

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A240169	08-03-2024	Mr and Mrs I & A Evans	Erection of dwelling, agricultural shed and associated works on site of former/abandoned dwelling	Fronlwyd, Llangrannog, Llandysul, Ceredigion, SA44 6RR	Refuse
2	A240509	03-07-2024	Mr Peredur Evans	Newid defnydd o'r eiddo o fod yn swyddfa (cyfreithwyr) i fod yn annedd ney dy byw	Manarafon, Stryd Y Capel, Tregaron, Ceredigion, SY25 6HA	Refuse
3	A240672	10-09-2024	Mr Ian Jones (Rheidol Properties)	Erection of dwelling	41 Dolymeillion, Llanilar, SY23 4AN	Approve Subject to Conditions
4	A240772	22-10-2024	Mr Geraint Roberts (Barcud)	Full planning application for the proposed resurfacing and reconfiguration of existing car park together with residential development and associated works	Land At Central Car Park, New Quay, SA45 9QQ	Approve Subject to Conditions

2.1. A240169



Rhif y Cais	A240169
Derbyniwyd	08-03-2024
Y Bwriad	Codi annedd, sied amaethyddol a gwaith cysylltiedig ar safle annedd blaenorol / annedd y cefnwyd arni
Lleoliad Safle	Tir ger Fronlwyd / Pen-yr-Allt, Llangrannog, Llandysul, Ceredigion, SA44 6RR
Math o Gais	Caniatâd cynllunio amlinellol - Cedwir pob un o'r materion
Ymgeisydd	Mr a Mrs I & Evans, Fronlwyd, Llangrannog, Llandysul, Ceredigion, SA44 6RR
Asiant	Mr Robert Thomas (Pensaernïaeth Thomas Login), Swyddfa Arfyn, Ffostrasol, Llandysul, Ceredigion, SA44 4SY

Y SAFLE A HANES PERTHNASOL

Mae'r safle ym Mhen-yr-allt wedi'i leoli mewn lleoliad cefn gwlad agored tua 1.8km i'r de o anheddiad arfordirol Llangrannog a thua 5km i'r dwyrain o anheddiad mwy yn Aberporth. Mae Nant Hoffnant yn llifo i'r de o'r safle ac yna'n arwain yn uniongyrchol i'r môr ym Mhenbryn. Ceri mynediad i safle'r cais o bwynt mynediad presennol ar briffordd gyfagos y cyngor. Mae'r lôn sy'n arwain o briffordd y cyngor i'r safle hefyd â hawl tramwy cyhoeddus.

Mae'r safle ym Mhen-yr-allt yn ffurfio rhan o ddaliad mwy sy'n cynnwys 35 erw o dir amaethyddol.

Mae'r hen annedd a elwir yn Pen-yr-allt wedi'i leoli gerllaw cae/trac carreg sy'n rhedeg i gyfeiriad y De. Mae'r hen annedd o gyflwr adfail gyda dim ond rhannau o'r waliau cerrig yn weddill. Mae tystiolaeth a gyflwynwyd i gefnogi'r cais yn awgrymu taw y tro diwethaf y meddiannwyd yr annedd oedd yn 1936.

Hanes Perthnasol y Safle

- **A211171** - Erection of dwelling, agricultural shed and associated works on site of former/abandoned dwelling. *Outline Planning Permission - All/Some Matters Reserved* Gwrthodwyd (2022-10-19)
- **A230729** - Erection of dwelling, agricultural shed and associated works on site of former/abandoned dwelling. *Outline Planning Permission - All/Some Matters Reserved* Gwrthodwyd (2023-10-11)

MANYLION Y DATBLYGIAD

Ceisir caniatâd cynllunio amlinellol gyda'r holl faterion wedi'u cadw ac eithrio mynediad ar gyfer annedd newydd, sied amaethyddol a gwaith cysylltiedig. Mae cynllun dangosol yn dangos fod yr annedd arfaethedig i'w lleoli ar safle annedd flaenorol / annedd y cefnwyd arni ym Mhen-yr-allt, Llangrannog ger y trac mynediad presennol. Dangosir bod y sied/gweithdy storio amaethyddol arfaethedig wedi'i lleoli i'r gogledd o'r annedd arfaethedig newydd.

Mae paramedrau graddfa a gyflwynwyd i gefnogi'r cynllun yn nodi y byddai'r annedd arfaethedig tua 10m o ddyfnder o 12m o led gyda garej ynghlwm yn mesur 9m wrth 6m. Mae'r paramedrau graddfa yn awgrymu uchder o tua 9m.

POLISI'AU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisi'au canlynol o'r Cynllun Datblygu Lleol 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 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
- LU02 Gofynion sy'n ymwneud â phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai
- LU09 Ailddefnyddio Anheddau Blaenorol/y Cefnwyd Arnynt
- S01 Twf Cynaliadwy
- S04 Datblygiad mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- S05 Tai Forddiadwy
- Cymuned a'r Iaith Gymraeg CCA 2015
- ~~Mannau Agored CCA Ebrill 2014~~
- Ardaloedd Tirwedd Arbennig CCA Ebrill 2014

- Taflen Gymorth Y Gymuned a'r Gymraeg CCA 2015
- Safonau Parcio CCC CCA 2015
- Aseiad Trafnidiaeth CCA 2015
- Amgylchedd Adeiledig a Dylunio CCA 2015
- Cadwraeth Natur SPG 2015
- Tai Fforddiadwy CCA 2014
- Tafenni Cymorth Tai Fforddiadwy CCA 2014
- Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 12, Chwefror 2024)
- TAN12 Dylunio (2016)
- TAN2 Cynllunio a Thai Fforddiadwy (2006)
- TAN20 Cynllunio a'r Iaith Gymraeg (2017)
- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn 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; aibennu 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 i'r pobl eraill;
- Annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor Cymuned Penbryn – Ni wnaed sylw
Priffyrdd – Dim gwrthwynebiad A106
Draenio Tir – Dim gwrthwynebiad
Ecoleg – Dim gwrthwynebiad
Cyfoeth Naturiol Cymru – Dim gwrthwynebiad
Dŵr Cymru – Dim gwrthwynebiad
Hawl Tramwy Cyhoeddus – Dim gwrthwynebiad

Ni dderbyniwyd unrhyw sylwadau trydydd parti mewn perthynas â'r annedd 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".

Egwyddorion Datblygu

Fel rhan o'r cais, cyflwynwyd dadl bod yr adfail sydd wedi'i leoli o fewn y safle datblygu yn annedd flaenorol / y cefnwyd arni, ac felly dylid ystyried y datblygiad arfaethedig yn unol â polisi cynllunio LU09 Cynllun Datblygu Lleol Ceredigion. Mae Polisi LU09 yn nodi 3 maen prawf polisi lle dylid ystyried ceisiadau sy'n gofyn am ganiatâd i adfer anheddau blaenorol/y cefnwyd arni. Mae'r meini prawf polisi hyn yn cael eu nodi isod:

1. Nid yw'r annedd wreiddiol:

Wedi ei dymchwel, nac wedi dirywio i'r fath gyflwr fel nad yw mwyach yn edrych fel annedd i raddau helaeth;

Nid oes modd ei hatgyweirio na'i hadfer. Lle nad yw'n ymarferol adnewyddu oherwydd bod yr adeilad yn gadarn yn strwythurol, rhaid darparu cyfiawnhad manwl i'w ailadeiladu.

Nid yw'n annedd dros dro nac yn annedd symudol;

2. Mae ffurf, swmp, maint, graddfa a dyluniad safon uchel yr annedd newydd yn gyfryw ag sy'n parchu rhinweddau'r adeilad gwreiddiol a chymeriad yr ardal o'i chwmpas. Dylai'r adeilad newydd barchu ôl troed yr adeilad gwreiddiol a dylai, lle mae dichon gwneud hynny, aildefnyddio'r defnyddiau gwreiddiol;

3. Na fyddai'r annedd newydd a'r gwaith sy'n gysylltiedig ag ef, gydag amodau, yn cael effaith niweidiol ar gymeriad y dirwedd nac ar y wlad agored.

Fel arall bernir mai cynigion am dai newydd yn y wlad agored sydd dan sylw a phenderfynir arnynt yn unol â'r canllawiau cenedlaethol.

O ran maen prawf 1(i) mae testun ategol polisi LU09 yn nodi y gall nodweddion a allai benderfynu a yw'r strwythur yn adnabyddadwy fel annedd gynnwys rhannau sylweddol o'r waliau allanol, yn arbennig y wal ffyrnt neu gefn; agoriad drysau a ffenestri; y to; y simnai.

Ar hyn o bryd wrth ystyried y strwythur sy'n weddill, gellir gweld amlinelliad yr annedd flaenorol, ac mae cyfran o'r wal gefn yn dal i sefyll. Mae'r wal hon yn cynnwys agoriad ffenestr cefn bychan, fodd bynnag nid oes unrhyw ran arall o'r strwythur yn dal i sefyll, heb do na simnai yn bresennol. O'r hyn sy'n weddill o'r adeilad nid yw'n bosibl sefydlu beth fyddai wedi ffurfio prif ddrychiad yr annedd. Felly ystyrir bod y cais yn gwrthdaro â maen prawf 1(i). O'r herwydd, nid yw'r cynigion sy'n cydymffurfio â meini prawf polisi eraill LU09 wedi cael eu hystyried ymhellach. Yn hytrach, dylai'r cais am gartref newydd yng nghefn gwlad agored gael ei benderfynu yn unol â'r canllawiau cenedlaethol.

Mae paragraff 1.18 o Bolisi Cynllunio Cymru (PCC) yn nodi fod: "deddfwriaeth yn sicrhau rhagdybiaeth o blaid datblygu cynaliadwy yn unol â'r cynllun datblygu oni bai bod ystyriaethau perthnasol yn nodi fel arall i sicrhau bod materion cymdeithasol, economaidd, diwylliannol ac amgylcheddol yn gytbwys ac integredig".

Mae PCC wedi'i ategu gan egwyddorion datblygu cynaliadwy ac mae'n unol ag agenda Llesiant Llywodraeth Cymru fel y nodir yn y Ddeddf berthnasol ac mae'n nodi y dylai awdurdodau cynllunio lleol arfer eu swyddogaethau cynllunio gyda'r nod o gyfrannu at gyflawni datblygiad cynaliadwy. Mae PCC yn cael ei ategu gan gyfres o Nodiadau Cyngor Technegol (NCT). Mae Llywodraeth Cymru hefyd wedi cynhyrchu canllawiau ar Adeiladu Lleodd Gwell, 2020, mewn ymateb i sefyllfa Covid-19.

Prif amcan PCC yw sicrhau bod y system gynllunio yn cyfrannu tuag at gyflawni datblygiadau cynaliadwy ac yn gwella llesiant cymdeithasol, economaidd, amgylcheddol a diwylliannol Cymru, fel sy'n ofynnol gan Ddeddf Cynllunio (Cymru) 2015, Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 a deddfwriaethau allweddol eraill.

