gwaredu neu leihau'r anfanteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl sy'n perthyn i grwpiau gwarchoddedig pan fydd yr anghenion hyn yn wahanol i anghenion pobl eraill;
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

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

## **DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015**

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

## **YMATEBION I'R YMGYNGHORI**

**Yr aelod Lleol, y Cyngorydd Ann Bowen Morgan:** Cefnogi

**Cyngor Tref Llanbedr Pont Steffan Town Council:** Dim ymateb

**Priffyrdd:** Wedi argymhell amodau.

**Draenio Tir:** Mae risg uchel y bydd llifogydd o Afon Dulas ar y safle. Mae angen cymeradwyaeth SuDS (System Ddraenio Gynaliadwy).

**Ecoleg:** Dim gwrthwynebiad, yn ddibynnol ar amodau.

**Cyfoeth Naturiol Cymru:** Dim gwrthwynebiad, yn ddibynnol ar amodau.

**Dŵr Cymru:** Dim gwrthwynebiad. Wedi argymhell amodau a darparwyd nodiadau cyngori.

**Diogelu'r Cyhoedd:** Wedi argymhell amodau.

*Gwnaed un sylw gan drydydd parti:*

- *"Sŵn a gwynt drwg posib o'r orsaf bwmpio yn union islaw fy eiddo i".*

## **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."

## **Egwyddor y Datblygiad**

Mae Polisi S01 Cynllun Datblygu Lleol Ceredigion 2007–2022 (CDLI) yn ymwneud â 'Thwf Cynaliadwy' ac mae'n ceisio targedu datblygiadau er mwyn creu cymunedau cryfach, mwy cynaliadwy ledled y Sir. Wrth fabwysiadu'r CDLI, nododd y Polisi fod angen datblygu tua 6,544 o anheddau erbyn diwedd cyfnod y cynllun yn 2022, gydag o leiaf 51% o ddatblygiadau tai newydd yn digwydd yn y Canolfannau Gwasanaethau Trefol, 24% yn y Canolfannau Gwasanaethau Gwledig a 25% mewn Aneddiadau Cyswllt a Lleoliadau Eraill.

Yn ystod cyfnod CDLI 2007–2022, caniatwyd 3527 o unedau (1476 mewn Aneddiadau Cyswllt a Lleoliadau Eraill) a



chwblhawyd 3228 o unedau (1431 mewn Aneddiadau Cyswllt a Lleoliadau Eraill). Er mai dyddiad terfynu'r CDLI oedd 31 Mawrth 2022, bydd yn parhau yn Gynllun Datblygu ar gyfer Ceredigion hyd nes y bydd cynllun newydd yn cael ei fabwysiadu.

Mae safle'r cais o fewn ffin anheddiad ddiffiniedig Llanbedr Pont Steffan, sef Canolfan Gwasanaethau Trefol ddynodedig yn y CDLI.

Mae Polisi S02 y CDLI yn ymwneud â 'Datblygu mewn Canolfannau Gwasanaethau Trefol' sy'n mynnu bod pob datblygiad o fewn terfynau diffiniedig y Ganolfan Gwasanaethau Trefol a'u bod yn cyfrannu at ei rôl gyffredinol yn is-ranbarthol, fel y nodir yn Natganiadau'r Grŵp Aneddiadau; yn achos Llambod, eu bod yn cyfrannu at ei arwyddocâd a'i rôl genedlaethol fel canolfan strategol i Ganolbarth Cymru.

Cyfanswm y gofyniad ar gyfer darparu tai yn Llambod, fel y nodir yn y CDLI, yw 231. Mae ffigurau monitro tai diweddaraf y CDLI, yn Awst 2024, yn dangos bod 100 o anheddau wedi'u cwblhau o fewn y Ganolfan Gwasanaethau Trefol gyda chaniatâd mewn bod ar gyfer 69 annedd arall. Felly, gan roi cyfrif i'r ceisiadau i ddymchwel ac addasu tai (6), mae lle i 68 annedd arall yn Llanbedr Pont Steffan.

Felly, ystyrir y byddai'r datblygiad arfaethedig yn cydymffurfio â Pholisiâu S01 a S02 y CDLI ac felly derbynnir yr egwyddor o ddatblygu.

### **Effaith ar y Gymraeg**

Mae Polisi DM01 'Rheoli Effeithiau Datblygu ar Gymunedau a'r Gymraeg' yn mynnu bod Asesiad Effaith Cymunedol ac Ieithyddol yn cael ei ddarparu mewn perthynas â datblygiadau tai mewn Canolfannau Gwasanaethau lle byddai'r ddarpariaeth yn digwydd yn gynt na'r hyn a geir yn Natganiad y Grŵp Aneddiadau.

Ni fyddai'r ddarpariaeth tai arfaethedig yn digwydd yn gynt na'r hyn a geir yn Natganiad y Grŵp Aneddiadau ac o'r herwydd ystyrir y gellir cyflawni'r datblygiad heb effeithio'n negyddol ar broffil Cymunedol ac Ieithyddol Llambod.

### **Tai Fforddiadwy**

Mae Polisi S05 'Tai Fforddiadwy' yn ceisio sicrhau y bydd 20% yn dai fforddiadwy ar safle pob datblygiad tai sy'n darparu pum uned neu fwy. Naw annedd yw'r ddarpariaeth tai yn yr achos hwn felly mae'r ddarpariaeth fforddiadwy sy'n ofynnol ar y safle yn cyfateb i 1.8 annedd.

Cynigir bod dwy annedd yn cael eu darparu ar ostyngiad am 70% o werth y farchnad, a hynny yn Plotiau 35 a 36. Drwy hyn ystyrir bod gofynion Polisi S05 yn cael eu cyflawni a bod y datblygiad yn cyd-fynd â Pholisi S05.

### **Yr Effaith Weledol a Thirweddol ac o ran Dylunio**

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

Byddai'r datblygiad arfaethedig yn adlewyrchu cyd-destun presennol y safle ac yn cael ei weld fel estyniad naturiol i ystâd bresennol Cwrt Dulas a hynny drwy adlewyrchu'r deunyddiau a'r ffurf adeiledig a geir yn yr ardal. Mae maint yr unedau a gynigir yn gyson yn yr ystâd gan gynnig amrywiadau bach yng ngorffeniadau / ffurfiau'r deunyddiau rhwng yr unedau, er mwyn osgoi undonedd. At ei gilydd mae'r anheddau yn ddeniadol, wedi'u dylunio at y diben a byddent yn ychwanegu'n gadarnhaol at ddiwyg y stryd. Hefyd byddent yn ailddatblygu parcel gwag o dir ac yn cwblhau'r ystâd.

Mae Cynllun Tirlunio wedi'i ddarparu i ddangos y gorffeniadau arfaethedig ar y safle. Cynigir palmentydd hydraiddd (y gall dŵr lifo trwyddo) a phorfa ar gyfer y mannau amwynder, bydd mannau parcio yn cael eu gorffen â phalmant hydraiddd, a bydd asffalt hydraiddd ar y dreif preifat a rennir. Bydd y cyd-ffiniau rhwng anheddau yn cael eu nodi â ffensys bwrdd 2m o uchder, a ffens postyn-a-rheilen bren 1.2m-1.8m o uchder ar hyd ffin ehangach y safle a osodir 3m yn ôl o lan yr afon.

Bernir bod y datblygiad yn cyd-fynd â DM06, DM10 a DM17.

### **Amwynder preswyl**

Mae maen prawf 7 o bolisi DM06 yn ceisio diogelu amwynder preswylwyr y tai cyfagos rhag cael niwed o ran preifatrwydd, sŵn a golygon. Mae yna dai preswyl yng nghyffiniau'r safle.

Mae'r gweddlluniau a gyflwynwyd fel rhan o'r cais yn dangos na fydd y tai yn fwy nag 8m ar grib y to sy'n gymesur ag eiddo

eraill yn y cyffiniau.

Mae cynllun y safle yn dangos sut y gellid gosod yr anheddau arfaethedig er mwyn sicrhau na fyddai'r datblygiad arfaethedig yn arwain at niweidio amwynder preswyl y trigolion presennol.

Ystyrir hefyd y gallai'r datblygiad arfaethedig gael ei gyflawni gan sicrhau pellteroedd gwahanu digonol rhwng ystafelloedd cyfanheddol yr anheddau unigol, fel y nodir yng nghanllaw cynllunio atodol Ceredigion, 'yr Amgylchedd Adeiledig a Dylunio'. Hefyd bod y datblygiad arfaethedig yn gallu darparu digon o le amwynder preifat yn yr awyr agored i wasanaethu'r datblygiad arfaethedig.

Ymgynghorwyd â Swyddog Diogelu'r Cyhoedd y Cyngor mewn perthynas â'r cais ac mae wedi rhoi cyngor ac amodau argymelledig mewn perthynas â'r swm a grëir o'r gwaith ar byst y seiliau a'r gwaith adeiladu cyffredinol, oherwydd agosrwydd tai eraill. Rhoddir amod ar unrhyw ganiatâd cynllunio i gyfyngu gwaith ar y safle i rhwng 8am ac 8pm o ddydd Llun i ddydd Sadwrn, a dim o gwbl ar ddydd Sul, gŵyl banc neu ŵyl gyhoeddus.

### **Cymysgedd y Tai**

Mae Maen Prawf 2 o Bolisi LU02 yn mynnu bod datblygiadau preswyl yn darparu cymysgedd o ran math a maint y tai.

Rheswm a fynegwyd dros wrthod cais blaenorol A200902 oedd bod gwrthdaro ag LU02 gan fod y datblygiad ond yn cynnig anheddau o dair ystafell wely, heb gyfiawnhad. Roedd yr Asesiad o'r Farchnad Tai Lleol yn 2020 wedi nodi diffyg yn gyffredinol o ran pob math o dai yn yr is-ardal.

Wrth ailgyflwyno'r tro hwn, cynigir darparu 7 annedd o dair ystafell wely, a dwy annedd o ddwy ystafell wely (sef tai fforddiadwy yn Plotiau 35 a 36). Dylid nodi serch hynny fod Plotiau 29-32 a 37 yn anheddau o dair ystafell wely i bum person, tra bod Plotiau 33 a 34 yn anheddau o dair ystafell wely i chwe pherson, gan ddarparu mwy o gymysgedd o dai.

At ei gilydd ystyrir bod hyn yn gymysgedd derbynol o dai yn unol ag LU02. Aethpwyd i'r afael yn ddigonol â'r rheswm blaenorol dros wrthod. Dylid nodi hefyd fod ystâd ehangach Cwrt Dulas yn cynnwys cymysgedd o fathau o dai, gan gynnwys fflatiau.

### **Dwysedd y Tai a Mannau Agored Cyhoeddus**

Mae'r ffin a ddarparwyd, o fewn llinell goch, yn mesur tua 0.4 hectar. Ar sail cyflenwi 9 uned, mae hyn yn cyfateb i ddwysedd o tua 22.5 annedd yr hectar. Er bod Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040 yn argymhell o leia 50 annedd yr hectar yn ardaloedd trefol, gan ystyried cyfyngiadau y safle o ran ei osodiad cul, bernir bod 22.5 annedd yr hectar yn briodol yn yr achos hwn -- ac yn unol â pholisi LU06 y CDLI a Datganiad y Grŵp Aneddiadau sy'n argymhell dwysedd o tua 19 uned yr hectar yn Llanbedr Pont Steffan.

Mae Polisi LU24: Darparu Mannau Agored Newydd yn mynnu bod datblygiadau ar safleoedd sydd heb eu neilltuo yn darparu manau agored os bydd y datblygiad yn arwain at ddarparu cyfanswm o fwy na 10 ystafell wely.

Byddai'r datblygiad arfaethedig yn arwain at greu 25 ystafell wely ac felly byddai'n ofynnol darparu man cyhoeddus yn unol â'r meincnodau a nodir yn 'Arweinyfr Mannau Gwyrdd' Cyngor Cefn Gwlad Cymru (sef Cyfoeth Naturiol Cymru erbyn hyn) a Safonau *Fields in Trust* Meysydd Chwarae Cymru. Mae Canllaw Cynllunio Atodol 'Mannau Agored' Ceredigion yn egluro ymhellach y manau agored sydd angen eu darparu, sef 2.8ha am bob 1000 o bobl. Dyma'r fformiwla ar gyfer cyfrifo cyfanswm y manau agored sy'n ofynnol:

**2.8ha am bob 1000 o bobl 2.8ha/1000 \* nifer yr ystafelloedd gwely = y man cyfan.**

**2.8ha/1000 \* 25 = 0.07ha neu 700 metr sgwâr**

Mae tua 200 metr sgwâr o fannau agored dynodedig wedi'u darparu yng nghanol safle'r cais, rhwng Plotiau 31/32 a 33/34.