Cymru'r Dyfodol – Cynllun Cenedlaethol 2040 yw'r fframwaith datblygu cenedlaethol, sy'n gosod y cyfeiriad ar gyfer datblygu yng Nghymru hyd at 2040, a fabwysiadwyd yn 2021. Mae'n gynllun datblygu gyda strategaeth ar gyfer mynd i'r afael â blaenoriaethau cenedlaethol allweddol drwy'r system gynllunio, gan gynnwys cynnal a datblygu economi fywiog, cyflawni datgarboneiddio a gwytnwch hinsawdd, datblygu ecosystemau cryf a gwella iechyd a lles ein cymunedau.

Yn unol â pholisïau cynllunio cenedlaethol a lleol, cyfeirir datblygiad preswyl at aneddiadau cynaliadwy a dylid ei gynnwys 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 cyswllt).

Mae'r safle wedi'i leoli y tu hwnt i unrhyw anheddiad neu grŵp o aneddiadau diffiniedig 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 'Lleoliadau Eraill' yn amhriodol ar gyfer datblygu tai oni ellir cyflawnhau 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.

Nid yw'r cais yn datblygu dadl y byddai'r cais yn darparu ar gyfer anghenion tai fforddiadwy a nodwyd, neu y byddai'n cyd-fynd â'r meini prawf polisi fel y nodir yn TAN6 mewn perthynas ag anheddau gwledig. O'r herwydd, nid ystyrir bod yr egwyddor o annedd ychwanegol/allosod yn y lleoliad hwn yn cynrychioli ffurf gynaliadwy o ddatblygu nac yn cael ei hystyried yn dderbyniol o ran y polisi cynllunio.

Cymeriad ac ymddangosiad gweledol

Mae Creu Lleodd yn thema allweddol ym Mholisi Cynllunio Cymru sy'n nodi: "Mae dylunio da yn hollbwysig i greu mannau cynaliadwy lle mae pobl eisïau byw, gweithio a chymdeithasu. Mae mwy i ddylunio na phensaernïaeth adeilad; mae'n golygu'r berthynas rhwng holl elfennau'r amgylchedd naturiol ac adeiledig a rhwng pobl a lleoedd hefyd. I gyflawni datblygu cynaliadwy, rhaid i ddylunio fynd y tu hwnt i estheteg a chynnwys yr agweddau cymdeithasol, economaidd, amgylcheddol a diwylliannol ar y datblygiad, gan gynnwys sut mae gofod yn cael ei ddefnyddio, sut mae adeiladau a lle'r cyhoedd yn cefnogi hyn yn ogystal â'r gwaith adeiladu a'r trefniadau gweithredu a rheoli, a'r berthynas rhwng y datblygiad a'i gyffiniau.

Er mwyn cyflawni hyn mae PPW yn mynd ymlaen i ddatgan "dylai nodweddion arbennig ardal fod yn ganolog i ddylunio datblygiad. Mae cynllun, ffurf, graddfa ac ymddangosiad gweledol datblygiad arfaethedig a'i berthynas â'i amgylchoedd yn ystyriaethau cynllunio pwysig". Mae TAN 12. Cynllunio, yn rhoi hyn ar waith ac yn pwysleisio pwysigrwydd dylunio wrth fynegi diwylliant Cymru, yn ogystal â phwysleisio'r rolau sydd gan adeiladau nodedig o ran sicrhau bod ardal yn bwrpasol.

DM06 yw polisi gwneud lle y CDLI ac mae'n nodi y dylai Datblygu gael ystyriaeth lawn, a chyfrannu'n gadarnhaol at gyd-destun ei leoliad a'i amgylchedd. 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~~ dylunio a

deunydd. Dylai ceisiadau datblygu hefyd ategu'r safle a'i amgylchedd o ran cynllun, parchu golygfeydd i mewn ac allan o'r safle, gan gynhyrchu ffurf gydlynol mewn perthynas â graddfa, uchder a chyfran 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 dyluniad yn fater a gedwir i'w ystyried yn y dyfodol lle byddai lluniadau llawn yn cael eu cyflwyno, er gwaethaf hyn, ystyrir y gellid ail-ddefnyddio'r annedd segur heb effeithio'n negyddol ar gymeriad ac amwynder gweledol yr ardal.

Effaith ar amwynder preswylwyr

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

Ystyrir y gellir cyflawni'r datblygiad heb achosi unrhyw niwed sylweddol i amwynder preswylwyr, a bydd y dyluniad terfynol a'r cynllun yn cael eu cytuno ar gam materion a gadwyd yn ôl.

Effaith Ecolegol

Mae'r Polisi Cynllunio Cenedlaethol a Lleol yn ceisio cynnal a gwella bioamrywiaeth a diogelu safleoedd gwarchoddedig pwysig.

Mae Polisi Cynllunio Cymru yn nodi ym mharagraff 11: 6.4.15 "Y flaenoriaeth gyntaf i awdurdodau cynllunio yw osgoi difrod i fioamrywiaeth yn ei hystyr ehangaf. Os gallai fod yna effeithiau amgylcheddol andwyol, rhaid i awdurdodau cynllunio fod yn fodlon bod ystyriaeth lawn wedi'i rhoi i safleoedd amgen rhesymol".

Polisi Cynllunio Cymru 12: 6.4.39 "Rhaid i awdurdodau cynllunio warchod coed, perthi, grwpiau o goed ac ardaloedd o goetir lle mae iddynt werth ecolegol, lle maent yn cyfrannu at gymeriad neu amwynder ardal leol arbennig, neu lle maent yn cyflawni swyddogaeth fuddiol i'r seilwaith gwyrdd".....6.4.42: "Ni chaniateir cael gwared ar goed, coetir a pherthi yn barhaol oni bai bod budd cyhoeddus sylweddol a phenodol. Lle gwaredir coed a pherthi, yn unigol neu fel grŵp, fel rhan o gynllun arfaethedig..... bydd yn ofynnol i ddatblygwyr blannu coed a pherthi eraill fel mesur digolledu".

Mae Polisi Cynllunio Cymru 12: 6.4.35 yn nodi "Mae presenoldeb rhywogaeth sy'n cael ei gwarchod o dan ddeddfwriaeth Ewropeaidd neu'r DU neu o dan Adran 7 Deddf yr Amgylchedd (Cymru) 2016 yn ystyriaeth berthnasol pan fo awdurdod cynllunio lleol yn ystyried cynnig datblygu a fyddai, o'i dderbyn, yn debygol o darfu ar neu beri niwed i'r rhywogaeth neu ei chynefin ac i sicrhau bod amrywiaeth a phoblogaeth y rhywogaeth yn cael eu cynnal. Dylai awdurdodau cynllunio lleol gynghori unrhyw un sy'n cyflwyno cais cynllunio bod yn rhaid iddynt gydymffurfio ag unrhyw ddarpariaethau statudol i warchod rhywogaethau sy'n effeithio ar y safle dan sylw a'r cyffiniau o bosibl. Er mwyn cael gwybodaeth i helpu i lywio'r penderfyniad cynllunio, efallai y bydd angen arolwg ecolegol i gadarnhau a oes rhywogaeth a warchodir yn bresennol ac asesiad o effaith debygol y datblygiad ar rywogaeth a warchodir er mwyn helpu'r broses rheoli datblygu."

Mae TAN 5: 6.3.7 yn nodi na ddylai ACLI roi caniatâd cynllunio onibai ei fod yn fodlon na fyddai'r datblygiad arfaethedig yn cael effaith andwyol ar unrhyw rywogaeth a warchodir gan Ewrop neu, yn ei farn ef, y byddai rhoi trwydded yn debygol o gael ei fodloni. Byddai peidio â gwneud hynny yn achosi perygl na fyddai datblygwr safle yn gallu gwneud defnydd ymarferol o'r caniatâd cynllunio a roddwyd iddynt.

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 cynhaliach a gwella bioamrywiaeth (er mwyn darparu budd net), cydnerthedd 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.

O dan adran 28G Deddf Bywyd Gwyllt a Chefn Gwlad 1981 mae gan y Cyngor ddyletswydd o ran rhoi caniatâd cynllunio sy'n debygol o effeithio ar y fflora, ffawna, neu nodweddion daearegol neu ffisiograffigol sydd o ddiddordeb arbennig SoDdGA o'u herwydd, i gymryd camau rhesymol i hyrwyddo cadwraeth a gwella'r nodweddion hynny.

Mae Asesiad Ecolegol wedi'i gyflwyno i gefnogi'r cynllun sy'n nodi nad oes unrhyw rywogaethau gwarchoddedig yn defnyddio'r safle ar hyn o bryd. Nid yw Ecolegydd Cynllunio CCC yn cynnig unrhyw sylwadau mewn perthynas â'r datblygiad arfaethedig, fodd bynnag, nid yw CNC yn nodi unrhyw wrthwynebiad. Oherwydd graddfa gyfyngedig a natur y datblygiad arfaethedig, ystyrir y gellir gweithredu'r cynnig datblygu heb achosi unrhyw niwed mewn perthynas â safleoedd a rhywogaethau a warchodir.

Effaith ar y Ffordd Fawr

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

Mae adran gwasanaethau technegol y Cyngor eu hunain wedi cyngori 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.

Argymhelliad

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

O ystyried cyflwr adfeiliedig yr annedd sy'n ddarostyngedig i'r cais, mae'r cynnig yn gwrthdaro â maen prawf 1i Polisi LU09 o Gynllun Datblygu Lleol Ceredigion 2007 – 2022 (a fabwysiadwyd yn 2013). Felly, ystyrir bod y datblygiad arfaethedig yn cynrychioli tai newydd mewn 'lleoliadau eraill' yn groes i bolisïau cynllunio S01 ac S04 o Gynllun Datblygu Lleol Ceredigion 2007-2022 a fabwysiadwyd (mabwysiadwyd 2013).

Rhesymau dros alw i mewn gan LM Cyng Gwyn James

"Nid yw'n disgyn o fewn ardal ffosffad yr afon Teifi ac mae adfail hen annedd ar y safle."

Rhif y Cais / Application Reference	A240169
Derbyniwyd / Received	08-03-2024
Y Bwriad / Proposal	Erection of dwelling, agricultural shed and associated works on site of former/abandoned dwelling
Lleoliad Safle / Site Location	Land at Fronlwyd / Pen-yr-Allt, Llangrannog, Llandysul, Ceredigion, SA44 6RR
Math o Gais / Application Type	Outline Planning Permission - All/Some Matters Reserved
Ymgeisydd / Applicant	Mr and Mrs I & A Evans, Fronlwyd, Llangrannog, Llandysul, Ceredigion, SA44 6RR
Asiant / Agent	Mr Robert Thomas (Thomas Login Architecture), Swyddfa Arfyn, Ffostrasol, Llandysul, Ceredigion, SA44 4SY

THE SITE AND RELEVANT PLANNING HISTORY

The site at Pen-yr-allt is located in an open countryside location located approximately 1.8KM to the South of the coastal settlement of Llangrannog and approximately 5KM to the East of the larger settlement of Aberporth. The Nant Hoffnant runs to the South of the site before it leads directly into the sea at Penbryn.

The application site is served by an existing access point onto the adjoining council highway. The lane leading from the council highway to the site is also a Public Right of Way.

The site at Pen-yr-allt forms part of a larger holding which includes 35 acres of agricultural land.

The former dwelling known as Pen-yr-allt is located adjacent to the field/stone track running in a Southern direction. The former dwelling is in a state of ruin with only partial sections of the stone walls remaining. Evidence submitted in support of the application suggest the dwelling was last occupied in 1936.

Relevant Planning History

- **A211171** - Erection of dwelling, agricultural shed and associated works on site of former/abandoned dwelling. *Outline Planning Permission - All/Some Matters Reserved Refused (2022-10-19)*
- **A230729** - Erection of dwelling, agricultural shed and associated works on site of former/abandoned dwelling. *Outline Planning Permission - All/Some Matters Reserved Refused (2023-10-11)*

DETAILS OF DEVELOPMENT

Outline planning permission with all matters reserved except for access is sought for a new dwelling, agricultural shed and associated works. An indicative layout shows the proposed dwelling is to occupy the site of a former/abandoned dwelling at Pen-yr-allt, Llangrannog adjacent to the existing access track. The proposed agricultural storage shed/workshop is shown as being located to the north of the proposed replacement dwelling.

Scale parameters submitted in support of the scheme state the proposed dwelling would measure circa 10m deep by 12m wide with an attached garage measuring 9m by 6m. The scale parameters suggest a height of approximately 9m.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- 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
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU09 The Re-use of Former/Abandoned Dwellings
- 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

- Special Landscape Areas 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)
- TAN2 Planning and Affordable Housing (2006)
- TAN20 Planning and the Welsh Language (2017)
- 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 Penbryn Community Council – Did not comment

Highways – No Objection S106

Land Drainage – No Objection

Ecology – No objection

Natural Resources Wales – No Objection

Dwr Cymru Welsh Water – No Objection

Public Right of Way – No Objection

No third party representations have been received in respect of the proposed dwelling.

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

As part of the application an argument has been progressed that the ruin which is located within the development site constitutes a former/abandoned dwelling, and as such the proposed development should be considered against planning policy LU09 of the Ceredigion

Local Development Plan. Policy LU09 sets out 3 policy criteria in which applications seeking permission for the reinstatement of former/abandoned dwelling should be considered. These policy criteria are repeated below:

1. The original dwelling:

i. Has not been demolished, or fallen into such a state of disrepair so that it no longer has the substantial appearance of a dwelling;

ii. Is capable of renovation. Where renovation is not practicable because the building is structurally unsound, detailed justification must be provided for re-build.

iii. Is not a temporary or mobile dwelling;

2. The replacement dwelling is of a form, bulk, size, scale and high quality design that respects the qualities of the original building and the character of the surrounding area. The replacement building should respect the footprint of the original dwelling and should make re-use, where practicable, of the original materials;

3. The replacement dwelling and its associated works, subject to conditions, would not have a detrimental effect on the character of the landscape or on the open countryside.

Otherwise, proposals will be deemed to be for new housing in the open countryside and determined in accordance with national guidance.

In terms of criterion 1i the supporting text of policy LU09 states that features which may determine whether the structure is recognisable as a dwelling may include the retention of; substantial parts of external walls, especially a front or rear elevation; openings for doors or windows; roof; chimney stack.

At present when considering the remaining structure, the outline of the previous dwelling can be seen, and a proportion of the rear wall remains standing. This wall includes a small rear window opening, however no other part of the structure remains standing, with no roof or chimney stack present. From what remains of the building it is not possible to establish what would have formed the principal elevation of the dwelling. It is therefore considered that the proposal is in conflict with criterion 1i. As such the proposals compliance with the other policy criteria of LU09 have not been further considered. The proposal is instead considered to be for new housing in the open countryside and determined in accordance with national guidance.

Paragraph 1.18 of Planning Policy Wales (PPW) states that “Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.”

PPW is underpinned by the principles of sustainable development and is in line with the Welsh Government’s Well-being agenda as set out in the relevant Act and identifies that local planning authorities should exercise their planning functions with the objective of contributing to the achievement of sustainable development PPW is supplemented by a suite of Technical Advice Notes (TANs). The Welsh Government has also produced guidance on Building Better Places, 2020, in response to the Covid-19 situation.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.

Future Wales – the National Plan 2040 is the national development framework, setting the direction for development in Wales to 2040, adopted in 2021. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

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 dwellings 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 locations 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 does not progress an argument that the proposal would cater for an identified affordable housing need or would accord with the policy criteria as set out within TAN6 in respect of rural dwellings. As such the principle of an additional/reinstatement dwelling in this location is not considered to represent a sustainable form of development or considered to be acceptable in planning policy terms.

Character and Visual appearance

Place Making is a key theme of Planning Policy Wales which states that “Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between elements of

the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area”.

In order to achieve this PPW goes on to state that “the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations”.

TAN 12 Design, gives effect to this and emphasises the importance of design in articulating the culture of Wales, as well as emphasising the roles landmark buildings have in ensuring the legibility of an area.

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

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

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

Design is a matter reserved for future consideration where full drawings would be presented, notwithstanding this it is considered that the abandoned dwelling could be brought back into use without negatively affecting the character and visual amenity of the locality.

Impact on residential Amenity

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

It is considered that the development can be delivered without giving rise to any significant harm to residential amenity, with the final design and layout would be agreed at reserved matters stage

Ecological Impact

Both national and local planning Policy seek to maintain and enhance biodiversity and safeguard protected important sites.

Planning Policy Wales states at paragraph 11: 6.4.21 The first priority for planning authorities is to avoid damage to biodiversity and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites that would result in less harm, no harm or gain have been fully considered

Planning Policy Wales 11: 6.4.25 Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function..... Permanent removal of woodland should only be permitted where it would achieve significant and clearly defined public benefits. Where woodland or trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting.

Planning Policy Wales 11: 6.4.22 states The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is a material consideration when a planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat and to ensure that the range and population of the species is sustained. Planning authorities should advise anyone submitting a planning application that they must conform with any statutory species protection provisions affecting the site, and potentially the surrounding area, concerned. An ecological survey to confirm whether a protected species is present and an assessment of the likely impact of the development on a protected species may be required in order to inform the development management process.

TAN 5: 6.3.7 States that LPAs should not grant planning permission without having satisfied itself that the proposed development would not adversely impact any European protected species or that, in its opinion, that the grant of a licence is likely to be satisfied. Not doing so would present a danger that the developer of a site would be unable to make practical use of the planning permission that had been granted to them.

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.

Under section 28G of the Wildlife and Countryside Act 1981 the Council has a duty in so far as the grant of planning permission is likely to affect the flora, fauna, or geological or physiographical features by reason of which a SSSI is of special interest, to take reasonable steps

to further the conservation and enhancement of those features.

An Ecological Appraisal has been submitted in support of the scheme which identifies that no protected species are currently using the site. The CCC Planning Ecologist offers no comment in respect of the proposed development however NRW do not raise any objection. Owing to the limited scale and nature of the proposed development it is considered that the development proposal can be implemented without giving rise to any harm in respect of protected sites and species.

Highway Impact

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.

Surface Water Disposal

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

Recommendation

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

Given the ruinous state of the dwelling subject to the application the proposal conflicts with criterion 1i of Policy LU09 of the Ceredigion Local Development Plan 2007 – 2022 (adopted 2013). The proposed development is therefore considered as representing new housing in 'other locations' contrary to planning policies S01 and S04 of the adopted Ceredigion Local Development Plan 2007-2022 (adopted 2013)

Reasons for call in by LM Cllr Gwyn James

"It does not fall into the river Tivy phosphate area and there is a ruin of an old dwelling on the site."

Rhif y Cais / Application Reference	A240509
Derbyniwyd / Received	03-07-2024
Y Bwriad / Proposal	Newid defnydd o'r eiddo o fod yn swyddfa (cyfreithwyr) i fod yn annedd neu dŷ byw
Lleoliad Safle / Site Location	Manarafon, Stryd Y Capel, Tregaron, Ceredigion, SY25 6HA
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Peredur Evans, Llysalaw, Pontrhydygroes, Ystrad Meurig, Ceredigion, SY25 6DS
Asiant / Agent	,

Y SAFLE A HANES PERTHNASOL

Mae Manarafon yn eiddo canol-teras syml sydd wedi'i leoli ar ochr ddeheuol Stryd y Capel yng nghanol anheddiad Tregaron. Mae'r eiddo yn wynebu prif ffordd yr A485 sy'n cysylltu'r dref â Llanbedr Pont Steffan i'r de ac yn cwrrd â'r Afon Breninig, sy'n ymuno ag Afon Teifi rhyw 1km i'r de-orllewin. Mae'r eiddo wedi'i leoli o fewn ardal gadwraeth y dref a'i Ffin Ganol Tref ddynodedig.

Er bod ganddo ymddangosiad allanol o dŷ deulawr, mae'r eiddo wedi cael ei ddefnyddio o 1987 tan yn ddiweddar fel swyddfa cyfreithwyr (rhoddwyd caniatâd i newid defnydd o eiddo preswyl i swyddfeydd 870541 14/7/1987). Mae cynlluniau'n dangos pob ystafell fewnol sy'n cael ei defnyddio ar y cyd â'r defnydd masnachol.

MANYLION Y DATBLYGIAD

Mae hwn yn gais llawn am newid defnydd o'r eiddo o swyddfeydd i eiddo preswyl. Ni chynigir unrhyw newidiadau allanol fel rhan o'r cynnig.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

DM06 Dylunio a Chreu Lle o Safon Uchel

DM07 Ardaloedd Cadwraeth

DM11 Dylunio ar gyfer Newid Hinsawdd

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM18 Ardal Tirwedd Arbennig (SLAs)

LU13 Newid defnydd mewn perthynas â thir neu adeiladau cyflogaeth presennol

LU21 Newid defnydd o ddefnydd manwerthu presennol

S01 Twf Cynaliadwy

S02 Datblygiad mewn Canolfannau Gwasanaethau Trefol (USCs)

S05 Tai Fforddiadwy

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (Argraffid 12, Chwefror 2024)

TAN15 Datblygiad a Risg Llifogydd (2004)

YSTYRIAETHAU PERTHNASOL ERAILL

Deddf Trosedd ac Anhrefn 1998

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

Deddf Cydraddoldeb 2010

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

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

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 Deddf 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 gwrrdd â'u hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Tref Tregaron - Dim sylwadau / dim gwrthwynebiad.

Priffyrdd - Dim sylwadau

Draenio Tir - Sylwadau

Ecoleg - Dim gwrthwynebiad yn ddibynnol ar gytundeb. Roedd y cais wedi'u hadolygu fel rhywbeth nad yw'n debygol o gael effaith ar yr Afon Teifi yn sgîl cynnydd mewn allyriadau ffosffad.