Er bod y ffigwr hwn yn is na'r gofyniad a nodwyd, mae Canllaw Cynllunio Atodol 'Mannau Agored' Ceredigion yn eglur bod yna fannau gwyrdd ac agored nad ydynt wastad yn cael eu cydnabod o ran eu cyfraniad pwysig i ddarparu manau agored. Mae ardaloedd o'r fath yn cynnwys gerddi preifat, glannau afonydd, rhandiroedd, llwybrau beicio a cherdded, a mynwentydd, oll yn llefydd pwysig sy'n cynnig mynediad i fannau agored neu deimlad o fod yng nghanol man gwyrdd.

Yn ogystal â'r ddarpariaeth ffurfiol o 200 metr sgwâr, mae'r anheddau arfaethedig wedi'u gosod mewn lleiniau helaeth gyda manau gwyrdd y tu blaen a thu cefn i'r eiddo. Ar ben hynny mae'r safle o fewn pellter cerdded agos i feysydd chwarae ffurfiol eraill ym Maes y Felin a Pharc yr Orsedd, cyfleusterau Clwb Rygbi Llambod, a chefn gwlad agored i'r gogledd ac i'r dwyrain o'r safle.

Felly ystyrir bod y safle'n cael ei ddarparu'n ddigonol o ran manau agored ar y safle ac oddi ar y safle, yn unol ag LU24.

## Perygl Llifogydd

Mae'r cais yn dod o fewn Parth C2 o'r Map Cyngor ar Ddatblygu a gynhwysir yn TAN 15: Datblygu a Pherygl Llifogydd (2004) sydd, ar y cyd â llythyr y Prif Swyddog Cynllunio dyddiedig 9 Ionawr 2014, yn cadarnhau na ddylid caniatáu datblygiad hynod fregus ym Mharth C2, ac nad yw'r profion cyfiawnhau ym Mharagraff 6.2 yn berthnasol.

Fodd bynnag, mae'r data diweddaraf sydd ar gael yn y Map Llifogydd ar gyfer Cynllunio yn nodi bod safle'r cais yn rhannol o fewn Parth Llifogydd 2 - Afonydd, ond y tu allan i (ond gerllaw) Parth Llifogydd 3 - Afonydd. Tra bod y TAN 15 newydd yn parhau i fod ar saib, mae'r Map Llifogydd ar gyfer Cynllunio yn cynnig y data gorau sydd ar gael ar gyfer asesu perygl llifogydd.

Mae Asesiad o Ganlyniadau Llifogydd wedi'i ddarparu ac wedi'i ddiweddarau wrth i ddata newydd gael ei ryddhau ac mewn ymateb i sylwadau gan Gyfoeth Naturiol Cymru. Yn dilyn y trafodaethau hyn, mae Cyfoeth Naturiol Cymru wedi darparu'r sylwadau terfynol canlynol parthed perygl llifogydd:

*Given our knowledge of the site, the data we have for the area (modelling etc.) which has informed the Flood Map for Planning and the content of the Flood Consequence Assessment (FCA) (By Vale Consultancy Reference: 19241 – FCA dated June 2024) we do not require any further information to advise you on flood risk for the proposed development.*

*The site would be flood free in in the 1% Annual Probability of Flooding (APF) Scenario with an allowance for climate change in compliance with A1.14.*

*In the 0.1% APF Scenario, the site is expected to experience minor flooding, but this is unlikely to be deep water. Whilst no flood depths have been provided for this Scenario, from the information available to us, this is not expected to exceed the depths within Table A1.15 of TAN 15.*

*Only detailed hydraulic modelling would give specific flood depth details. It is for your Authority to determine if this proportionate considering the current and future risk to the development. Given our knowledge of the flood risk we would advise that it would not be proportionate.*

Ar y sail hon, mae'r Awdurdod Cynllunio Lleol yn derbyn cyngor Cyfoeth Naturiol Cymru ac o'r farn y gellir rheoli'n ddigonol y risg llifogydd a berir i'r datblygiad arfaethedig ar hyn o bryd ac yn y dyfodol, yn unol ag A1.14 ac A1.15 o TAN 15. Hefyd, nad yw modelu hydrologig manwl yn gymesur yn yr achos hwn, ar yr amod bod Asesiad o Ganlyniadau Llifogydd yn rhan o'r cynlluniau a gymeradwyir.

## Priffyrdd

Mae Polisi DM03 yn cynghori lleoli datblygiad fel nad oes angen teithio'n ormodol ac mae'n nodi y dylid darparu darpariaeth barcio fel rhan o'r cynigion datblygu yn unol â Chanllaw Cynllunio Atodol 'Safonau Parcio Ceredigion'. Mae hwn yn nodi y dylid cyfrifo parcio i breswylwyr ar sail 1 lle parcio i bob ystafell wely ym mhob Plot; a chyfrifo lleoedd parcio cymunedol i ymwelwyr ar gyfradd o un lle parcio am bob pum annedd.

Fodd bynnag, mae'r cais ond yn cynnig un lle parcio i bob annedd ac yn ategol mae Asesiad Cynaliadwyedd yn unol ag Atodiad 6 o ddogfen Safonau Parcio CSS Cymru (sydd wedi'i chynnwys yn y canllaw Safonau Parcio) sy'n nodi'r fethodoleg i'w defnyddio i ganfod cynaliadwyedd safle. Mae hyn yn ymwneud â dull o sgorio pwyntiau mewn perthynas ag agosrwydd safle i wasanaethau, cyfleusterau a seilwaith trafniadaeth gynaliadwy. Pan fydd safle yn sgorio 7 i 9 pwynt, caniateir gostwng y ddarpariaeth barcio gan un lle fesul annedd. Os bydd safle yn sgorio 10 pwynt neu fwy, caniateir gostwng y llefydd parcio gan ddau le fesul annedd. Serch hynny, rhaid darparu o leiaf un lle parcio am bob annedd.

Mae'r Asesiad yn cyfrifo bod safle'r cais yn sgorio 17 pwynt ac yn dod i'r casgliad y byddai un lle parcio i bob annedd (waeth beth yw nifer yr ystafelloedd gwely) yn cyd-fynd â Chanllaw Cynllunio Atodol 'Safonau Parcio Ceredigion'. Daw i'r casgliad hefyd fod modd darparu'r nifer ofynnol o ddau le parcio i ymwelwyr a hynny ar y stryd am nad yw'n ffordd drwodd ac am nad yw'n ddatblygiad mawr.

Mae'r Awdurdod Priffyrdd Lleol (LHA) wedi derbyn casgliadau'r Asesiad Cynaliadwyedd ac yn barnu fod y darpariaethau arfaethedig ar gyfer parcio a throi ar y safle yn dderbyniol, ar sail amodau.

Mae DM03 hefyd yn mynnu bod asesiad trafniadaeth yn cael ei gyflwyno os cyrhaeddir y trothwyon a nodir yn CCA Asesiad Trafniadaeth Ceredigion. Dylid darparu Asesiad Trafniadaeth llawn yn unol ag Atodiad D o TAN 18 os byddai cynigion datblygu yn arwain at ddarparu 100 neu fwy o anheddau preswyl. Dylai cynigion datblygu sy'n bwriadu darparu 50-100 o anheddau gael ei gefnogi gan Asesiad Trafniadaeth Lleol fel y nodir yn y Canllaw.

Mae'r cais dan sylw fan hyn yn cynnig cyflwyno 9 uned ac felly nid oes angen Asesiad Trafniadaeth na chwaith Asesiad Trafniadaeth Lleol.

Mae Polisi DM04 yn tynnu sylw ymgeiswyr at yr angen i wneud y mwyaf o'r cyfleoedd ar gyfer cerdded, beicio a defnyddio trafniadaeth gyhoeddus. Dylid cyflawni hyn drwy gysylltu'r datblygiad newydd â llwybrau sy'n bodoli eisoes, ac ail-osod seilwaith sydd wedi mynd yn segur os bydd yn gwasanaethu'r datblygiad newydd mewn ffordd gynaliadwy. Hefyd darparu iechyd ac ansawdd bywyd gwell drwy ymgorffori nodweddion mewn datblygiad sy'n manteisio ar ddulliau teithio nad ydynt yn ddibynnol ar geir ar gyfer symud pobl a nwyddau.

Ystyrir bod y datblygiad a gynigir yn un sydd wedi'i leoli'n dda ac sy'n hygyrch ac yn ddiogel ar droed o'r cyfleusterau a'r gwasanaethau sydd ar gael yn Llambod.

### **Draenio dŵr wyneb a dŵr brwnt**

Bydd gofyn cael cymeradwyaeth SuDS (systemau draenio cynaliadwy) cyn dechrau ar unrhyw waith ar y safle, a rhoddir hyn gan Gorff Cymeradwyo Draenio Cynaliadwy Ceredigion (SAB). Rhoddir gwybodaeth am hyn gydag unrhyw ganiatâd.

Nid yw Dŵr Cymru wedi gwrthwynebu'r dull a gynigir ar gyfer gwaredu dŵr brwnt drwy'r garthffos gyhoeddus ac maent wedi cadarnhau bod capasiti yn system y cyflenwad dŵr i dderbyn y datblygiad.

Bydd nodiadau cynghorol Dŵr Cymru yn cael eu cynnwys fel gwybodaeth gydag unrhyw ganiatâd.

### **Safleoedd Gwarchoddedig**

Mae'r safle yn gorwedd yn nalgylch Ardal Cadwraeth Arbennig Afon Teifi ac mae wrth Afon Dulas.

Gwnaed Asesiad Rheoliadau Cynefinoedd yn unol â Rheoliad 63 o Reoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017. Cafodd y peryglon posib canlynol eu hystyried yn y Prawf o'r Effaith Arwyddocaol Debygol:

1. Ffosffadau (yn ystod y gwaith)
2. Rhywogaethau estron goresgynnol (yn ystod adeiladu)
3. Tarfu (yn ystod adeiladu/ y gwaith)
4. Darnio'r Cynefin (yn ystod y gwaith)
5. Llygredd (yn ystod adeiladu)
6. Diogelu dŵr daear a'r tir rhag cael eu halogi adeiladu (yn ystod adeiladu/ y gwaith)

O ran ffosffadau, o gysylltu'r dŵr brwnt â'r gwaith trin dŵr gwastraff cyhoeddus dylid sicrhau fod yr orsaf yn gweithio yn unol ag amodau'r drwydded (neu y bydd yn gweithio) cyn gwneud rhagor o gysylltiadau. Mae'r wybodaeth a ddarparwyd gan Swyddog Rheoli Maethynnau Ceredigion yn dangos bod y gwaith uwchraddio i gydymffurfio â Llif Pasio Ymlaen (PFF) i fod i gael ei gwblhau erbyn 31/12/2025.

Bydd cyflawni gwelliannau yn y dyfodol yn y gwaith trin dŵr gwastraff i sicrhau cydymffurfiaeth â PFF a'r terfyn diwygiedig yn sicrhau na fydd effaith arwyddocaol debygol ar yr Ardal Cadwraeth Arbennig yn sgil y datblygiad arfaethedig. Mae hyn ar sail gosod amod cynllunio sydd wedi'i eirio'n addas i gyfyngu ar breswyllo hyd nes y daw cadarnhad bod y gwaith uwchraddio yn y gwaith trin dŵr gwastraff wedi dod i fwcwl.

O ran y peryglon posib sy'n weddill, mae'r Ecolegydd Cynllunio a Chyfoeth Naturiol Cymru yn fodlon - ar sail yr amodau i liniaru fel y nodir yn y dogfennau ategol - na ddylai fod effaith andwyol ar nodweddion dynodedig yr Ardal Cadwraeth Arbennig.