Cyfoeth Naturiol Cymru - Gwrthwynebiad ar sail ei fod yn groes i TAN15. Efallai na ellir byth cydymffurfio â TAN15.

CASGLIAD

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

Mae'r cais hwn yn gofyn am ganiatâd cynllunio llawn ar gyfer newid defnydd adeilad deulawr yn ardal canol tref yn Nhregaron o swyddfa cyfreithwyr i ddefnydd preswyl.

Yn unol â Pholisi 25 Cymru'r Dyfodol, dylai anghenion tai rhanbarthol Canolbarth Cymru gael eu diwallu drwy ddatblygu o fewn Ardaloedd Twf Gwledig. Er nad yw maint Ardaloedd Twf Rhanbarthol wedi'i diffinio, mae Cymru'r Dyfodol yn nodi bod nifer o aneddiadau wedi'u lleoli o fewn yr ardaloedd hyn. Mae Tregaron yn cael ei adnabod fel un o'r aneddiadau hyn yn Ardal Twf Dyffryn Teifi.

Mae Polisi 25 Cymru'r Dyfodol yn cefnogi datblygiad ym mhob rhan o Ganolbarth Cymru lle mae'n diwallu anghenion lleol, fodd bynnag, mae'n gosod y cyfrifoldeb ar Gynlluniau Datblygu Strategol a Lleol i bennu'r lleoliadau mwyaf priodol ar gyfer twf yng Nghanolbarth Cymru. Felly, dylai cynigion gydymffurfio â'r Strategaeth CDLI oni bai bod ystyriaethau perthnasol yn nodi fel arall.

Nod y Strategaeth CDLI yw gwella rôl a chynaliadwyedd 'Canolfannau Gwasanaeth' drwy ddarparu ar gyfer mwy o dwf yn yr aneddiadau hyn. Mae Tregaron wedi'i ddynodi'n ffurfiol yng Nghynllun Datblygu Lleol Ceredigion fel 'Canolfan Gwasanaethau Trefol'. Mae Polisi S01 y CDLI yn ceisio darparu 51% o gyfanswm y gofynion tai a ragwelir yn y CDLI mewn Canolfannau Gwasanaethau Trefol naill ai ar safleoedd dynodedig neu ar safleoedd sy'n dod i ben.

Mae Polisi S02 yn mynd i'r afael â datblygiad mewn Canolfannau Gwasanaethau Trefol ac yn cefnogi datblygiad preswyl ar safleoedd dynodedig neu ar safleoedd sy'n dod i ben yn y setliad priodol. Er nad yw ar safle a ddyrannwyd, ystyrir bod y cynnig yn cynrychioli datblygiad dirwyn i ben o fewn anheddiad dynodedig Tregaron.

Mae'r ffigyrau tai presennol (Tachwedd 2024) yn dangos bod angen darparu 30 uned o fewn Canolfan Gwasanaethau Trefol Tregaron.

Mae polisi LU21 o CDLI Ceredigion yn ymdrin â'r newid defnydd o ddefnydd manwerthu presennol. Er nad yw swyddfa cyfreithwyr wedi'i chategoreiddio fel manwerthu, mae'n dod o dan gategori A2 (Gwasanaethau Ariannol a Phroffesiynol). Mae Polisi LU21 yn cyfeirio at geisiadau newid defnydd o eiddo sydd â chategori dosbarth A ac yn y lle cyntaf dylai'r newid defnydd fod i ddefnydd manwerthu eraill (dosbarth A). Mae'r polisi hwnnw'n ceisio gwrthsefyll y newid o'i ddefnydd cyfreithlon presennol fel swyddfa cyfreithwyr i ofod preswyl oni bai bod cyfiawnhad sylweddol sy'n dangos nad yw colli'r defnydd A yn gadael o dan ddarpariaeth o'r math hwnnw o ddefnydd o fewn y setliad.

Mae Maen Prawf 2 o LU21 yn ceisio cyfiawnhau colli manwerthu drwy sicrhau nad yw colli'r defnydd presennol yn gadael darpariaeth ddigonol o'r defnydd hwnnw yn yr ardal, nad oes safle arall yn bodoli a bod maint y defnydd arfaethedig yn fach. Nid yw'r swyddfa cyfreithwyr wedi bod yn gweithredu ers nifer o flynyddoedd fel pryder parhaus ac ers ei chau nid oes unrhyw gyfreithwyr eraill wedi'u lleoli yn Nhregaron ei hun ond maent yn gweithredu o aneddiadau cyfagos eraill fel Aberystwyth a Llanbedr Pont Steffan. Mae'r galw am ofod swyddfa yn Nhregaron yn gyfyngedig ac nid yw'r ceisiadau ar gyfer defnydd swyddfa penodol o fewn yr anheddiad wedi bod ar ddod. O'r herwydd, teimlir na fyddai modd cyfiawnhau'r gwaith o droi swyddfa cyfreithwyr gyda llety cyfyngedig i anedd breswyl ac y byddai'n bodloni'r angen am un uned ystafell wely yn Nhregaron.

Er nad oes modd diystyru argaeledd safleoedd eraill yn Nhregaron ar gyfer datblygiad preswyl, mae'r ddarpariaeth brin o dai mewn Canolfannau Gwasanaethau Trefol yn dangos yr angen am unedau tai ychwanegol lle gellir eu lletya'n gynaliadwy. O'r herwydd, mae'r newid defnydd o fanwerthu i dai yn dderbyniol mewn egwyddor.

Felly, ystyrir bod yr egwyddor datblygu yn dderbyniol oni bai bod gwrthwynebiad sylweddol ar sail cynllunio deunydd arall sy'n atal newid defnydd.

Mae'r cynnig yn cynnig datblygiad hynod fregus, sef newid defnydd o swyddfa (datblygiad llai bregus) i anedd (datblygiad hynod fregus). Mae Map Perygl Llifogydd CNC yn cadarnhau bod y safle o fewn Parth C2 o'r Map Cyngor Datblygu (DAM) sydd wedi'i gynnwys yn Nodyn Cyngor Technegol (TAN) 15: Datblygu a Pherygl Llifogydd (2004).

Mae'r Map Llifogydd ar gyfer Cynllunio yn nodi bod safle'r cais mewn perygl o lifogydd ac mae'n disgyn i mewn i Afonydd Parth Llifogydd 3.

Mae TAN15 yn cadarnhau na ddylid caniatáu datblygiad hynod fregus ym Mharth C2. Er hynny, aseswyd yr Asesiad Canlyniadau Llifogydd cysylltiedig (FCA) ac mae CNC yn cynghori nad yw'r FCA yn dangos y gellir rheoli risgiau a chanlyniadau llifogydd i lefel dderbyniol yn unol â TAN15. Byddai CNC yn gofyn am lefelau llifogydd cyfredol sy'n asesu'r perygl o lifogydd o'r Afon Brenig, gan

gynnwys arllwysiad tir.

Mae CNC wrthi'n gwneud model hydrologig manwl o'r Afon Brennig yn Nhregaron ac arwyddion cynnar o'r modelu yw bod dyfnder llifogydd yn debygol o fod y tu allan i oddefgarwch Tabl A1.15 TAN 15. O ystyried dyfnder sylweddol y llifogydd i'r ardal, mae'n bosibl y bydd modelu hydrologig manwl yn dangos na fydd cydymffurfiaeth TAN 15 byth yn cael ei gyflawni.

Mae'r asiant wedi cael gwybod am ymateb CNC a bod angen FCA pellach fodd bynnag, waeth beth yw derbyn sylw FCA diwygiedig i ddatganiad CNC ei bod yn annhebygol y bydd cydymffurfio â TAN15 byth yn cael ei gyflawni.

O'r herwydd, barn yr ACLI yw y byddai'r datblygiad yn gwrthdaro â TAN15 ac felly argymhellir gwrthod y cais am y rheswm penodol hwnnw.

RHESWM DROS ADRODD I BWYLLGOR:-

Gofynnodd yr Aelod Ward lleol, y Cynghorydd Ifan Davies i'r cais gael ei gyfeirio at y Pwyllgor Rheoli Datblygu i'w ystyried am y rhesymau a ganlyn:-

- Nid oes llifogydd wedi digwydd i'r eiddo er cof. Ond pe bai yna, bydd y llifogydd yng nghefn yr eiddo gydag allanfa frys o'r tu blaen.
- Mae amddiffyn rhag llifogydd wedi'i roi ar waith yn Nhregaron nifer o flynyddoedd yn ôl (prosiect 2008 - 2.7 miliwn o bunnoedd).
- Mae'r adeilad eisoes mewn stryd gymysg breswyl a masnachol.

ARGYMHELLIAD

GWRTHOD y cais ar sail ei fod yn groes i TAN15.

Rhif y Cais / Application Reference	A240509
Derbyniwyd / Received	03-07-2024
Y Bwriad / Proposal	Change of use from offices (solicitors) to residential
Lleoliad Safle / Site Location	Manarafon, Stryd Y Capel, Tregaron, Ceredigion, SY25 6HA
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Peredur Evans, Llysalaw, Ponrthydygroes, Ystrad Meurig, Ceredigion, SY25 6DS
Asiant / Agent	,

THE SITE AND RELEVANT PLANNING HISTORY

Manarafon is a simple mid-terraced property located on the southern side of Chapel Street in the centre of the settlement of Tregaron. The property fronts onto the main A485 road which links the town with Lampeter to the south and rears on to the River Brennig, which subsequently joins with the River Teifi some 1km to the south-west. The property is located within the town's conservation area and its designated Town Centre Boundary.

Despite still having an external appearance of a two storey house, the property has been used from 1987 until recently as a solicitors office (permission granted for change of use from residential to offices 870541 14/7/1987). Plans show all internal rooms being used in association with the commercial use.

DETAILS OF DEVELOPMENT

This is a full application for a change of use of the property from offices to residential. No external alterations are proposed as part of the proposal.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM06 High Quality Design and Placemaking
- DM07 Conservation Areas
- DM11 Designing for Climate Change
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM18 Special Landscape Areas (SLAs)
- LU13 Change of Use in Relation to Existing Employment Land or Buildings
- LU21 Change of Use from Existing Retail Use
- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- S05 Affordable Housing
- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 12, February 2024)
- TAN15 Development and Flood Risk (2004)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and

- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Tref Tregaron Town Council - No comments / no objection.

Highways - No observations

Land Drainage - Comments

Ecology - No objection STC. Application screened out as not likely to have effect on Afon Teifi from increase phosphate emissions.

Natural Resources Wales - Object on grounds of being contrary to TAN15. TAN15 compliance may never be reached.

CONCLUSION

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

This application seeks full planning permission for the change of use of a two storey building in the town centre area of the settlement of Tregaron from a solicitors office to residential use.

In accordance with Policy 25 of Future Wales, the regional housing needs of Mid Wales should be met by development within Rural Growth Areas. Whilst the extent of Regional Growth Areas is not defined, Future Wales does identify a number of settlements as being located within these areas. Tregaron is identified as one of these settlements in the Teifi Valley Growth Area.