### **Bioamrywiaeth a Seilwaith Gwyrdd**

Mae Arfarniad Ecolegol Rhagarweiniol yn cyd-fynd â'r cais, ar y cyd ag Asesiad Risg Bioddiogelwch; Cynllun ar gyfer Mesurau Osgoi Rhesymol ar gyfer dyfrgwn; Cynllun Rheoli Amgylcheddol ar gyfer Adeiladu (CEMP); Cynllun Atal Llygredd a Datganiad Seilwaith Gwyrdd; a hyn er boddhad yr Ecolegydd Cynllunio a Chyfoeth Naturiol Cymru.

Mae'r System Gwybodaeth Ddaearyddol (GIS) a gyflwynwyd yn nodi fod y safle yn cynnwys tir segur o brysgwydd a ddefnyddir ar gyfer storio deunyddiau ac offer, heb fawr o seilwaith gwyrdd y tu hwnt i ffin y safle. Cedwir coed a chynigir plannu o'r newydd yn y Cynllun Tirweddu sy'n cyd-fynd. Mae'r Cynllun yn cynnig gorffen â phorfa y manau amwynder sy'n gwasanaethu'r anheddau a'r man agored cyhoeddus yng nghanol y safle. Plannir perthi ffawydd, coed a llwyni ledled y safle.

Mae'r Ecolegydd Cynllunio wedi argymhell amod sy'n ymwneud â gosod blychau pryfed ar y safle i hybu bioamrywiaeth ymhellach. Hefyd, gofyn am Gynllun Goleuo os bydd goleuadau allanol yn cael eu cynnig a hynny er budd y rhywogaethau a warchodir.

Ar yr amod bod amodau yn cael eu gosod yn unol ag argymhellion yr Ecolegydd, ystyrir bod y datblygiad yn cyd-fynd â pholisïau DM14, DM15 a DM20 o'r Cynllun Datblygu Lleol.

### **Halogi Tir a Sefydlogrwydd y Ddaear**

Mae Adroddiad Archwilio'r Safle yn nodi yn Adran 10.9 fod rhaid cydnabod, oherwydd fod gwaddodion yn y tir, na fyddai pob ffynhonnell halogi wedi cael eu canfod oherwydd gallai'r halogi fod yn lleol iawn a gallai halogyddion fod yn bresennol mewn crynodiadau uwch na'r rhai a ganfuwyd yn ystod yr arolwg.

Asesodd Cyfoeth Naturiol Cymru yr arolwg a gwnaethant ddarparu'r sylwadau canlynol:

*"We possess concerns as it appears the site investigation was performed during construction and our records indicate four Category 2 pollution incidents to controlled waters have occurred onsite historically. These conditions are not ideal for an accurate assessment of land contamination required to inform a planning application. We note the following findings from the report:*

- *The quality of groundwater underneath the site likely flowing towards the River Dulas (the western site boundary), is unknown and has likely been disrupted and will continue to be disrupted by the site works that have taken place to date. The western site boundary is described as forming part of a SSSI and a SAC.*
- *Made Ground is present across the site. Lead, Beryllium and Mercury have been, but groundwater has not been characterised.*
- *Groundwater is shallow and flows to the River Dulas/SAC/SSSI. Superficial Deposits are designated as Secondary 'A'.*
- *Piling through Made Ground will be required as shallow foundations have been suggested as not being workable due to compressible materials.*
- *Stormwater/drainage provisions have not been determined but the central portion of the site meets soakaway infiltration values, however, there is the constraint of the Made Ground.*

*In light of the information above, given the heightened sensitivity of the site to the adjacent SSSI/SAC and the uncertainties associated with groundwater conditions, the piling solution design and stormwater management, we recommend your Authority should only grant planning permission if the following conditions are imposed any permission granted..."*

Mae Cyfoeth Naturiol Cymru wedi argymhell chwe amod sy'n ymwneud ag ymchwilio rhagor i'r tir mewn perthynas â halogi. Byddai hyn yn cynnwys llunio adroddiad dilysu, cynllun monitro tymor hir, a strategaeth adfer ar gyfer unrhyw halogi a ganfyddir nad yw'n hysbys. Argymhellir amodau hefyd mewn perthynas â draenio dŵr wyneb i amddiffyn dyfroedd a reolir, a gofyniad i gyflwyno manylion am y gwaith tyllu ar gyfer polion cyn i'r gwaith ddechrau, o ran y risg bosib i ddŵr yn y ddaear.

Bydd yr amodau hyn yn cael eu cynnwys gydag unrhyw ganiatâd, fel y gwna Cyfoeth Naturiol Cymru argymhell. Dylid nodi bod Swyddog Diogelu'r Cyhoedd y Cyngor hefyd wedi argymhell amodau mewn perthynas â halogi tir ond bernir bod argymhellion Cyfoeth Naturiol Cymru yn ymgorffori rhai'r Swyddog ac nad oes angen eu dyblygu.

#### **ARGYMHELLIAD:**

Cymeradwyo gydag amodau a Chytundeb adran 106.

#### **MAE'R CAIS WEDI'I GYFEIRIO I'R PWYLLGOR RHEOLI DATBLYGU YN UNOL Â RHAN 2 O ADRAN 54 O GYNLLUN DIRPRWYO'R CYNGOR:**

- Unrhyw gais a gyflwynir gan, neu ar ran, unrhyw Aelod Etholedig o'r Cyngor neu gan gydymaith personol agos iddo/iddi.

**Rhif y Cais /**  
**Application Reference** A240306  
**Derbyniwyd / Received** 29-04-2024  
**Y Bwriad / Proposal** Residential Development and associated works  
**Lleoliad Safle**  
**/ Site Location** Cwrt Dulas, Lampeter, Ceredigion, SA48 7HY  
**Math o Gais /**  
**Application Type** Full Planning  
**Ymgeisydd / Applicant** D C Evans, Tanygraig, Silian, Lampeter, Ceredigion, SA48 8AR  
**Asiant / Agent** Mrs Gwennan Jenkins (JMS Planning and Development), Canolfan Creuddyn Centre Lower Ground Floor, Front Floor, Pontfaen Road, Llanbedr Pont Steffan, SA48 7BN

## THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a parcel of land within the identified Urban Service Centre of Lampeter, as defined by the LDP. The site lies adjacent to the Afon Dulais and is accessed through the existing Cwrt Dulas housing estate -- currently comprising of 22 dwellings and 6 flats, with extant permission for a further 6 dwellings on-site. On account of the topography of the site, Cwrt Dulas is positioned below the Maesyfelin housing estate to the west.

Considerable planning history exists on site in conjunction with the development of numerous phases of housing development, the most recent and relevant being;

- A160932 - Full - Erection of 2 dwellings -**Approved subject to conditions**
- A170272 - Full - Erection of 4 dwellings -**Approved subject to conditions**
- A190884 - Erection of 8 dwellings -**Withdrawn**
- A200902 - Erection of 8 dwellings and associated works -**Refused**

The application under consideration seeks a similar development to that of A200902, refused on 23-03-2023 for the following reasons:

1. *The proposed development by virtue of the resultant increase in the occupancy of the site would result in a net increase in phosphate levels within the River Teifi Special Areas of Conservation (SACs) in contravention of the Conservation of Habitats and Species Regulations 2017, as amended.*
2. *The proposed development would result in an unsatisfactory mix of house types, with all units being 3 bedrooms, contrary to criterion 2 of LU02 of the Ceredigion Local Development Plan 2007-2022 (adopted 2013)*
3. *In the absence of a signed S106 agreement the proposal has failed to fully meet the requirements of policy S05 of the Ceredigion Local Development Plan 2007-2022 (adopted 2013) and the associated Affordable Housing Supplementary Planning Guidance (2014).*
4. *The proposed development would result in highly vulnerable development within a C2 flood zone contrary Policy DM11 the Ceredigion Local Development Plan 2007-2022 (adopted 2013), PPW and TAN15.*

The revisions to the application seeking to address these reasons for refusal shall be detailed and considered in this report.

## DETAILS OF DEVELOPMENT

The application seeks full planning permission for the erection of nine dwellings marked as Plots 29-37 (two of which are proposed to be discount-for-sale affordable dwellings at Plots 35 and 36), a Type 2 Pumping Station in accordance with Welsh Water requirements, a designated area for public open space, and associated works.

The dwellings are proposed in three separate semi-detached units for Plots 29 to 34, with Plots 35-37 comprising a short terrace of three dwellings located to the rear of the site. Four of the dwellings will derive access from the extent of the adoptable highway granted approval by previous application (A170272) and five dwellings shall derive access from a shared private drive extending thereafter. The design of the dwellings follows that of the existing estate through use of simple pitched slate roofs, a mix of render and brickwork finish, and uPVC windows and doors.

The siting of the proposed pumping station is marked as provisional on the plans submitted -- showing the station located to the western boundary of the site, opposite Plots 31/32 and adjacent to dwellings approved by previous consent.

Formal public open space (POS) is demarcated at the centre of the application site at the termination of the adoptable highway. A 3m riparian buffer is to be provided at the boundary of the site with the bank along the Dulais River -- comprising

a vegetated area to aid in shading and protecting the river from the adjacent land uses.

## **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)
- TAN2 Planning and Affordable Housing (2006)
- TAN5 Nature Conservation and Planning (2009)
- TAN12 Design (2016)
- TAN15 Development and Flood Risk (2004)
- TAN18 Transport (2007)
- TAN20 Planning and the Welsh Language (2017)
- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- S05 Affordable Housing
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU24 Provision of New Open Space
- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM08 Bilingual Signs and Place Names
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM20 Protection of Trees, Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement
- Community and the Welsh Language SPG 2015
- Open Space SPG April 2014
- 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**

**Local Member Cllr Ann Bowen Morgan:** Support

**Cyngor Tref Llanbedr Pont Steffan Town Council:** No response

**Highways:** Recommended conditions

**Land Drainage:** Site at high risk of flooding from Afon Dulais. SuDS Approval is required.

**Ecology:** No objection subject to conditions.

**Natural Resources Wales:** No objection subject to conditions

**Dwr Cymru Welsh Water:** No objections. Recommended conditions and advisory notes provided.

**Public Protection:** Recommended conditions

**One third party comment was made stating:**

- ***"Possible noise and smell from pumping station directly below my property"***

## **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**

Policy S01 of the Ceredigion Local Development Plan 2007–2022 (LDP) relates to 'Sustainable Growth' and seeks to focus development in order to deliver stronger, more sustainable communities across the County. At the adoption of the LDP, the Policy identified that approximately 6,544 dwellings were required to be developed by the end of the plan period in 2022, with at least 51% of new housing development occurring in the Urban Service Centres (USCs), 24% in the Rural Service Centres (RSCs) and 25% in Linked Settlements and Other Locations (LS & OL).

During the LDP period 2007–2022, 3527 units were permitted (1476 within LS & OL) with 3228 units completed (1431 within LS & OL). Whilst the end date of the LDP was 3<sup>rd</sup> March 2022, it will continue to be the Development Plan for Ceredigion until a Replacement Plan is adopted.

The application site lies within the defined settlement boundary of Lampeter -- an identified USC within the LDP.

Policy S02 of the LDP relates to 'Development in Urban Service Centres' requiring all development to be within the defined limits of the Urban Service Centre and contribute to their overall sub-regional role as set out in the Settlement Group Statements; in the case of Lampeter, being required to contribute to its national significance and role as the strategic centre for Mid Wales.

The total requirement for housing delivery within Lampeter as set out in the LDP is 231. The latest LDP housing monitoring figures August 2024 shows that 100 dwellings have been completed within the USC with extant permission for a further 69 dwellings. Therefore, accounting for demolitions and conversions (6) there is capacity for a further 68 dwellings in



Lampeter.

As such, it is considered that the proposed development would comply with Policies S01 and S02 of the LDP and the principle of development is therefore accepted.

### **Welsh Language Impact**

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

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

### **Affordable Housing**

Policy S05 'Affordable Housing' (AH) seeks to secure a 20% on-site provision of AH on all housing development providing five or more units. The housing delivery in this case is nine dwellings, thus the on-site provision required equates to 1.8 dwellings.

It is proposed that two dwellings are provided as discount-for-sale @ 70% market value at Plots 35 and 36 -- thus the requirements of Policy S05 are considered to be met and the development accords with Policy S05.