Policy 25 of Future Wales supports development in all parts of Mid Wales where it meets local needs, however, it places the onus on Strategic and Local Development Plans to determine the most appropriate locations for growth in Mid Wales. Therefore, proposals ought to comply with the LDP Strategy unless material considerations indicate otherwise.

The LDP Strategy seeks to enhance the role and sustainability of 'Service Centres' by catering for more growth in these settlements. Tregaron is formally designated in the Ceredigion Local Development Plan as an 'Urban Service Centre'. Policy S01 of the LDP looks to provide 51% of the total envisaged housing requirement in the LDP in Urban Service Centres either on allocated sites or on windfall sites.

Policy S02 addresses development in Urban Service Centres and supports residential development on allocated sites or on windfall sites within the respective settlement. Although not on an allocated site the proposal is considered to represent a windfall development within the designated settlement of Tregaron.

Current housing figures (November 2024) shows that there is a remaining requirement of 30 units to be provided within the Urban Service Centre of Tregaron.

Policy LU21 of the Ceredigion LDP deals with the change of use from an existing retail use. Whilst a solicitors office is not categorised as retail it does fall under the A2 category (Financial and Professional Services). Policy LU21 refers to change of use applications from properties which have an A class category and in the first instance the change of use should be to other retail uses (A class). That policy seeks to resist the change from its current lawful use as a solicitors office into residential space unless there is significant justification that demonstrates that the loss of the A use does not leave an under provision of that type of use within the settlement.

Criterion 2 of LU21 seeks to justify the loss of retail through ensuring that the loss of the existing use does not leave an under provision of that use within the area, that no other alternative site exists and that the scale of the proposed use is small. The solicitors office has not been operating for a number of years as a going concern and since its closure no other solicitors are based in Tregaron itself but operate from other nearby settlements such as Aberystwyth and Lampeter. The demand for office space in Tregaron is limited and applications for specific office use within the settlement has not been forthcoming. As such it is the opinion that this single conversion of a solicitors office with limited accommodation to a residential dwelling would not be unjustified and would satisfy the need for one bedroomed units in Tregaron.

While the availability of other sites within Tregaron for residential development cannot be ruled out, the under provision of housing in Urban Service Centres demonstrates the need for additional housing units where they can be sustainably accommodated. As such, the change of use from retail to housing is acceptable in principle.

The principle of development is therefore considered to be acceptable unless there are significant material objection on other material planning grounds which precludes the change of use.

The proposal proposes highly vulnerable development, which is the change of use from an office (less vulnerable development) to a

dwelling (highly vulnerable development). NRW Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 3 Rivers.

TAN15 affirms that highly vulnerable development should not be permitted in Zone C2. Notwithstanding, the associated Flood Consequences Assessment (FCA) has been assessed and NRW advise that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level in line with TAN15. NRW would require up to date flood levels which assess the flood risk from the Afon Brenig, including overland flow.

NRW are in the process of undertaking detailed hydraulic modelling of the Afon Brenig at Tregaron and early indications from the modelling are that flood depths are likely to be outside of Table A1.15 tolerances of TAN 15. Considering the significant depth of flooding to the area, it is possible that detailed hydraulic modelling will indicate that TAN 15 compliance may never be achieved.

The agent has been informed of the response of NRW and that a further FCA is required however, irrespective of the receipt of an amended FCA regard must be given to NRW's statement that it is unlikely that compliance with TAN15 will ever be achieved.

As such it is the opinion of the LPA that the development would be in conflict with TAN15 and therefore it is recommended that the application be refused for that specific reason.

REASON FOR REFERRAL:

The local Ward Member, Cllr Ifan Davies requested the application be referred to the Development Management Committee for consideration for the following reasons:-

- No flooding has occurred on property in living memory. But should there be, flooding will be at the rear of the property with emergency exit from the front.
- Flood protection has been implemented in Tregaron a number of years ago (2008- 2.7 million pound project).
- The building is already in a mixed residential and commercial street.

RECOMMENDATION:

REFUSE the application as being contrary to TAN15.

Rhif y Cais / Application Reference A240672

Derbyniwyd / Received 10-09-2024

Y Bwriad / Proposal Erection of dwelling

Lleoliad Safle / Site Location 41 Dolymeillion, Llanilar, SY23 4AN

Math o Gais / Application Type Full Planning

Ymgeisydd / Applicant Mr Ian Jones (Rheidol Properties), Tairlyn, Cwmrheidol, Aberystwyth, Ceredigion, SY23 3NA

Asiant / Agent Mr Richard Leng (Archispec1), 12 South Marine Terrace, Aberystwyth, Ceredigion, SY23 1JX

Y SAFLE A HANES CYNLLUNIO PERTHNASOL

Mae safle'r cais yn ddarn gwag o dir yn uniongyrchol i'r gogledd o blot 16 ar ystâd breswyl y Gorlan yng Nghanolfan Gwasanaeth Gwledig Llanilar. Mae'r safle'n betryal o ran siâp, yn wynebu prif ffordd yr ystâd sy'n rhoi mynediad i ystâd Dôl y Meillion ac mae'n ffinio â phant i'r gorllewin. Ymhellach i'r gogledd mae ffordd yr A485 sy'n cysylltu Llanilar â Thregaron.

Nid oes hanes cynllunio i'r darn penodol hwn o dir, ond rhoddwyd caniatâd cynllunio ar dir cyfagos ar gyfer datblygiad preswyl 10 tŷ sy'n ffurfio'r Gorlan yn 2001 ac ar gyfer codi ystâd breswyl 46 tŷ a adwaenir fel Dôl y Meillion yn 2009.

Yn ogystal, nodir bod Cyngor Sir Dyfed fel yr oedd ar y pryd wedi penderfynu ym mis Ebrill 1987 i ddiogelu llinell ffordd osgoi Llanilar, y mae ei llinell ganol yn rhedeg drwy safle'r cais.

MANYLION Y DATBLYGIAD

Mae'r cais yn un llawn ac yn gofyn am ganiatâd cynllunio ar gyfer codi tŷ tair ystafell wely ar y darn hwn o dir gyda mynedfa i gerbydau sy'n deillio'n uniongyrchol oddi ar ffordd yr ystâd i'r de o'r annedd arfaethedig. Darperir gardd / amwynder preifat y tu ôl i'r annedd arfaethedig ac ar ei hochr.

Mae'r annedd i'w gorffennu mewn brics a'i thoi â llechi naturiol neu artiffisial. Bwriedir hefyd rhoi paneli solar ar y to.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisiau cenedlaethol a lleol hyn yn berthnasol wrth benderfynu ar y cais hwn:

- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM18 Ardaloedd Tirwedd Arbennig
- S01 Twf Cynaliadwy
- S03 Datblygu mewn Canolfannau Gwasanaeth Gwledig
- S05 Tai Fforddiadwy

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

- dileu neu leihau anfanteision y mae pobl yn eu dioddef oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle mae'r rhain yn wahanol i anghenion pobl eraill; ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu weithgareddau eraill lle mae eu cyfranogiad yn anghymesur o isel.

Rhoddwyd ystyriaeth ddyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri goblygiadau sylweddol i bobl â nodweddion 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 wrth arfer ei swyddogaethau i gyflawni'r saith nod llesiant yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodir yn Neddf 2015. Wrth gyrraedd yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu diwallu heb beryglu gallu cenedlaethau'r dyfodol i ddiwallu eu hanghenion eu hunain.

YMATEBION I'R YMGYNGHORIAD

Cyngor Cymuned Llanilar Community Council - Gwrthwynebu'r datblygiad am y rhesymau canlynol:-

- Nid oedd y cynlluniau gwreiddiol a gyflwynwyd ar gyfer y safle hwn yn cynnwys yr annedd hon, ac mae nifer yr anheddau a godwyd ar y safle hwn eisoes wedi rhagori ar y nifer a gyflwynwyd yn wreiddiol ar gyfer cynllunio.
- Ar adeg cyflwyno'r cais cynllunio gwreiddiol, dywedwyd wrth Gyngorwyr y Gymuned fod yr ardal hon wedi'i chlustnodi gan y datblygwr fel ardal hamdden i blant yn y gymuned gan y byddai angen maes chwarae oherwydd cynnydd mewn teuluoedd/plant yn y pentref oherwydd datblygiad ystâd fawr o dai ar y safle hwn. Rydym eto i weld unrhyw faes chwarae (sydd ei angen yn fawr) yn cael ei ddarparu. Mae hyn wedi cael ei gwestiynu gyda chyngor Ceredigion ar sawl achlysur dros y blynyddoedd diwethaf.
- Byddai'r annedd hon yn tresmasu ar y ddaear a ddyrannwyd yn hanesyddol ar gyfer y ffordd osgoi.
- Mae cynghorwyr yn ymwybodol bod ardal fawr wrth ymyl yr annedd ychwanegol arfaethedig yn ardal ddraenio ar gyfer y safle. Ers datblygu'r ystâd, mae'r tai cyfagos i'r safle hwn eisoes wedi cael problemau gyda dŵr yn rhedeg oddi ar y safle, yn rhedeg dros y ffordd ac yn casglu mewn gerddi ac eiddo.
- Nid yw cyngor y gymuned yn gweld angen dybryd am yr eiddo ychwanegol hwn, yn enwedig gyda llawer o eiddo ar y safle hwn ar werth.

Priffyrdd - Argymell gwrthod y cais gan fod y safle wedi'i leoli o fewn ardal a warchodir gan gynnig ffordd yn y dyfodol a fyddai'n cael ei niweidio gan y datblygiad fel y'i cynigir.

Draenio Tir – Sylwadau

Ecoleg - Dim gwrthwynebiad yn destun amodau

Cyfoeth Naturiol Cymru - Dim gwrthwynebiad

Dŵr Cymru Welsh Water - Dim gwrthwynebiad yn destun amodau

Daeth dau sylw gan drydydd partiön i law yn gwrthwynebu'r cynnig am y rhesymau a ganlyn:-

- byddai'r datblygiad yn gwaethgu'r problemau presennol o ran dŵr wyneb yn yr ardal;
- mae'r ystâd eisoes yn edrych yn flêr gyda deunyddiau adeiladu ym mhobman;
- byddai'r datblygiad yn arwain at niwsans sŵn adeiladu;
- bydd y datblygiad yn effeithio ar ddiogelwch ar y priffyrdd;
- mae'r safle eisoes heb faes chwarae.

CASGLIAD

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

Mae'r cais hwn yn gofyn am ganiatâd cynllunio llawn ar gyfer darparu annedd marchnad agored ar y llain hon yn anheddiad Llanilar.

Yn unol â Pholisi 25 Cymru'r Dyfodol, dylai anghenion tai rhanbarthol Canolbarth Cymru gael eu diwallu drwy ddatblygu o fewn Ardaloedd Twf Gwledig. Er nad yw maint yr Ardaloedd Twf Rhanbarthol wedi'i ddiffinio, mae Cymru'r Dyfodol yn nodi bod nifer o aneddiadau wedi'u lleoli yn yr ardaloedd hyn. Fodd bynnag, nid yw Llanilar yn un o'r aneddiadau hyn.