### **Design, Visual, and Landscape Impact**

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

The proposed development would reflect the existing site context and read as a natural extension to the existing estate of Cwrt Dulas by reflecting the materials and built form within the locality. The scale of the proposed units are consistent within the estate while providing small variations in material finishes / forms between units to avoid monotony. Overall, the dwellings are attractive, functionally designed and would be a positive addition to the street scene and facilitate the redevelopment of a vacant parcel of land and "finish-off" the estate.

A Landscaping Plan has been provided to illustrate the proposed finishes to the site. The dwelling plots are proposed for permeable paving and turf finish to amenity spaces, parking areas will be finished in permeable paving, with permeable asphalt to the private shared driveway. Shared boundaries between dwellings shall be demarcated in 2m boarded fences with a 1.2m-1.8m timber post and rail fence along the wider site boundary, offset from the river bank by a 3m riparian buffer.

The development is considered to accord with DM06, DM10, and DM17.

### **Residential Amenity**

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

The elevation plans submitted as part of the application show that the properties will be no more than 8m at the ridge which is commensurate with other properties in the vicinity.

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

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

The Council's Public Protection Officer was consulted with regard the application and has provided advice and recommended conditions in respect of noise generated from any piling and general construction due to the proximity of other dwellings. A condition shall be imposed on any permission restricting operations on-site to between 8am to 8pm Monday to

Saturday and at no time on Sundays, bank or public holidays.

## Housing Mix

Criterion 2 of Policy LU02 requires residential developments to provide a mix of dwelling types and sizes.

A reason for refusal of the previous application A200902 was stated conflict with LU02 as the development proposed only 3-bedroomed dwellings without justification, where the Local Housing Market Assessment (LHMA) 2020 had indicated a general deficiency across all housing types in the sub-area.

In this resubmission, it is proposed that 7 No 3-bed dwellings and 2 No 2-bed dwellings (those being AH at Plots 35 and 36) are provided. It should be noted however that Plots 29-32 and 37 are 3-bed 5-person dwellings whereas Plots 33 and 34 are 3-bed 6-person dwellings -- therefore catering for a greater mix of housing need.

On balance, this is deemed to be an acceptable housing mix in line with LU02 and the previous reason for refusal has been adequately addressed. It should also be noted that the wider estate of Cwrt Dulas incorporates a mix of housing types, including flats.

## Housing Density and Public Open Space

The red line boundary provided measures approximately 0.4 ha. Based on the delivery of 9 units this equates to a density of circa 22.5 dwellings per hectare. Although Future Wales: The National Plan 2040 advocates for densities of at least 50 units per hectare in urban areas, in recognising the constraints of the site due to its narrow layout, it is adjudged that 22.5 units per hectare is appropriate in this case -- and accords with policy LU06 of the LDP and the Settlement Group Statement which advocates densities of circa 19 units per hectare within Lampeter.

Policy LU24: Provision of New Open Space requires development on non-allocated sites to provide open space if the development results in the provision in total of more than 10 bedrooms.

The proposed development would result in the creation of 25 bedrooms, and as such a provision of public space is required to be provided in accordance with in line with benchmarks set out by Countryside Council for Wales (CCW) 'Greenspace Toolkit' (now Natural Resources Wales) and the Fields in Trust (FIT) Standards. Ceredigion Open Space SPG provides further clarity on the provision of open space required which is set out as 2.8ha per 1000 people. The formula for calculating the total amount of open space required is as follows:

**2.8ha per 1000 population 2.8ha/1000 \* number of bedrooms = overall space.**

**2.8ha/1000 \* 25 = 0.07ha or 700 sqm**

Approximately 200sq.m of designated open space has been provided at the centre of the application site situated between Plots 31/32 and 33/34.

While this figure is below the stated requirement, the Ceredigion Open Space SPG is clear that there are green and open spaces that perhaps aren't often recognised for their important contribution to the overall provision of open space. Such areas include private gardens, riverbanks, allotments, cycle and pedestrian paths, cemeteries and churchyards -- all of which are important environments that offer either access to open space or a feeling of being within or surrounded by 'green' space.

In addition to the formal provision of 200sq.m, the proposed dwellings are set in generous plots with areas of green space provided to the front and rear of the properties. Furthermore, the site is within close walking distance to other formal play areas at Maes y Felin and Parc yr Orsedd, facilities provided by Lampeter Rugby Club, and open countryside to the north and immediate east of the site.

It is therefore considered that the site is adequately provided for in terms of on-site and off-site provision of open space, in accordance with LU24.

## Flood Risk

The application falls within Zone C2 of the Development Advice Map (DAM) contained within TAN 15: Development and Flood Risk (2004) which, in conjunction with the Chief Planning Officer letter dated 9th January 2014, affirms that highly vulnerable development (HVD) should not be permitted in Zone C2, and the justification tests of Paragraph 6.2 do not apply.

However, most recent available data contained within the Flood Map for Planning (FMfP) identifies the application site as being partially within Flood Zone 2 Rivers, but outside of (though adjacent to) Flood Zone 3 Rivers. Whilst the new TAN 15 remains on pause, the FMfP provides the best available data to assess flood risk.

A Flood Consequences Assessment (FCA) has been provided and updated during the course of the application at the release of new data and in response to comments from Natural Resources Wales (NRW). Following these discussions, NRW have provided the following final comments in respect of flood risk:

*Given our knowledge of the site, the data we have for the area (modelling etc.) which has informed the Flood Map for Planning and the content of the Flood Consequence Assessment (FCA) (By Vale Consultancy Reference: 19241 – FCA dated June 2024) we do not require any further information to advise you on flood risk for the proposed development.*

*The site would be flood free in in the 1% Annual Probability of Flooding (APF) Scenario with an allowance for climate change in compliance with A1.14.*

*In the 0.1% APF Scenario, the site is expected to experience minor flooding, but this is unlikely to be deep water. Whilst no flood depths have been provided for this Scenario, from the information available to us, this is not expected to exceed the depths within Table A1.15 of TAN 15.*

*Only detailed hydraulic modelling would give specific flood depth details. It is for your Authority to determine if this proportionate considering the current and future risk to the development. Given our knowledge of the flood risk we would advise that it would not be proportionate.*

On this basis, the LPA accept the advice of NRW and determines that the current and future flood risk to the proposed development can be adequately managed in line with A1.14 and A1.15 of TAN 15, and that detailed hydraulic modelling is not proportionate in this instance, subject to the FCA forming part of the approved plans.

## **Highways**

Policy DM03 advises that development will be located so as to minimise the need to travel and sets out that parking provision should be provided as part of development proposals in accordance with the Ceredigion Parking Standards SPG, which stipulates that Resident parking should be calculated at 1x parking space per bedroom for each Plot; and communal Visitor parking should be calculated at a rate of 1x parking space per five dwellings.

However, the application proposes just 1x parking space to each dwelling and is supported by a Sustainability Assessment in line with Appendix 6 of the CSS Wales Parking Standards document (included within the Parking Standards SPG) that sets out a methodology that may be employed to ascertain an individual site's sustainability. This relates to a method of scoring points in relation to a site's proximity to services, facilities and sustainable transport infrastructure. Where a site scores 7 to 9 points a reduction in parking provision of one space per dwelling is permitted. If a site scores 10 points or more a reduction of two parking spaces per dwelling is permitted. However, a minimum provision of 1 parking space per dwelling must be provided.

The Assessment calculates that the application site scores 17 points, and thus concludes that 1x parking space to each dwelling (regardless of No. of bedrooms) accords with the Parking Standards SPG. It also concludes that the required provision of two total visitor parking spaces may be accommodated on-street as a no through road and given the minor scale of development.

The Local Highways Authority (LHA) have accepted the conclusions of the Sustainability Assessment and consider the proposed provisions within the site for parking and turning to be acceptable, subject to conditions.

DM03 also requires the submission of a transport assessment should the thresholds set out in the Ceredigion Transport Assessment SPG be met. A full Transport Assessment in accordance with Annex D of TAN 18 should be provided where development proposals would result in the provision of 100 or more residential dwellings. Development proposal which seeks the provision of 50-100 dwellings should instead be supported by a Local Transport Assessment as set out in the SPG.

The proposal under consideration here seeks the introduction of 9 units, and thus no Transport Assessment or Local Transport Assessment is required.

Policy DM04 draws the attention of applicants to the need to make the most of opportunities for walking, cycling and the use of public transport. This should be achieved by providing connections to existing routes from new development, re-instating infrastructure that has fallen into disuse where they will serve new development in a sustainable way, and providing improved health and quality of life by incorporating features in development that take advantage of links to non-car travel modes for human and freight movement.

The proposed development is considered to be well located and safely accessible by foot to and from facilities and services available in Lampeter.

## **Surface and Foul Drainage**

The development will require SuDS Approval before the commencement of any works on-site, granted by the Ceredigion Sustainable Drainage Approval Body (SAB). An informative shall be included on any permission to advise as such.

Dŵr Cymru Welsh Water (DCWW) have offered no objection to the proposed method of foul disposal via the public sewerage system and have confirmed that capacity is available in the water supply system to accommodate the development.

DCWW advisory notes shall be included as informatives on any permission.

## **Protected Sites**

The site lies within the catchment area of the Afon Teifi Special Area of Conservation (SAC) and is adjacent to the Afon Dulais.

A Habitats Regulations Assessment (HRA) has been carried out in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017. The following potential hazards were considered in the Test of Likely Significant Effect:

1. Phosphates (Operation phase)
2. Invasive Non-Native Species (INNS) (Construction phase)
3. Disturbance (Operation / Construction phase)
4. Habitat Fragmentation (Operational phase)
5. Pollution (Construction phase)
6. Groundwater protection and Land contamination (Operation / Construction Phase)

With regard to phosphates, foul drainage connections to public wastewater treatment works (WwTW) should ensure that the plant is working in compliance with permit conditions (or will be) in advance of new connections being made. Information provided by the Nutrient Management Officer for Ceredigion shows that upgrades to ensure Pass Forward Flow (PFF) compliance are due for completion by 31/12/2025.

The delivery of future improvements at the wastewater treatment works to achieve compliance with PFF and the revised p limit will ensure no likely significant effect on the SAC from the proposed development, subject to the imposition of a suitably worded planning condition to restrict occupancy until confirmation is received that the upgrading works to the WwTW have been completed.

With regard to the remaining potential hazards, the Planning Ecologist and NRW are satisfied that, subject to conditions to secure proposed mitigation as detailed by supporting documents, there should be no adverse impact on the designated features of the SAC.

## **Biodiversity and Green Infrastructure**

A Preliminary Ecological Appraisal (PEA) accompanies the application, alongside a Biosecurity Risk Assessment, Reasonable Avoidance Measures Scheme (RAMS) for otters, a Construction Environmental Management Plan (CEMP), a Pollution Prevention Plan (PPP), and Green Infrastructure Statement (GIS) to the satisfaction of the Planning Ecologist and NRW.

The submitted GIS identifies the site as comprising disused scrub land used for the storage of materials and equipment with limited green infrastructure seen away from the site boundary, where trees are to be retained with new planting proposed within the accompanying Landscaping Plan. The Plan provides for turf finishes to the amenity spaces serving dwellings and to the public open space at the centre of the site, with beech hedging, tree planting and shrubs across the site.

The Planning Ecologist has recommended a condition relating to the implementation of insect boxes within the site to further promote biodiversity, as well as requiring a Lighting Plan should any external lighting be proposed, in the interest of protected species.

Subject to the imposition of conditions as per the Ecologist's recommendation, the development is seen to accord with DM14, DM15 and DM20 of the LDP.

## **Land Contamination and Ground Stability**

A Site Investigation Report notes at Section 10.9 the importance of recognising that due to the nature of the made ground, not all sources of contamination would have been detected as contamination could be localised and contaminants maybe present at concentrations above those that have been found during the survey.