Nid yw hepgor anheddiad o Ardal Twf Rhanbarthol yn atal datblygiad rhag digwydd yno. Mae Polisi 25 Cymru'r Dyfodol yn cefnogi datblygiad ym mhob rhan o Ganolbarth Cymru lle mae'n diwallu anghenion lleol, fodd bynnag, mae'n gosod y cyfrifoldeb ar Gynlluniau Datblygu Strategol a Lleol i bennu'r lleoliadau mwyaf priodol ar gyfer twf yng Nghanolbarth Cymru. Felly, dylai cynigion gydymffurfio â Strategaeth y CDLI oni bai bod ystyriaethau perthnasol yn nodi fel arall.

Strategaeth y CDLI yw gwella rôl a chynaliadwyedd 'Canolfannau Gwasanaeth' drwy ddarparu ar gyfer mwy o dwf yn yr aneddiadau hyn. Mae Llanilar wedi'i dynodi'n ffurfiol yng Nghynllun Datblygu Lleol Ceredigion fel 'Canolfan Gwasanaeth Gwledig'. Mae Polisi S01 y CDLI yn ceisio darparu 24% o gyfanswm y gofyniad tai a ragwelir yn y CDLI mewn canolfannau gwasanaeth gwledig naill ai ar safleoedd a neilltuwyd neu ar safleoedd ar hap.

Mae Polisi S03 yn mynd i'r afael â datblygu yn y Ganolfan Gwasanaeth Gwledig ac yn cefnogi datblygiad preswyl ar safleoedd a neilltuwyd neu ar safleoedd ar hap yn yr anheddiad priodol. Er nad yw ar safle a neilltuwyd, ystyrir bod y cynnig yn cynrychioli datblygiad ar hap o fewn anheddiad dynodedig Llanilar.

Mae'r ffigurau presennol o ran tai (Tachwedd 2024) yn dangos bod gofyniad sy'n weddill o 77 o unedau i'w darparu yng Nghanolfan Gwasanaeth Gwledig Llanilar.

Felly, ystyrir bod yr egwyddor o ddatblygu ar y darn hwn o dir yn dderbyniol oni bai bod gwrthwynebiad perthnasol sylweddol ar seiliau cynllunio perthnasol eraill sy'n atal datblygiad y safle.

Mae'r llain o dir yn gallu darparu annedd sy'n cynnwys yr holl nodweddion gofynnol eraill megis digon o le ar gyfer amwynderau a mynediad a mannau parcio. Ystyrir na fyddai dim effaith andwyol ar fwynderau eiddo cyfagos fel rhan o'r datblygiad. Nid oes gwrthwynebiad naill ai o safbwynt dŵr wyneb nac o safbwynt ecolegol. Mae digon o gapasiti ar gael yn Llanilar i ddarparu ar gyfer gwaredu dŵr budr drwy'r garthffos gyhoeddus.

Serch hynny, mae'r Awdurdod Priffyrdd Lleol wedi argymhell bod y cais yn cael ei wrthod ar y sail bod safle'r cais ar lwybr y ffordd osgoi ddynodedig ar gyfer Llanilar. Ir bod Cyngor Sir Dyfed wedi cadarnhau llwybr y ffordd osgoi yn 1987 a bod y penderfyniad hwnnw yn dal mewn grym. Mae'r Awdurdod Priffyrdd Lleol felly wedi argymhell gwrthod y cais ar y sail y byddai datblygu'r safle yn niweidio'r ardal ar gyfer cynigion ffyrdd yn y dyfodol.

Tra cydnabyddir dynodiad y safle fel rhan o lwybr Ffordd Osgoi Llanilar, rhaid rhoi sylw i'r ffaith i'r penderfyniad gael ei wneud bron i 40 mlynedd yn ôl ac nid oes cynlluniau penodol wedi eu gwneud i geisio gweithredu'r cynllun. Nid yw'r cynllun wedi'i ystyried ac nid oes cyfeiriad wedi bod ato hyd yn oed mewn unrhyw raglen ffurfiol i wella priffyrdd ac nid oes cyllideb wedi'i chlustnodi ar gyfer ei gyflawni. Ni roddwyd dim tystiolaeth i ddangos unrhyw angen pellach am y ffordd osgoi.

Mae'r awdurdod cynllunio lleol o'r farn bod y penderfyniad i glustnodi'r safle fel ffordd osgoi bosibl i Lanilar bellach yn cael ei ystyried yn anarferedig ac yn un na ellir ei gyflawni. Mae hefyd o'r farn bod ei ddynodiad yn cynrychioli malltod cynllunio heb ddim bwriad i weithredu'r cynllun yn y dyfodol agos. O'r herwydd, mae'r angen am annedd mewn lleoliad cynaliadwy lle mae capasiti ar gyfer anheddau preswyl yn drech na gwrthwynebiad yr awdurdod priffyrdd lleol.

Cyfeirir hefyd at sylwadau Cyngor Cymuned Llanilar, yn enwedig ei gwrthwynebiad ar y sail y dylid dyrannu'r safle fel maes chwarae. Ir bod caniatâd cynllunio Dôl y Meillion, sy'n dal yn anghyflawn, yn darparu maes chwarae dynodedig ar dir yn union i'r de o ffin breswyl yr ystâd. Ystyrir y byddai'r maes chwarae a gymeradwywyd yn ffurfiol yn diwallu anghenion trigolion yn yr ardal gyfagos. Gallai defnyddio safle'r cais fel maes chwarae ar safle sy'n agosach at y briffordd arwain at bryderon o ran diogelwch ar y ffyrdd ac mae'r ffaith bod y safle hefyd yn agos at ardal sydd wedi'i nodi fel pant i ddarparu ar gyfer dŵr ffo wyneb yn codi pryderon diogelwch cyffredinol unwaith eto ynghylch y perygl o'i ddefnyddio posibl fel maes chwarae.

I gloi, ystyrir bod defnyddio safle'r cais ar gyfer darparu un annedd yn dderbyniol ac y gellir ei gefnogi. Argymhellir cyfeirio'r cais at Adran Gyfreithiol yr Awdurdod ar gyfer llunio cytundeb adran 106 mewn perthynas â swm cymudedig o 10% o dan bolisi S05 y CDLI. Unwaith y bydd y cytundeb cyfreithiol wedi'i gwblhau, argymhellir cymeradwyo'r cais yn destun amodau.

RHESWM DROS ADRODD I BWYLLGOR:

Gofynnodd yr Aelod Ward Lleol, y Cyng Meirion Davies i'r cais gael ei gyfeirio i'r Pwyllgor Rheoli Datblygu i'w ystyried am y rhesymau a ganlyn:-

1. Oherwydd ei fod i'w adeiladu ar ardal ffordd osgoi ddynodedig a neilltuwyd flynyddoedd yn ôl.
2. Bod mwy o dai wedi eu hadeiladu na'r cynllun gwreiddiol.
3. Gwrthwynebiadau trydydd parti, gan gynnwys datblygiad sy'n effeithio ar ddiogelwch priffyrdd, mae'r tir ger yr annedd ychwanegol arfaethedig yn ardal ddraenio lle bu problemau gyda dŵr yn rhedeg oddi ar y safle ac i'r gerddi gyferbyn.
4. Yn y cais cynllunio gwreiddiol roedd tir i fod i gael ei neilltuo gan y datblygwr fel man hamdden i blant chwarae sydd ei angen yn ddirfawr gyda'r teuluoedd a'r plant cynyddol sy'n gorfod chwarae ar y ffordd.

ARGYMHELLIAD:

GOHIRIO yn amodol ar gwblhau cytundeb adran 106 mewn perthynas â chyfraniad swm cymudedig gyda phwerau i'r Swyddog Arweiniol Corfforaethol gymeradwyo'r cais yn destun amodau unwaith y bydd y cytundeb cyfreithiol wedi'i gwblhau.

Rhif y Cais / Application Reference	A240672
Derbyniwyd / Received	10-09-2024
Y Bwriad / Proposal	Erection of dwelling
Lleoliad Safle / Site Location	41 Dolymeillion, Llanilar, SY23 4AN
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Ian Jones (Rheidol Properties), Tairlyn, Cwmrheidol, Aberystwyth, Ceredigion, SY23 3NA
Asiant / Agent	Mr Richard Leng (Archispec1), 12 South Marine Terrace, Aberystwyth, Ceredigion, SY23 1JX

THE SITE AND RELEVANT PLANNING HISTORY

The application site is a vacant parcel of land directly to the north of plot 16 on Y Gorlan residential estate in the Rural Service Centre of Llanilar. The site is rectangular in shape, fronts onto the main estate road which provides access to the Dol y Meillion estate and is bordered to the west by a swale. Further to the north is the A485 road which links Llanilar to Tregaron.

There is no planning history to this specific parcel of land however planning permission was granted on neighbouring land for the residential development of 10 houses which forms Y Gorlan in 2001 and for the erection of a 46 no residential estate known as Dol y Meillion in 2009.

Additionally, it is noted that the then Dyfed County Council resolved in April 1987 to protect the line of the Llanilar By-Pass, the centre line of which runs through the application site.

DETAILS OF DEVELOPMENT

The application is in full and seeks planning permission for the erection of a three bedroomed house on this parcel of land with vehicular access derived directly off the estate road to the south of the proposed dwelling. Garden / private amenity is provided to the rear and side of the proposed dwelling.

The dwelling is to be finished in brick and roofed with natural or artificial slate. It is also intended to place solar panels on the roof.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM18 Special Landscape Areas (SLAs)
- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- S05 Affordable Housing

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 Llanilar Community Council - Object the development for the following reasons:-

- Original plans submitted for this site did not include this dwelling, and the number of dwellings built on this site have already surpassed the amount originally submitted for planning.
- At original planning submission, Community Councilors were advised that this area was ringfenced by the developer as a recreational area for children in the community as a play area would be needed resulting to the increase of families/children in the village due to the development of a large housing estate on this site. We are yet to see any play area (which is greatly needed) being provided. This has been queried with the Ceredigion council on a number of occasions over the past years.
- This dwelling would encroach on the ground historically allocated for the by-pass.
- Councilors are aware that large area next to the proposed additional dwelling is a drainage area for the site. Since the development of the estate, the houses adjacent to this site have already had problems with water running off site, running across the road and collecting in gardens and properties.
- The community council do not see a pressing need for this additional property, especially with many properties on this site being up-for-sale.

Highways - Recommend refusal of the application as the site is located within an area protected by future road proposal which would be prejudiced by the development as proposed.

Land Drainage - Comments

Ecology - No objection STC

Natural Resources Wales - No Objection

Dwr Cymru Welsh Water - No objection STC

Two third party representations received objecting the proposal for the following reasons:-

- development would exacerbate existing surface water issues in area;
- the estate is already in an untidy appearance with building materials everywhere;
- development would lead to construction noise nuisance;
- development will impact highway safety;
- site already devoid of play area.