NRW have assessed the survey and provided the following comments:

*"We possess concerns as it appears the site investigation was performed during construction and our records indicate four Category 2 pollution incidents to controlled waters have occurred onsite historically. These conditions are not ideal for an accurate assessment of land contamination required to inform a planning application. We note the following findings from the report:*

- *The quality of groundwater underneath the site likely flowing towards the River Dulas (the western site boundary), is unknown and has likely been disrupted and will continue to be disrupted by the site works that have taken place to date. The western site boundary is described as forming part of a SSSI and a SAC.*
- *Made Ground is present across the site. Lead, Beryllium and Mercury have been, but groundwater has not been characterised.*
- *Groundwater is shallow and flows to the River Dulas/SAC/SSSI. Superficial Deposits are designated as Secondary 'A'.*
- *Piling through Made Ground will be required as shallow foundations have been suggested as not being workable due to compressible materials.*
- *Stormwater/drainage provisions have not been determined but the central portion of the site meets soakaway infiltration values, however, there is the constraint of the Made Ground.*

*In light of the information above, given the heightened sensitivity of the site to the adjacent SSSI/SAC and the uncertainties associated with groundwater conditions, the piling solution design and stormwater management, we recommend your Authority should only grant planning permission if the following conditions are imposed any permission granted..."*

NRW have recommended six conditions relating to the undertaking of further ground investigation in respect of contamination to include the production of a verification report, a long-term monitoring plan, and a remediation strategy for any unsuspected contamination found. Conditions are also recommended in respect of surface water drainage to protect controlled waters and a requirement to submit piling details prior to the commencement of works in respect of potential risk to groundwaters.

These conditions shall be included on any permission as recommended by NRW. It should be noted that the Council's Public Protection Officer (PPO) also recommended conditions in respect of land contamination, however it is determined that the recommendations of NRW incorporate those of the PPO and thus needn't be duplicated.

#### **RECOMMENDATION:**

Approve Subject to Conditions and S106 Agreement

#### **THE APPLICATION IS REFERRED TO THE DEVELOPMENT MANAGEMENT COMMITTEE IN ACCORDANCE WITH PART 2 SECTION 54 OF THE COUNCIL'S SCHEME OF DELEGATION:**

- Any application submitted by, or on behalf of, any serving Elected Member of the Council or by a close personal associate.

## 2.3. A240339



<b>Rhif y Cais / Application Reference</b>	A240339
<b>Derbyniwyd / Received</b>	09-05-2024
<b>Y Bwriad / Proposal</b>	Annedd amaethyddol a gwaith cyselltiedig/Agricultural dwelling and associated work
<b>Lleoliad Safle / Site Location</b>	Neuadd Fawr, Talybont, Ceredigion, SY24 5HN
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr H Evans, Neuadd Fawr, Talybont, Ceredigion, SY24 5HN
<b>Asiant / Agent</b>	Mr Iwan Jones, Gellimanwydd, Talybont, Ceredigion, SY24 5HJ

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais mewn cae agored sydd ar hyn o bryd yn cael ei ddefnyddio ar gyfer amaethyddiaeth/tir pori.

Mae'r tir yn gysylltiedig â'r fenter ffermio yn Neuadd Fawr.

Mae'r ardal gynhenid lleol yn wledig ei gymeriad, wedi'i nodweddu gan ffermydd traddodiadol a bythynnod ynysig.

Mae pentref Tal-y-bont tua 700 metr i'r gorllewin.

Nid oes unrhyw hanes cynllunio perthnasol wedi'i nodi.

## MANYLION Y DATBLYGIAD

Mae'r cais sy'n cael ei ystyried yma yn gofyn am ganiatâd cynllunio llawn ar gyfer codi annedd menter wledig.

Byddai'r annedd yn ddeulawr gyda tho ar oledf traddodiadol.

Byddai'r ymylon allanol wedi'i hadeiladu o gerrig naturiol, llechi, pren a rendro.

Ceir darpariaeth fewnol ar gyfer ystafell fwyta cegin, lolfa, swyddfa, ystafell aml-bwrpas a thoiled ar lefel llawr gwaelod. Ar y llawr cyntaf, darperir ar gyfer ystafell ymolchi deuluol, cypyrddau crasu, ynghyd â 3 ystafell wely, ac mae un ohonynt â ystafell ymolchi ynghlwm.

Yn allanol mae to dwfn sy'n ymestyn ymhellach i orchuddio sied fach a portsh agored.

## POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisiâu cenedlaethol a lleol canlynol yn berthnasol wrth benderfynu'r cais hwn:

- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM09 Dylunio a Symud
- DM10 Dylunio a 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

- DM19 Tirwedd Hanesyddol a Diwylliannol
- DM20 Diogelu Coed, Gwrychoedd a choetiroedd
- DM22 Gwarchod a Gwella Amgylchedd yn Gyffredinol
- LU02 Gofynion sy'n ymwneud â phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenon Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai
- LU24 Darparu Mannau Agored Newydd
- S01 Twf Cynaliadwy
- S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- S05 Tai Fforddiadwy
- 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
- Asesiad Trafnidiaeth CCA 2015
- Amgylchedd Adeiledig a Dylunio CCA 2015
- Cadwraeth Natur CCA 2015
- Tai Fforddiadwy CCA 2014
- Taflen Gymorth: Tai Fforddiadwy CCA 2014
- Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 12, Chwefror 2024)
- TAN12 Dyluniad (2016)
- TAN18 Trafnidiaeth (2007)
- TAN2 Cynllunio a Thai Fforddiadwy (2006)
- TAN20 Cynllunio a'r Iaith Gymraeg (2017)
- TAN5 Cadwraeth Natur a Chynllunio (2009)
- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

## **YSTYRIAETHAU PERTHNASOL ERAILL**

### **DEDDF TROSEDD AN 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 LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015**

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

## **YMATEBION YMGYNGHORI**

Cyngor Cymuned Ceulanamaesmawr – Dim gwrthwynebiad

Priffyrdd – Dim gwrthwynebiad n seiliedig ar amodau

Draenio Tir – Bydd angen cymeradwyaeth SDCau

Ecoleg – Dim gwrthwynebiad n seiliedig ar amodau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad

Dŵr Cymru – Dim gwrthwynebiad

Ni dderbyniwyd unrhyw gynrychiolaeth trydydd parti mewn perthynas â'r cais.

## **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'*.

Yn unol â pholisïau cynllunio cenedlaethol a lleol, cyfeirir datblygiadau preswyl at aneddiadau cynaliadwy a dylid eu cynnwys o fewn ffiniau aneddiadau presennol. Strategaeth y CDLI yw y bydd 51% o ddatblygiadau tai newydd ar draws y Sir yn digwydd yn y Canolfannau Gwasanaethau Trefol, 24% yn y Canolfannau Gwasanaethau Gwledig a 25% mewn aneddiadau a lleoliadau eraill (gan gynnwys aneddiadau cysylltiedig).

Mae'r safle hwn wedi'i leoli y tu hwnt i unrhyw anheddiad a ddiffiniwyd, neu grŵp o anheddau ac felly ystyrir ei fod wedi'i leoli o fewn 'lleoliad arall' at ddibenion y polisi cynllunio. Mae Polisi S04 y CDLI yn ceisio rheoli cynnydd mewn datblygiadau tai ychwanegol o fewn lleoliadau eraill yn unol â'r polisi a chanllawiau cynllunio cenedlaethol sy'n cyfeirio datblygiadau at aneddiadau fwy cynaliadwy. Nodir Maen Prawf 2a o'r S04 isod.

### *2. Yn achos datblygu tai:*

*a. Caniateir datblygu tai cyffredinol yn yr 'Aneddiadau Cyswllt' yn unig. Mae'r holl 'Leoliadau Eraill' yn amhriodol ar gyfer datblygu tai oni ellir cyfiawnhau hynny oherwydd y byddai'n cyflawni angen clir fel a ganlyn:*

- i. angen heb ei ddiwallu am dai fforddiadwy yn yr ardal leol ac mae'n unol â Pholisi S05; neu*
- ii. angen am anedd ar gyfer menter wledig yn unol â Pholisi TAN 6.*

Mae TAN 6, paragraff 4.3.1 yn amlinellu enghreifftiau o'r adeg y mae polisi cenedlaethol o'r farn ei bod yn briodol rhoi caniatâd cynllunio ar gyfer anedd menter wledig newydd. Bydd ail anedd ar fferm sefydledig sy'n gynaliadwy yn ariannol, i hwyluso trosglwyddo busnes y fferm i ffermwr iau yn cael ei gefnogi ar yr amod bod y meini prawf canlynol yn cael eu bodloni:

- *Lle bo trefniadau diogel a chyfreithiol-rwym ar waith i ddangos bod busnes y fferm wedi'i drosglwyddo i rywun ifancach na'r sawl sy'n gyfrifol amdano ar hyn o bryd, neu fod ei drosglwyddo'n amodol ar roi caniatâd cynllunio ar gyfer yr anedd yn unig. Dylai'r person ifanc fod yn gyfrifol am y mwyafrif o fusnes y fferm ac am wneud penderfyniadau mewn perthynas â busnes y fferm; neu*
- *Lle bo angen swyddogaethol presennol am 0.5 gweithiwr amser llawn ychwanegol neu fwy, a bod y person hwnnw'n cael o leiaf 50% o gyflog Gweithiwr Safonol Gradd 2 (fel y'i diffinnir gan fersiwn diweddaraf y Gorchymyn Cyflogau Amaethyddol) o fusnes y fferm.*

Mae'r gofynion gweithlu a gyflwynwyd i gefnogi'r cais yn cadarnhau bod angen 2.78 o weithwyr ar y daliad. Mae'r ymgeisydd yn gweithio ar y fferm yn llawn amser ac mae ei bresenoldeb ar y safle yn cael ei ystyried yn hanfodol er mwyn sicrhau lles anifeiliaid a rhedeg y fenter ffermio yn effeithiol.

Mae TAN6 yn mynd ymlaen i nodi *"O dan yr amgylchiadau hyn, gellir ystyried anedd menter wledig yn ffafriol cyhyd ag y bodlonir y meini prawf a nodir uchod ac ym mharagraff 4.4.1 c-e"*.

c. bod y fenter dan sylw wedi'i sefydlu ers o leiaf tair blynedd, wedi gwneud elw yn ystod un ohonynt o leiaf a bod y fenter a'r busnes sydd â'r angen am y swydd yn ariannol gadarn ar hyn o bryd a bod yna ragolwg clir y byddant yn parhau felly;

d. na ellid diwallu'r angen swyddogaethol gan annedd arall na thrwy drosi adeilad addas sydd eisoes ar y ddaliad tir lle mae'r fenter, neu unrhyw lety arall sydd eisoes yn bodoli yn yr ardal leol sy'n addas ac ar gael i'w feddiannu gan y gweithiwr dan sylw, a

e. bod gofynion cynllunio arferol eraill, er enghraifft, lleoliad a mynediad, wedi'u bodloni.

Mae'r rhain yn cael eu hystyried yn eu tro isod:

### **Prawf ariannol**

O ran y Prawf Ariannol mae TAN6 yn nodi ym mharagraff 4.10:

*Dylai'r fenter wledig a'r gweithgaredd dan sylw fod yn gadarn yn ariannol gyda rhagolygon da y bydd yn parhau'n economaidd gynaliadwy am gyfnod rhesymol o amser, sef am gyfnod o 5 mlynedd o leiaf fel arfer.*

*Bydd angen tystiolaeth o berfformiad economaidd gwirioneddol neu bosibl. Er mwyn asesu cynaliadwyedd economaidd, bydd angen dangos ei bod yn rhesymol bosibl i'r busnes roi elw marchnad i'w holl weithredwr am swm y mewnbwn rheoli a gwaith llaw, gan gynnwys y gwaith y ceisir yr annedd menter wledig ar ei gyfer, am o leiaf bum mlynedd o'r amser y rhagwelir y bydd y datblygiad arfaethedig wedi ei gwblhau. Dylai hyn gael ei asesu ar sail beth sy'n incwm realistig ar gyfer sgiliau'r gweithredydd.*

*Dylai'r fenter wledig a'r gweithgaredd dan sylw fod yn gadarn yn ariannol gyda rhagolygon da y bydd yn parhau'n economaidd gynaliadwy am gyfnod rhesymol o amser, sef am gyfnod o 5 mlynedd o leiaf fel arfer*

*Bydd angen tystiolaeth o berfformiad economaidd gwirioneddol neu bosibl. Er mwyn asesu cynaliadwyedd economaidd, bydd angen dangos ei bod yn rhesymol bosibl i'r busnes roi elw marchnad i'w holl weithredwr am swm y mewnbwn rheoli a gwaith llaw, gan gynnwys y gwaith y ceisir yr annedd menter wledig ar ei gyfer, am o leiaf bum mlynedd o'r amser y rhagwelir y bydd y datblygiad arfaethedig wedi ei gwblhau. Dylai hyn gael ei asesu ar sail beth sy'n incwm realistig ar gyfer sgiliau'r gweithredydd.*

Mae'r cyfrifon a ddarparwyd i'r ACLI yn dangos bod y fenter wedi gwneud elw cymedrol. Er bod y ffigurau hyn yn cynrychioli elw cyn lluniadau, mae'r ACLI yn fodlon y gall y busnes ariannu 0.5 gweithiwr llawn amser ychwanegol.

Mae TAN6 yn nodi:

*"Bydd angen prawf ariannol hefyd i asesu maint yr annedd y gall y fenter fforddio ei adeiladu a'i gynnal. Ni ddylid caniatáu anheddau sy'n anarferol o fawr yng nghyswllt anghenion y fenter, nac yn anarferol o ddrud i'w hadeiladu mewn perthynas â'r incwm y gall ei gynnal yn y tymor hir. Gofynion y fenter yn hytrach na'r perchennog neu'r meddiannydd sy'n berthnasol i bennu adeilad o ban faint sy'n briodol"*

Byddai arwynebedd llawr yr adeilad arfaethedig yn 222 medr sgwâr. Yng Ngheredigion derbynnir fod cost adeiladu yn gyffredinol oddeutu £1450 y fedr sgwâr sy'n cynrychioli rhagdybiaeth safonol ar gyfer adeiladu anheddau newydd. Gan ddefnyddio'r ffigur hwn, ystyrir y byddai'r cais yn costio tua £321,000 i'w adeiladu.

Yn seiliedig ar gost adeiladu o £321,000 gyda thymor morgais 25 mlynedd a llog o 5%, byddai'r ad-daliadau misol oddeutu £1877 y mis neu £22,524 y flwyddyn.

Yn seiliedig ar y cyflog byw cenedlaethol o £11.44 yr awr ac wythnos 40 awr, ystyrir ar sail elw marchnad deg y byddai 1.5 gweithiwr llawn amser yn costio £35,692.80 i'r busnes.

O safbwynt y prawf ariannol, ystyrir nad yw'r fenter yn gallu ariannu 1.5 gweithiwr llawn amser gan dalu'r cyflog byw cenedlaethol ac ariannu adeiladu'r annedd newydd.

### **Prawf Annedd Arall**

O ran y Prawf Anheddau Arall, nododd TAN6 ym mharagraff 4.11:

*Rhaid darparu tystiolaeth i ddangos nad oes unrhyw annedd/anheddau neu adeiladau eraill y gellir eu haddasu i fodloni'r angen. Os oes annedd/anheddau ar y fenter yn barod bydd angen dangos pam na ellir defnyddio'r rhain i ddiwallu anghenion y fenter ar gyfer gweithiwr preswyl, a pham na ellir aildrefnu trefniadau llafur neu breswyl er mwyn sicrhau bod y llety presennol yn diwallu anghenion y fenter heb fod angen annedd arall.*

*Mewn achosion ble mae'r awdurdod cynllunio'n arbennig o bryderus ynghylch camddefnydd posibl, gallai fod yn fuddiol ymchwilio i hanes y fenter er mwyn sefydlu'r patrwm diweddar o ddefnydd tir ac adeiladau ac a werthwyd unrhyw anheddau neu adeiladau addas i'w trosi'n anheddau yn ddiweddar, er enghraifft. Gallai gwerthiant felly fod yn dystiolaeth o ddiffyg angen.*

O ran y prawf annedd arall, mae'r Awdurdod Cynllunio Lleol yn fodlon nad oes adeiladau eraill ar y tir sy'n addas ar gyfer eu haddasu. Fodd bynnag, mae nodyn cyfarwyddyd Menter Wledig TAN 6 yn nodi, "wrth brofi cynigion am anheddau mentrau gwledig mae angen i ymgeiswyr ddangos nad oes dewis amgen rhesymol ar gael yn lle annedd newydd ac mae'n rhaid i awdurdodau cynllunio lleol fod yn sicr o hynny".

Wrth ystyried y prawf anheddau eraill, mae'r Awdurdod Cynllunio Lleol wedi gofyn am ystyried newid un o'r adeiladau allanol traddodiadol presennol yn annedd yn hytrach nag adeiladu adeilad newydd, ond mae'r ymgeisydd wedi cadarnhau bod y rhain yn cael eu defnyddio'n ddyddiol ar bwrpas sy'n gysylltiedig â'r fenter ffermio. O'r herwydd, mae'r prawf anheddau eraill wedi'i fodloni.

Mae'r holl Ystyriaethau Cynllunio eraill yn cael eu hystyried yn eu tro isod:

### **Tai Fforddiadwy**

Mae'r amod meddiannaeth enghreifftiol fel y nodir yn TAN6 yn ceisio osgoi nifer fawr o anheddau yng nghefn gwlad agored ac yn nodi, lle na ellir dod o hyd i weithiwr menter wledig priodol i feddiannu'r annedd menter wledig, y dylid ymestyn cymhwysedd i bersonau a fyddai'n gymwys i gael eu hystyried ar gyfer tai fforddiadwy o dan bolisïau tai'r awdurdod lleol.

Mae Canllawiau Atodol Tai Fforddiadwy Ceredigion yn effeithio ar y CDLI drwy gymhwyso manyleb gofod llawr mewnol gofynnol ar gyfer cartrefi fforddiadwy a gymerwyd o'r safonau Gofynion Ansawdd Datblygu Llywodraeth Cymru (GADLIC): gyda chynnydd o 20% ar y mwyaf i'r manyleb gofod llawr mewnol llawn lleiaf. Yr arwynebedd llawr lleiaf o ran y safon GADLIC ar gyfer tŷ 4 ystafell wely fforddiadwy yw 114m<sup>2</sup>. Yr uchafswm felly a ganiateir yng Ngheredigion yw 136m<sup>2</sup> sydd 20% yn uwch na ffigwr GADLIC. O'r cynlluniau llawr a ddarparwyd, byddai gan yr annedd arfaethedig arwynebedd llawr o oddeutu 222 metr sgwâr ac eithrio'r siediau cysylltiedig.

Er bod yr ACLI yn cydnabod bod cyfiawnhad boddhaol am fynd y tu hwnt i'r ffigwr hwn i ddarparu ar gyfer swyddfa fferm ac ystafell sgidiau sy'n gysylltiedig ag anheddau gweithwyr fferm, ystyrir bod 222 metr sgwâr yn ormodol. Mae'r ymgeiswyr wedi cael eu gwahodd i ystyried diwygio'r cynllun i greu annedd rhwng 150 a 160 medr sgwâr, fodd bynnag gwrthodwyd y gwahoddiad hwn.

O'r herwydd, ni ystyrir y byddai'r annedd arfaethedig yn cyflawni diben defnyddiol fel annedd fforddiadwy pe bai'r angen i gartrefu gweithiwr amaethyddol yn dod i ben.

### **Effeithiau'r Gymraeg**

Mae Polisi DM01 sy'n rheoli effeithiau Datblygu ar Gymunedau a'r Gymraeg yn ei gwneud yn ofynnol i Asesiad Effaith Cymunedol ac Ieithyddol (AECI) gael ei ddarparu mewn perthynas â datblygiadau tai o fewn canolfannau aneddiadau a gwasanaethau cysylltiedig lle byddai'r ddarpariaeth yn datblygu ar gyfradd gyflymach na'r hyn y cyfeirir ato yn y Datganiad Grŵp Aneddiadau perthnasol.

Mae'r safle datblygu arfaethedig o fewn 'lleoliad arall' ac o'r herwydd nid oes angen AECI at gyfer y datblygiad arfaethedig.

### **Effeithiau Dylunio a Gweledol**

Mae Polisi DM06 creu lle o safon uchel y CDLI yn nodi y dylai Datblygiad gael ystyriaeth lawn, a chyfrannu'n gadarnhaol at gyd-destun ei leoliad a'i amgylchoedd. Dylai'r datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y cyd-destun corfforol, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dylunio arloesol wrth ystyried arbenigrwydd lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a deunydd. Dylai ceisiadau datblygu hefyd ategu'r safle a'i amgylchoedd o ran cynllun, parchu golygfeydd i mewn ac allan o'r safle, gan greu ffurf gydlynol o safbwynt graddfa, uchder a maint y ffurf adeiledig bresennol.

Mae'r CCA Dylunio ac Amgylchedd Adeiledig a fabwysiadwyd gan y cyngor yn gweithredu'r DM06 ac mae'n rhoi arweiniad ar y materion y mae angen eu hystyried wrth ddatblygu amrywiol adeiladau. Mae Adran 2 o'r CCA yn ystyried sut y dylai argymhellion ymateb o ran Cymeriad Ceredigion. Mae Ceredigion yn ffodus fod ganddo hanes cyfoethog, sy'n aml yn cael ei adlewyrchu yn nifer o'i adeiladau a'i leoedd. Er mwyn gwella ansawdd amgylchedd adeiledig Ceredigion, mae'n hanfodol bod datblygiad newydd yn seiliedig ar asesiad trylwyr o gymeriad lleol.

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

Mae'r annedd arfaethedig wedi'i lleoli ar wahân i'r brif fferm sydd tua 80 metr i'r dwyrain, ond derbynnyr y byddai adeiladu ger y ffurf adeiledig bresennol yn anodd oherwydd topograffi'r tir, a dewiswyd y safle gan ei fod yn elwa o fynediad presennol a sgrinio naturiol trwchus i'r gogledd a'r dwyrain a ffiniau. Cynigir plannu planhigion brodorol ychwanegol i'r ffiniau deheuol a gorllewinol.

Ystyrir bod ffurf ac ymddangosiad yr annedd arfaethedig yn adlewyrchu'r elfen frodorol lleol, ac yn defnyddio deunyddiau traddodiadol ar ffurf llechi, gwaith cerrig, pren a rendr yn ei edrychiad allanol. Croesewir hyn gan yr ACLI; fodd bynnag, mae'r ffenestri arfaethedig yn llorweddol ac yn methu â chydymffurfio â'r elfen frodorol lleol a'r CCA sy'n nodi bod disgwyl i ffenestri fod a pwyslais fertigol, cael eu gosod ar siliau carreg, llechi neu goncrit, wedi'u gosod yn ôl o'r wal allanol a'u gorffen mewn lliw priodol.

### **Effaith Amwynder Preswylwyr**

Mae Maen 7 Polisi DM06 yn ceisio diogelu amwynder preswylwyr eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfeydd. Mae safle'r cais yn anghysbell heb unrhyw eiddo cyfagos gerllaw. O'r herwydd, ni ystyrir bod y datblygiad arfaethedig yn arwain at bryderon mewn perthynas ag amwynder preswylwyr.

### **Dwysedd a Mannau Agored Newydd**

Mae'r ffin llinell goch a ddarperir yn mesur tua 0.085 hectar (ac eithrio'r trac mynediad). Yn seiliedig ar ddarparu oddeutu 1 uned mae hyn yn cyfateb i ddwysedd oddeutu 12 annedd yr hectar. Ystyrir bod hyn yn is na gofynion polisi LU06 y CDLI lle mae dwysedd o 15-25 uned yr hectar yn cael eu hargymell ar gyfer anheddau gwledig neu drefol sengl. Fodd bynnag, derbynir bod angen trobwynt ehangach ar gyfer cerbydau fferm. Dylid nodi hefyd bod Polisi LU24: Darparu Mannau Agored Newydd yn gofyn ddatblygiadau ar safleoedd nad ydynt wedi'u dyrannu i ddarparu manau agored os yw'r datblygiad yn arwain at gyfanswm o fwy na 10 ystafell wely.

Mae'r datblygiad arfaethedig yn ceisio darpariaeth 3 ystafell wely. O'r herwydd, ystyrir bod darparu Mannau Agored Preifat ddim yn angenrheidiol yn yr achos hwn.