CONCLUSION

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

This application seeks full planning permission for the provision of an open market dwelling on this plot in the settlement of Llanilar.

In accordance with Policy 25 of Future Wales, the regional housing needs of Mid Wales should be met by development within Rural Growth Areas. Whilst the extent of Regional Growth Areas is not defined, Future Wales does identify a number of settlements as being located within these areas. Llanilar, however, is not one of these settlements.

A settlements omission from a Regional Growth Area does not preclude development from taking place there. Policy 25 of Future Wales supports development in all parts of Mid Wales where it meets local needs, however, it places the onus on Strategic and Local Development Plans to determine the most appropriate locations for growth in Mid Wales. Therefore, proposals ought to comply with the LDP Strategy unless material considerations indicate otherwise.

The LDP Strategy seeks to enhance the role and sustainability of 'Service Centres' by catering for more growth in these settlements. Llanilar is formally designated in the Ceredigion Local Development Plan as a 'Rural Service Centre'. Policy S01 of the LDP looks to provide 24% of the total envisaged housing requirement in the LDP in rural service centres either on allocated sites or on windfall sites.

Policy S03 addresses development in Rural Service Centre and supports residential development on allocated sites or on windfall sites within the respective settlement. Although not on an allocated site the proposal is considered to represent a windfall development within the designated settlement of Llanilar.

Current housing figures (November 2024) shows that there is a remaining requirement of 77 units to be provided within the Rural Service Centre of Llanilar.

The principle of development on this parcel of land is therefore considered to be acceptable unless there are significant material objection on other material planning grounds which precludes development of the site.

The parcel of land is capable of providing a dwelling accommodating all other required features such as adequate amenity space and access and parking areas. It is considered that there would not be any detrimental on the amenities of neighbouring properties as part of the development. There is no objection either from a surface water perspective or on ecological grounds. There is adequate capacity available in Llanilar to cater for foul water disposal via the public sewer.

Notwithstanding, the Local Highways Authority have recommended that the application be refused on grounds that the application site is on the route of the designated by-pass for Llanilar. It is noted that Dyfed County Council confirmed the route for the by-pass in 1987 and that resolution is still in force. The LHA have therefore recommended refusal of the application on grounds that development of the site would prejudice the area for future road proposals.

Whilst the designation of the site as part of the route for Llanilar By-Pass is acknowledged, regard must be given to the fact that the decision was taken nearly 40 years ago and no specific plans have been undertaken to seek implementation of the scheme. The scheme has not been considered or even referred to in any formal highway improvement programme and has no budget earmarked for its delivery. No evidence has been provided to demonstrate any further need for the by-pass.

It is the opinion of the LPA that the decision to earmark the site as a potential by-pass for Llanilar is now considered obsolete and undeliverable. It is further the opinion that its designation represent planning blight with no intention of the scheme being implemented in the near future. As such, the need for a dwelling in a sustainable location where there is capacity for residential dwellings outweighs the objection from the LHA.

Reference is also made to the comments of the Llanilar Community Council, especially their objection on grounds that the site should be allocated as a play area. It is noted that the Dol y Meillion planning permission, which is still incomplete, does provide provision for a designated play area on land directly to the south of the residential boundary of the estate. It is considered that the formally approved play area would meet the needs of residents in the immediate area. The use of the application site as a play area on a site which is closer to the main road could result in highway safety concerns and the fact that the site is also close to an area which is identified as a swale to cater for surface water run-off again raises general safety concerns to the detriment of its potential use as a play area.

In conclusion it is considered that the use of the application site for the provision of a single dwelling is acceptable and can be supported. It is recommended that the application be referred to the Authority's Legal Section for the drawing up of a S106 agreement in respect of a 10% commuted sum under policy S05 of the LDP. Once the legal agreement is completed it is recommended that the application be approved subject to conditions.

REASONS FOR REFERRAL:-

The local Ward Member, Cllr Meirion Davies requested the application be referred to the Development Management Committee for consideration for the following reasons:-

1. Because it's been built on a designated by-pass area which was allocated years ago.
2. More houses built than the original plan.
3. Third party objections, inc development impacting on highway safety, the land next to the proposed additional dwelling is a drainage area where problems have occurred with water running off the site and into gardens opposite.
4. At original planning submission land was supposed to be ring fenced by the developer as a recreational area for children to play which is desperately needed with the increasing families and children which have to play on the road.

RECOMMENDATION:

DEFER subject to completion of S106 agreement in respect of commuted sum contribution with powers to the Corporate and Lead Officer to approve the application subject to conditions once the legal agreement is complete.

2.4. A240772



Rhif y Cais / Application Reference	A240772
Derbyniwyd / Received	22-10-2024
Y Bwriad / Proposal	Cais cynllunio llawn ar gyfer ailwynebu ac ailwampio'r maes parcio presennol ynghyd â datblygiad preswyl a gwaith cysylltiedig
Lleoliad Safle / Site Location	Tir yn y maes parcio canolog, Ceinewydd, SA45 9QQ
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr Geraint Roberts (Barcud), Tŷ Canol House, Ffordd Croesawdy, Y Drenewydd, SY16 1AL
Asiant / Asiant	Mr Dylan Green (Asbri Planning), Asbri Planning Ltd, Uned 9, Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS

Y SAFLE A HANES CYNLLUNIO PERTHNASOL

Mae safle'r cais yn cyfeirio at dir yn y maes parcio canolog sydd wedi'i leoli yng Nghanolfan Gwasanaethau Gwledig Ceinewydd, fel y'i diffinnir gan y Cynllun Datblygu Lleol (CDLI). Mae'r safle yn ymestyn i oddeutu 2 hectar ac mae wedi'i leoli i'r de o'r gorllewin o ganol Ceinewydd mewn lleoliad cymharol uchel yn yr anheddiad. Mae topograffeg y safle yn afreolaidd ac, yn fras, yn cynnwys pedwar llwyfandir wedi'u cynnwys o fewn safle'r cais sy'n gweithredu fel maes parcio talu ac arddangos ar hyn o bryd a berchnogir ac a reolir gan yr ymgeisydd. Mae wyneb graean i'r maes parcio ac nid oes manau parcio wedi'u marcio; fodd bynnag, amcangyfrifir bod lle i oddeutu 200 o gerbydau yn y maes parcio.

Mae'r ffordd i mewn a'r ffordd allan o'r safle o Ffordd Towyn gyda'r maes parcio yn gweithredu system unffordd gan ddefnyddio dwy gyffordd i'r briffordd. Mae llwybr cyhoeddus 49/9 yn croesi'r safle i gyfeiriad gogledd/de trwy fynedfa balmantog fer oddi ar Ffordd Towyn, gyda'r llwybr yn croesi'r manau parcio ar y llwyfandir canolog cyn cysylltu â'r llwybr troed trwy'r dyffryn coediog i'r de.

Mae Capel Towyn sy'n Adeilad Rhestredig Gradd II wedi ei leoli i'r gogledd/gogledd-orllewin o'r safle a'r orsaf dân/ambiwylans i'r dwyrain. Mae coed aeddfed i'r de tra bod y tir yn union i'r gorllewin yn dir amaethyddol ac mae rhan helaeth o'r safle wedi'i ffinio gan goetir aeddfed a gwrychoedd. Yn ei bwynt agosaf mae'r safle dros 100m o Ardal Gadwraeth Ceinewydd ac nid yw wedi'i leoli o fewn Ardal Tirwedd Arbennig.

Mae safle'r cais wedi'i gynnwys o fewn rhan o safle H1001 Cynllun Datblygu Lleol (CDLI) Ceredigion sydd wedi'i ddyrannu ar gyfer tai. Mae safle'r cais yn ymestyn i 2 hectar o'r 7 hectar sydd wedi'i gynnwys yn y dyraniad cyfan, a nodir mai ei arwynebedd datblygadwy net yw 5.34 hectar.

Gwneir y cais yn dilyn trafodaethau cyn ymgeisio rhwng yr ymgeisydd a'r Awdurdod Cynllunio Lleol ar ddechrau 2024.

Hanes Cynllunio Perthnasol:

Mae un cais wedi cael ei gyflwyno yn ystod cyfnod y CDLI ar gyfer aildatblygu rhan o'r safle dyranedig (sydd, yn fras, yr un llain o dir sy'n cael ei ystyried ar hyn o bryd):

- A181235: Cynllunio Llawn – Ffurfioli'r maes parcio ar gyfer 124 o lefydd parcio, datblygiad preswyl i gynnwys 39 o anheddau, cadw'r annedd bresennol Bryneirin fel un annedd, a gwaith peirianyddol ac atodol cysylltiedig -- **GWRTHODWYD 30-09-2020**

Gwrthodwyd y cais ar sawl sail, sef trefniadau mynediad a threfn anaddas o fewn y safle, darpariaeth annigonol o fannau agored, strategaeth ddraenio annigonol, a diffyg gwybodaeth ynghylch darparu tai fforddiadwy.

MANYLION Y DATBLYGIAD

Cyflwynir y cais ar ran Gymdeithas Tai Barcud Cyf, landlord cymdeithasol cofrestredig, sy'n ceisio caniatâd cynllunio llawn ar gyfer datblygu 30 o dai fforddiadwy, cadw a ffurfioli 97 o lefydd parcio ceir cyhoeddus (gan gynnwys gwefru cerbydau trydan), ffurfioli'r mynediad priffyrdd ac i gerddwyr trwy'r safle i safonau mabwysiadwy, darparu manau agored cyhoeddus, a'r holl waith cysylltiedig.

Mae'r anheddau i'w darparu fel a ganlyn:

- 10 fflat 1 ystafell wely 2 berson (~52msg)
- 6 fflat 2 ystafell wely 3 pherson (~60sq.m)
- 10 tŷ 2 ystafell wely 4 person (~84msg)
- 4 tŷ 3 ystafell wely 5 person (~95msg)

Mae'r anheddau yn cael eu cynnig mewn dau fath o dŷ, fflatiau a thai pâr deulawr mewn dau lain ar wahân o'r safle datblygu gan ddefnyddio un mynediad trwy'r maes parcio cyhoeddus arfaethedig. Bydd y 14 o unedau pâr yn cael eu lleoli yn union i'r de o'r maes parcio bob ochr i'r ffordd y stad arfaethedig cyn ysgubo tua'r gorllewin i lwyfandir uwch lle bydd yr 16 fflat yn cael eu hadeiladu mewn 3 bloc tri llawr.

Mae'r tai pâr yn cael eu cynnig gyda thalcenni blaen a chefn (h.y. wedi'u cysylltu gan gafn canolog) o dan doeau llechi/teils ar oleddf ac wedi'u gorffen mewn rendr llyfn wedi'i baentio gyda phlithau brics/cerrig. Bwriedir i'r anheddau gael eu paentio mewn amrywiaeth o liwiau llachar yn ôl palet a ddarparwyd gyda drysau, ffenestri, nwyddau dŵr glaw a ffasiâu tebyg neu mewn gorffentiadau niwtral. Bydd pob

annedd yn elwa o lefydd parcio pwrpasol i'w ffryntiadau neu ochrau, manau amwynder preifat yn y cefn i gynnwys patio, ardaloedd wedi'u tirweddun naturiol, a phympiau gwres o'r aer, gyda phaneli solar ar eu toeau.