### **Priffyrdd**

Mae Polisi DM03 yn cynghori y dylai datblygiadau gael eu lleoli gyda'r bwriad o leihau'r angen i deithio. Mae Polisi DM03 hefyd yn nodi y dylid creu darpariaeth parcio fel rhan o gais datblygu yn unol â'r CCA Safonau Parcio Ceredigion.

Byddai mynediad i gerbydau i'r datblygiad arfaethedig drwy fynediad presennol gyda digon o leoedd parcio ar y safle ar gyfer 3 cerbyd. Byddai'r datblygiad arfaethedig hefyd yn sicrhau darpariaeth ar gyfer troi cerbydau ar y safle fel y gellir gyrru i mynd i mewn ac allan o'r safle am ymlaen. Mae'r argymhelliad felly yn cael ei ystyried i fod yn unol â'r safonau parcio mabwysiedig fel y nodir yn y CCA.

Mae Polisi DM04 yn tynnu sylw ymgeiswyr at yr angen i wneud y mwyaf o'r cyfleoedd ar gyfer cerdded, beicio a defnyddio trafndiaeth gyhoeddus. Dylid cyflawni hyn drwy ddarparu cysylltiadau â llwybrau presennol o ddatblygiad newydd, ail-osod seilwaith sydd wedi mynd yn segur lle bydd hynny'n gwasanaethu datblygiad newydd mewn ffordd gynaliadwy a darparu gwell iechyd ac ansawdd bywyd trwy ymgorffori nodweddion mewn datblygiad sy'n manteisio ar gysylltiadau â dulliau teithio nad ydynt yn geir ar gyfer siwrneiau bobl a chludo nwyddau.

Mae'r safle o fewn lleoliad cefn gwlad agored, fodd bynnag, mae'n cael ei wasanaethu'n dda gan y rhwydwaith hawliau tramwy cyhoeddus a oedd yn darparu cyswllt uniongyrchol â Thal-y-bont lle mae gwasanaethau a chyfleusterau ar gael. O'r herwydd, ni fyddai meddianwyr yr annedd arfaethedig yn dibynnu'n llwyr ar ddefnydd car preifat.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol ynghylch y cais ac ni gynhigiwyd unrhyw gwrthwynebiad i'r datblygiad arfaethedig yn seiliedig ar amodau. Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a symudedd priffyrdd, ac mae digon o gapasiti o fewn y rhwydwaith priffyrdd presennol i amsugno'r traffig a grëir o ganlyniad i'r datblygiad hwn.

### **Ecoleg**

Mae Polisi 9 Cymru'r Dyfodol 2040 yn ceisio sicrhau bod Cymru'n datblygu a chynnal rhwydweithiau seilwaith ecolegol a gwyrdd gwydn. Ym mhob achos, rhaid dangos camau tuag at sicrhau cynhaliadwy a gwella bioamrywiaeth (er mwyn darparu budd net), cydnherthedd ecosystemau ac asedau seilwaith gwyrdd fel rhan o argymhellion datblygu trwy ddulliau arloesol sy'n seiliedig ar gamau sy'n seiliedig ar natur ar gyfer cynllunio'r safle a dylunio'r amgylchedd adeiledig.

Mae DM14 a DM15 o'r Cynllun Datblygu Lleol yn ceisio cynnal a gwella bioamrywiaeth a diogelu safleoedd gwarchoddedig pwysig. Ni chaniateir datblygu ar safleoedd, cynefinoedd neu lle ceir rhywogaethau a warchodir naill ai'n uniongyrchol, yn anuniongyrchol neu ar y cyd, oni ellir dangos bod y cynnig yn cyfrannu at amddiffyn, gwella neu reoli cadarnhaol o'r safle, cynefin neu rywogaethau, neu mewn amgylchiadau penodol eraill a nodir yn y polisi. Mae CCA y Cyngor ar fioamrywiaeth yn darparu canllawiau ar asesu effaith datblygiad ar safleoedd dynodedig neu rywogaethau a warchodir.

Mae'r Datganiad Seilwaith Gwyrdd a gyflwynwyd i gefnogi'r cais yn cadarnhau na fyddai'r datblygiad arfaethedig yn arwain at golli unrhyw seilwaith gwyrdd presennol. Mae'r cynllun safle a gyflwynwyd i gefnogi'r cais yn dangos gwelliannau bioamrywiaeth ar ffurf plannu gwrychoedd brodorol a gosod 2 flwch ystlumod.

Ymgynghorwyd â'r Ecolegydd Cynllunio Sirol wrth ystyried y cais cynllunio ac ni chodwyd unrhyw wrthwynebiad yn seiliedig ar amod sy'n sicrhau darpariaeth gwelliannau bioamrywiaeth yn unol â DM14 a DM15 y CDLI ac amod sy'n sicrhau bod unrhyw oleuadau allanol neu addurnol yn is na 3m o'r ddaear ac wedi'i gosod â chwfl er mwyn osgoi effeithiau andwyol ar Ystlumod yn unol â TAN5.

### **Perygl Llifogydd a Gwaredu Dŵr Arwyneb**

Ystyrir bod y safle yn ardal llifogydd A fel y dangosir ar Fap Cyngor Datblygu CNC, a Pharth Llifogydd 1 fel y'i dangosir ar y Map Llifogydd ar gyfer cynllunio sef y wybodaeth ddiweddaraf orau sydd i'w gael mewn perthynas â llifogydd. Felly, ni ystyrir bod y datblygiad arfaethedig mewn perygl o lifogydd ac mae'n cydymffurfio â TAN15 a pholisi DM11 o'r CDLI sy'n ceisio cyfeirio datblygiad i ffwrdd o ardaloedd sydd mewn perygl o lifogydd.

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

### **Draenio Gwastraff**

Nid yw'r datblygiad arfaethedig o fewn ardal a wasanaethir gan garthffosiaeth gyhoeddus, gan fod y garthffos gyhoeddus agosaf oddeutu 600 metr i ffwrdd. O'r herwydd mae'r ACLI yn fodlon nad yw cysylltiad o'r fath yn ymarferol. Felly, mae'r datblygiad arfaethedig yn ceisio gwaredu draenio carthion gyda chyfleuster trin carthion. Ystyrir bod hyn yn cyd-fynd â Chylchlythyr Llywodraeth Cymru 008/2018, paragraff 6.6.21 PCC a DM12 o'r CDLI.

## **ARGYMHELLIAD:**

Argymhellir gwrthod y cais am y rhesymau canlynol:

1. Mae safle'r cais yn gorwedd yng nghefn gwlad agored, y tu allan i anheddiad sefydledig, lle mae rhagdybiaeth gyffredinol yn erbyn datblygiad preswyl newydd oni bai ei fod yn eithriad penodol a ragnodir gan bolisi cynllunio. Mae'r cais yn methu'r prawf ariannol a ragnodir yn TAN6 ac felly nid yw'n disgyn o fewn eithriad o'r fath ac felly ystyrir ei fod yn groes i ddarpariaethau Polisi Cynllunio Cymru, Nodyn Cyngor Technegol 6 a pholisïau S01 ac S04 Cynllun Datblygu Lleol Ceredigion.
2. Oherwydd ei faint, ni fyddai'r annedd arfaethedig yn gwasanaethu diben defnyddiol fel annedd fforddiadwy pe bai'r angen i gartrefu gweithiwr amaethyddol yn peidio, sy'n groes i nodyn cyngor technegol 6, polisïau S01, S04, S05 ac Atodiad 4 Cynllun Datblygu Lleol Ceredigion 2007 – 2022 sy'n ceisio sicrhau nad yw tai fforddiadwy yn rhy fawr nac yn rhy sylweddol fel eu bod yn anfforddiadwy i'r rhai sydd angen tai fforddiadwy.
3. Mae'r ffenestri arfaethedig yn rhoi pwyslais llorweddol ac mae'n groes i'r CCA Amgylchedd a Dylunio brodorol ac Adeiledig Lleol, a'r DM06 o'r CDLI, a TAN12.

## **Rheswm y cyfeiriwyd:**

Cyfeiriwyd y cais gan yr Aelod Lleol i'w ystyried am y rhesymau canlynol:

1. Mae Neuadd Fawr yn fferm o faint digonol i gynnal bron i 3 swydd amaethyddol ac felly y mae angen gallu rhoi cartref i dau deulu ar y daliad. Mae'r cais yn cwrdd â TAN 6 : 4.5.1 +2; a 4.8.
2. Gofynnaf hefyd i'r Pwyllgor ystyried mai cartref ar gyfer teulu sy'n ffermio yw hwn ac nid yr hyn y gellid ei gategoreiddio fel "cartref cychwynnol" sef maint y cartre mae'r swyddogion yn ei argymhell. Os yw'r tŷ newydd yn cael ei adelladu i'r maint mae'r swyddogion yn ei nodi, rwy'n cytuno gyda'r ymgeisydd y bydd yn edrych yn rhy fach o gymharu â'r ffermdy presennol. Bydd hefyd yn rhy fach ar gyfer y teulu a ddymunir gan Hefin a Grace. Ystyriwyd opsiynau eraill : TAN 6 4.11.1
3. Hwn fydd cartref y teulu yma am y dyfodol rhagweladwy – ni fyddan nhw yn symud i unman arall ac felly mae angen i'r tŷ fod yn gartre i deulu o 4 - o leiaf. (Gwyddom bod nhw'n deulu o dri ar y funud gyda phlentyn arall ar y ffordd). A mae'n gwbl bosib y bydd y teulu yn tyfu eto yn y blynyddoedd sydd i ddod. TAN 6 4.10.1 a 10.3.
4. Mae'r annedd newydd wedi ei gynllunio i darfu cyn lleied â phosib ar y tirlun; i fod mor economaidd â phosib o ran defnydd ynni, - TAN 6 4.12.1.

<b>Rhif y Cais / Application Reference</b>	A240339
<b>Derbyniwyd / Received</b>	09-05-2024
<b>Y Bwriad / Proposal</b>	Annedd amaethyddol a gwaith cyselltiedig/Agricultural dwelling and associated work
<b>Lleoliad Safle / Site Location</b>	Neuadd Fawr, Talybont, Ceredigion, SY24 5HN
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr H Evans, Neuadd Fawr, Talybont, Ceredigion, SY24 5HN
<b>Asiant / Agent</b>	Mr Iwan Jones, Gellimanwydd, Talybont, Ceredigion, SY24 5HJ

## THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to an open field currently in agricultural/pastoral use.

The land is associated with the farming enterprise at Neuadd Fawr.

The local vernacular is rural in character, characterized by traditional farmsteads and isolated cottages.

The village of Talybont is circa 700 meters to the west.

No relevant planning history is identified.

## DETAILS OF DEVELOPMENT

The application under consideration here seeks full planning permission for the erection of a rural enterprise dwelling.

The dwelling would be two storey and sit beneath a traditional pitched roof.

External finishes include natural stone, slate, timber and render.

Internally provision is made for a kitchen dining room, lounge, office, utility room and W.C at ground floor level. At first floor level provision is made for a family bathroom, airing cupboards, together with 3 bedrooms, one of which benefits from an ensuite.

Externally the roof of the property has a deep cat slide which covers two small sheds and open porch.

## RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM09 Design and Movement

- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM19 Historic and Cultural Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU24 Provision of New Open Space
- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations

- S05 Affordable Housing
- Community and the Welsh Language SPG 2015
- Open Space SPG April 2014
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Affordable Housing SPG 2014
- Affordable Housing SPG Help Sheets 2014
- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 12, February 2024)
- TAN12 Design (2016)
- TAN18 Transport (2007)
- TAN2 Planning and Affordable Housing (2006)
- TAN20 Planning and the Welsh Language (2017)
- TAN5 Nature Conservation and Planning (2009)



- TAN6 Planning for Sustainable Rural Communities (2010)

## **OTHER MATERIAL CONSIDERATIONS**

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

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

### **EQUALITY ACT 2010**

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

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

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

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

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

## **CONSULTATION RESPONSES**

Cyngor Cymuned Ceulanamaesmawr Community Council – No Objection

Highways – No Objection STC

Land Drainage – SUDs approval required

Ecology – No Objection STC

Natural Resources Wales – No Objection

Dwr Cymru Welsh Water – No Objection

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

## **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".

In accordance with national and local planning policies residential development is directed towards sustainable settlements and should be contained within existing settlement boundaries. The Strategy of the LDP is that over the plan period 51% of

new housing development across the County will occur in the Urban Service Centres, 24% in the Rural Service Centres and 25% in other settlements and locations (including linked settlements).

The site sits beyond any defined settlement or group of dwelling and as such is considered as being located within an 'other location' for planning policy purposes. Policy S04 of the LDP seeks to control the proliferation of additional housing development within other location in accordance with national planning policy and guidance which direct development to the most sustainable settlements. Criterion 2a of S04 is repeated below.

*2. In the case of housing development:*

*a. General housing provision will only be permitted in the 'Linked Settlements'. All 'Other Locations' are inappropriate for housing development unless justified on the basis that it meets a demonstrated:*

- i. unmet affordable housing need in the locality and accords with Policy S05; or*
- ii. need for a rural enterprise dwelling in line with TAN 6.*

TAN 6, Paragraph 4.5 outlines examples of when national policy considers it appropriate to grant planning permission for a new rural enterprise dwelling. A second dwelling on an established farm which is financially sustainable, to facilitate the handover of the management of the farm business to a younger farmer will be supported provided the following criteria are met:

- *"There are secure and legally binding arrangements in place to demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or, that transfer of management is only conditional upon grant of planning permission for the dwelling. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business; or,*
- *There is an existing functional need for an additional 0.5 or more of a full time worker and that person obtains at least 50% of a Grade 2 Standard Worker salary, (as defined by the latest version of the Agricultural Wages Order), from the farm business".*

The Labour requirements submitted in support of the application confirm that there is a need for 2.78 workers on the holding. The applicant works on the farm full time and his presence on site is considered vital in ensuring animal welfare and the effective running of the farming enterprise.

TAN6 goes on to state that *"in these circumstances a rural enterprise dwelling may be considered favourably provided the criteria set out above and in paragraph 4.4.1 c - e are met"*.

- c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;
- d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and
- e. other normal planning requirements, for example siting and access, are satisfied.

These are considered in turn below:

### **Financial Test**

In terms of the Financial Test TAN6 indicated at para 4.10 that:

*"The rural enterprise and the activity concerned should be financially sound and should have good prospects of remaining economically sustainable for a reasonable period of time, usually at least 5 years.*

*Evidence of actual or potential economic performance will be required. To assess economic sustainability, it will be necessary to show the business has a reasonable prospect of providing a market return for all operators for the amount of management and manual labour inputs, including the job for which the rural enterprise dwelling is being sought, for at least five years from the anticipated completion of the proposed development. This should be assessed on the basis of what is a realistic income for the skills of the operator.*

The accounts provided to the LPA show the enterprise to be making a modest profit. While these figures represent a profit before drawings are taken, the LPA is satisfied that the business can fund an additional 0.5 full-time worker.

TAN6 goes on to state that:

*A financial test is also necessary to assess the size of dwelling which the enterprise can afford to build and maintain. Dwellings which are unusually large in relation to the needs of the enterprise, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise rather than of the owner or occupier which are relevant to determining the size of dwelling that is appropriate"*

The proposed dwelling would be 222 sqm in floor space. Within Ceredigion it has generally been accepted that a build cost of circa £1450 per square meter represents a standard assumption for the construction of new dwellings.

Applying this figure, it is considered that the proposal would cost circa £321,000 to construct.

Based on a build cost of £321,000 on a 25-year mortgage term at 5% interest, the monthly repayments would be circa £1877 a month or £22,524 a year.

Based on the national living wage of £11.44 per hour and a 40-hour week, a fair market return for 1.5 full-time workers is considered to cost the business £35,692.80.

Having regard to the financial test, it is not considered that the enterprise concerned is capable of funding 1.5 full-time workers paid the national living wage and funding the construction of a new dwelling of this size.

### **Other Dwelling Test**

In terms of the Other Dwelling Test, TAN6 indicated at para 4.11 that:

*Evidence must be provided to demonstrate that there is no other dwelling(s) or buildings suitable for conversion, which are available to meet the need. If there are existing dwelling(s) on the enterprise, it needs to be shown why these cannot be used to meet the needs of the enterprise for a resident worker, and why labour or residential arrangements cannot be re-organised to ensure that the existing accommodation meets the needs of the enterprise without the need for a further dwelling.*

*In cases where the planning authority is particularly concerned about possible abuse, it may be helpful to investigate the history of the enterprise to establish the recent pattern of use of land and buildings and whether, for example, any dwellings or buildings suitable for conversion to dwellings have recently been sold. Such a sale could constitute evidence of lack of need.*

In respect of the other dwelling test, the LPA is satisfied that there are no other buildings on the land suitable for conversion. However, the TAN6 Rural Enterprise guidance note states that "In the testing of rural enterprise dwelling proposals, it is necessary for applicants to demonstrate, and for local planning authorities to be assured, that no reasonable alternative to a new dwelling is available".

In considering the other dwelling test, the LPA has asked that consideration be given to converting one of the existing traditional outbuildings to a dwelling rather than constructing a new building, however, the applicant has confirmed that these are in everyday use associated with the farming enterprise. As such, the other dwellings test is satisfied.

All other Planning Considerations are considered in turn below:

### **Affordable Housing**

The model occupancy condition as set out within TAN6 seeks to avoid a proliferation of dwellings in the open countryside and sets out that where an appropriate rural enterprise worker cannot be found to occupy the rural enterprise dwelling, eligibility should be extended to persons who would be eligible for consideration for affordable housing under the local authority's housing policies.

The Ceredigion Affordable Housing Supplementary Guidance gives effect to the LDP by applying minimum internal floor space specifications for affordable homes taken from the Welsh Government's Development Quality Requirements (DQR) standard: and a maximum of a 20% increase on the minimum specifications in overall internal floor space. The minimum

floor area within the DQR standard for an affordable 4 bedroom house is 114 sqm. The maximum therefore allowed within Ceredigion is 136m<sup>2</sup> which is 20% above the DQR figure. From the floor plans provided, the proposed dwelling would have a floor area of approximately 222 sqm excluding the associated sheds.

While the LPA recognise that there is sufficient justification to go beyond this figure to accommodate a farm office and boot room associated with farm workers dwellings, 222 sqm is considered excessive. The applicants have been invited to consider amending the scheme to show a dwelling of between 150sqm and 160 sqm however this invitation has been declined.

As such it is not considered that the proposed dwelling would serve a useful purpose as an affordable dwelling should the need to house an agricultural worker cease.

### **Welsh Language Impacts**

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

The proposed development site is within an 'other location' and as such no CLIA is required in respect of the proposed development.

### **Design and Visual Impacts**

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

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

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

The proposed dwelling has been positioned in isolation from the main farmstead being some 80 meters to the east, however it is accepted that owing to the topography of the land, building adjacent to the existing built form would prove difficult, and the site has been selected as it benefits from an existing access and dense natural screening to the north and east and boundaries. Further native planting is proposed to the south and western boundaries.

The proposed form and massing of the dwelling is considered to reflect the local vernacular, and adopt traditional materials in the form of slate, stonework, timber and render in its external finishes. This is welcomed by the LPA; however, the proposed fenestration is horizontal and fails to accord with the local vernacular and SPG which states windows are expected to display a vertical emphasis, be positioned on stone, slate or concrete cills, set back from the outside wall and finished in an appropriate colour.

### **Residential Amenity Impact**

Criterion 7 of Policy DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. The application site is remote with no immediate neighbouring properties. As such the proposed development is not considered to give rise to concerns in respect of residential amenity.

### **Density and POS**

The red line boundary provided measures approximately 0.085 ha (excluding the access track). Based on the delivery of

circa 1 unit this equates to a density of circa 12 dwellings per hectare. This is considered to be below the requirements of policy LU06 of the LDP where densities of 15-25 units per hectare are advocated for Single rural or urban dwellings. However, it is accepted that a wider turning area is required for farm vehicles. It should also be noted that Policy LU24: Provision of New Open Space requires development on non-allocated sites to provide open space if the development results in the provision in total of more than 10 bedrooms.

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

## **Highways**

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

Vehicular access to the proposed development would be via an existing access with sufficient parking spaces provided on site for 3 cars. The proposed development would also make provision for the turning of vehicles on site as to enter and exit the site in the forward gear. The proposal is therefore considered to accord with the adopted parking standards as set out in the SPG.

Policy DM04 draws the attention of applicants to the need to make the most of opportunities for walking, cycling and the use of public transport. This should be achieved by providing connections to existing routes from new development, re-instating infrastructure that has fallen into disuse where that will serve new development in a sustainable way and providing improved health and quality of life by incorporating features in development that take advantage of links to non-car travel modes for human and freight movement.

The site is within an open countryside location, however, is well served by the public right of way network which provided a direct link to Talybont where there are services and facilities available. As such occupiers of the proposed dwelling would not be wholly reliant on the use of the private car.

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

## **Ecology**

Policy 9 of Future Wales 2040 seeks to ensure that Wales develops and maintain resilient ecological and green infrastructure networks. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

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

The Green Infrastructure Statement submitted in support of the application confirms that the proposed development would not result in the loss of any existing green infrastructure. The block plan submitted in support of the application shows that biodiversity enhancements in the form of native hedge planting and 2 bat boxes.

The County Planning Ecologist has been consulted during the consideration of the planning application and raises no objection subject to a condition securing the provision of biodiversity enhancements in accordance with DM14 and DM15 of the LDP and a condition ensuring any exterior or decorative lighting is less than 3m above ground and fitted with a hood in order to avoid adverse effects on Bats in accordance with TAN5.

## **Flood Risk and Surface Water Disposal**

The site is considered to be in floodzone A as shown on NRW's Development Advice Map, and Flood zone 1 as shown on the Flood map for planning which is the most up to date and best available information in respect of flooding. As such the proposed development is not considered to be at risk of flooding and conforms with TAN15 and policy DM11 of the LDP which seek to direct development away from areas at risk of flooding.

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

### **Foul Drainage**

The proposed development is not within an area served by a public sewer, with the nearest public sewer being approximately 600 meters away. As such the LPA is satisfied that a connection is not therefore feasible to connect. The proposed development therefore seeks to dispose of foul drainage by means of package treatment plant. This is considered to accord with Welsh Government Circular 008/2018, PPW paragraph 6.6.21 and DM12 of the LDP.

### **RECOMMENDATION:**

It is recommended that the application be refused for the following reasons:

1. The application site lies in the open countryside, outside of an established settlement, where there is a general presumption against new residential development unless it constitutes a specific exception prescribed by planning policy. The proposal fails the financial test prescribed within TAN6 and does not therefore fall within any such exception and as such is considered to be contrary to the provisions of Planning Policy Wales, Technical Advice Note 6 and policies S01 and S04 of the Ceredigion Local Development Plan.
2. Owing to its large size the proposed dwelling would not serve a useful purpose as an affordable dwelling should the need to house an agricultural worker cease contrary to Technical advice note 6, policies S01, S04, S05 and Appendix 4 of the Ceredigion Local Development Plan 2007 – 2022 which seeks to ensure affordable housing is not overly large or substantial as to be unaffordable to those in affordable housing need.
3. The proposed fenestration displays a horizontal emphasis and is at odds with the local vernacular and Built Environment and Design SPG, DM06 of the LDP, and TAN12.

### **Reasons for Referral**

The Local Member has the application for consideration for the following reasons.

1. Neuadd Fawr is a farm of sufficient size to support near 3 agricultural jobs and therefore it is necessary to be able to provide a home for two families on the holding. The application meets TAN 6: 4.5.1 +2; and 4.8.

2. I also ask the Committee to consider that this is a home for a farming family and not what could be categorized as a "starter home" which is the size of the home officers recommend. If the new house is built to the size officers specify, I agree with the applicant that it will look too small compared to the existing farmhouse. It will also be too small for the family desired by Hefin and Grace. Other options were considered: TAN 6 4.11.1

3. This will be the family's home for the foreseeable future - they will not be moving anywhere else and therefore the house needs to be a home for a family of 4 - at least. (We know they are a family of three at the moment with another child on the way). And it is entirely possible that the family will grow again in the years to come. TAN 6 4.10.1 and 10.3.

4. The new dwelling has been designed to affect the landscape as little as possible; to be as economical as possible in terms of energy use, - TAN 6 4.12.1.