Bydd yr 16 fflat i'r gorllewin o'r safle yn cael eu darparu mewn 3 bloc tri llawr gyda dyluniad cyfoes, a bydd pob elfen fertigol yn cael ei ddarparu o dan doeau un goleddf sy'n wynebu'r de. Darperir yr unedau ar y llawr cyntaf a'r ail llawr yn bennaf, gyda 2 fflat yn cael eu darparu yn yr unedau llawr gwaelod mwyaf gogleddol a deheuol. Bydd yr unedau ar y llawr gwaelod yn darparu cyfleusterau parcio pwrpasol i breswylwyr o'r dreif a rennir.

Bwriedir i'r fflatiau fod o frics/cerrig ar y lloriau gwaelod a gorffeniad cladin i'r lloriau cyntaf a'u hail loriau o dan doeau dur lliw. Bydd mynediad i'r lloriau uchaf yn cael ei ddarparu gan deras allanol a rennir yng nghefn y blociau, a bydd gan bob fflat deras bach awyr agored yn wynebu'r gorllewin. Ar eu ffryntiadau bydd balconi Juliette sy'n wynebu tua'r môr ym mhob fflat llawr cyntaf ac ail llawr.

Bydd y maes parcio cyhoeddus arfaethedig yn cael ei adeiladu ar y tri llwyfandir sydd agosaf at fynediad y safle mewn adrannau gan ddarparu 27, 34 a 30 o lefydd yr un. Cynigir rhoi manau gwefru cerbydau trydan o fewn y datblygiad, fodd bynnag, dangosol yn unig yw nifer penodol y gorsafoedd a'u lleoliadau at ddibenion y cynllun. Byddai'r maes parcio yn parhau mewn perchnogaeth breifat ar ôl y datblygiad.

Byddai manau agored cyhoeddus yn cael eu darparu ar ffurf manau chwarae naturiol â chyfarpar a manau gwyrdd naturiol hygyrch cymunedol wedi'u lleoli mewn ardaloedd o amgylch y maes parcio.

Bydd draeniad dŵr budr yn cysylltu â'r brif garthffos a byddai dŵr wyneb yn cael ei drin gan systemau draenio cynaliadwy yn amodol ar gymeradwyaeth y Corff Cymeradwyo Draenio Cynaliadwy.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (Argraffiad 12, Chwefror 2024)
- TAN 2 Cynllunio a Thai Fforddiadwy (2006)
- TAN 5 Cynllunio a Chadwraeth Natur (2009)
- TAN12 Dylunio (2016)
- TAN18 Trafnidiaeth (2007)
- TAN20 Cynllunio a'r Gymraeg (2017)
- S01 Twf Cynaliadwy
- S03 Datblygu mewn Canolfannau Gwasanaethau Gwledig
- 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 Manau 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 Budd Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM08 Arwyddion Dwyieithog ac Enwau Lleoedd
- 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 Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- Cymuned a'r Iaith Gymraeg – Canllawiau Cynllunio Atodol 2015
- Manau Agored – Canllawiau Cynllunio Atodol Ebrill 2014
- Safonau Parcio CSC – Canllawiau Cynllunio Atodol 2015
- Aseiad Trafnidiaeth – Canllawiau Cynllunio Atodol 2015
- Yr Amgylchedd Adeiledig a Dylunio – Canllawiau Cynllunio Atodol 2015
- Tai Fforddiadwy – Canllawiau Cynllunio Atodol 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 arfer y swyddogaethau hynny ar ei ardal, a'r angen i wneud popeth y mae'n rhesymol iddo ei wneud i atal trosedd ac anhrefn yn ei ardal. Cafodd y dyletswydd hon ei hystyried wrth werthuso'r cais hwn. Bernir na fyddai unrhyw gynnydd arwyddocaol neu annerbyniol mewn trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oedran, anabledd, ailbennu rhywedd, beichiogrwydd a mamolaeth, hil, crefydd neu gred, rhyw, cyfeiriadedd rhywiol, priodas a phartneriaeth sifil. Mae rhoi sylw dyledus i hyrwyddo cydraddoldeb yn cynnwys:

- dileu neu leihau effaith yr anfanteision a ddiodefif gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i ateb anghenion pobl o grwpiau gwarchoddedig pan fydd y rhain yn wahanol i anghenion pobl eraill; ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu weithgareddau eraill os yw'r nifer sy'n cymryd rhan yn anghymesur o isel.

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth benderfynu'r cais hwn. Bernir nad yw'r datblygiad arfaethedig yn creu unrhyw oblygiadau arwyddocaol, neu effaith, ar bobl sydd â nodwedd warchoddedig, yn fwy nag unrhyw unigolyn 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 o fewn y Ddeddf. Mae'r adroddiad hwn wedi cael ei baratoi wrth ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodwyd yn Neddf 2015. Wrth wneud yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb gyfaddawdu gallu cenedlaethau'r dyfodol i ateb eu hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Tref Ceinewydd Town Council:

Mae Cyngor Tref Ceinewydd yn GWRTHWYNEBU'R cais am y rhesymau canlynol:

- Mae colli dros 200 o lefydd parcio yn niweidiol i ddiwydiant twristiaeth Ceinewydd sy'n groes i amcanion y Cyngor Tref yn ei gynllun lle, sef hyrwyddo twristiaeth gynaliadwy, gwarchod harddwch naturiol y dref, ac ar yr un pryd cefnogi busnesau lleol trwy gydol y flwyddyn.
- Prinder trafniadaeth gyhoeddus trwy Geinewydd yn enwedig ar y Sul a Gwyliau Banc i ddarparu ar gyfer y trigolion ychwanegol hynny sydd am ddefnyddio trafniadaeth gyhoeddus ar gyfer gwaith ac ati.
- A oes galw am anneddiadau 1 ystafell wely yng Ngheinewydd oherwydd datblygiad cyn Ysbyty Aberaeron sydd hefyd yn cynnig fflatiau 1 ystafell wely ac a fydd yn cael eu hadeiladu cyn y datblygiad hwn? Allwch chi gadarnhau y nifer ar y gofrestr tai sydd angen y fflatiau hyn yn Aberaeron a Cheinewydd?
- Mae Cyngor Tref Ceinewydd wedi cael gwybod ei bod yn anodd gosod fflatiau 2 ystafell wely? Ydy eiddo 2 ystafell wely wedi'u neilltuo (yn y mwyafrif helaeth o achosion) ar gyfer teuluoedd ac, yn bennaf, teuluoedd ifanc ar y gofrestr dai? Nid yw teuluoedd ifanc am gael eiddo heb erddi? (rydym yn cydnabod mai eisiau yw hwn ac nid angen ar gyfer y rhan fwyaf)
- Ni fyddai'r dreth ystafell wely yn cael ei heithrio ar gyfer aelwydydd sy'n byw mewn fflatiau 2 ystafell wely nes eu bod dros 65 oed, yn hanesyddol nid yw ymgeiswyr dros 65 oed am fyw yn uwch nag eiddo llawr gwaelod oherwydd symudedd?
- Oes unrhyw geisiadau gan aelwydydd â phlant sydd wedi tyfu i fyny ac sydd angen eiddo 2 ystafell wely (ar gyfer plentyn sy'n oedolyn) lle na fyddai'r ardd yn gymaint o broblem?

Priffyrdd:

Dim gwrthwynebiad yn ddarostyngedig i amodau.

Draenio Tir:

Angen cymeradwyaeth Systemau Draenio Cynaliadwy (SDCau)

Ecoleg:

Dim gwrthwynebiad yn ddarostyngedig i amodau.

Cyfoeth Naturiol Cymru:

Dim gwrthwynebiad yn ddarostyngedig i amodau.

Dŵr Cymru Welsh Water:

Dim gwrthwynebiad yn ddarostyngedig i amodau.

Hawliau Tramwy Cyhoeddus:

Mae llwybr troed 49/9 yn rhedeg trwy'r safle arfaethedig. Darperir nodiadau cynghori.

Derbyniwyd sylwadau gan 30 o unigolion (29 yn gwrthwynebu, 1 yn cefnogi) wedi'u crynhoi fel a ganlyn:

Gwrthwynebu:

- Effaith ar dwristiaeth a'r economi leol trwy golli darpariaeth parcio
- Pryderon llifogydd dŵr wyneb
- Effaith ar rywogaethau a warchodir a gwyrddni ar y safle
- Llygredd yn ystod y gwaith adeiladu a gollyngiadau i Fae Ceredigion
- Dyluniad anghydnaws â'r ardal teol
- Ymholiadau ynghylch pwy fydd yn byw yn yr anheddau

- Nid oes angen tai cymdeithasol ac nid ydynt yn briodol yng Ngheinewydd
- Nid oes angen llety 1 ystafell wely yng Ngheinewydd
- Effaith ar wasanaethau lleol (ysgolion, meddygon)
- Anghydfod rhwng cymdogion ynghylch hawliau tramwy i dir cyfagos
- Mae llawer o eiddo heb eu gwerthu yng Ngheinewydd

Cefnogi:

- Prinder tai fforddiadwy yn y sir
- Gall preswylwyr parhaol ychwanegol yng Ngheinewydd helpu'r economi, yn enwedig yn ystod y gaeaf
- Digonedd o lefydd parcio ar gael mewn mannau eraill yng Ngheinewydd
- Cefnogi defnyddio tir llwyd

CASGLIAD

Mae Adran 38(6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn datgan: "Os yw'r cynllun datblygu i'w ystyried at ddiben unrhyw benderfyniad sydd i'w wneud o dan y Deddfau Cynllunio, rhaid i'r penderfyniad fod yn unol â'r cynllun oni bai bod ystyriaeth berthnasol yn nodi fel arall".

Dyraniad Safle a'r Egwyddor Datblygu

Mae safle'r cais o fewn ffin anheddiad Canolfan Gwasanaethau Gwledig Ceinewydd ac yn rhan o ddyraniad H1001 ar gyfer tai a ddarparwyd gan Gynllun Datblygu Lleol (CDLI) Ceredigion.

Mae'r dyraniad cyfan yn ymestyn i oddeutu 6.98 hectar, gydag arwynebedd datblygadwy net o 5.34 hectar. Mae'r safle wedi'i ddyrannu er mwyn darparu tai cyffredinol gydag amcangyfrifed o 134 o unedau ac amcangyfrif o 26.8 uned o dai fforddiadwy sy'n cyfateb i ddwsedd canllaw o 25 uned yr hectar.

Mae rhan o'r safle yn faes parcio preifat ar hyn o bryd a nod yr Awdurdod Cynllunio Lleol yw cadw elfen o'r safle ar gyfer y defnydd hwnnw; yn wir, cyfeirir at y gofyniad hwn yn rhestr safleoedd a ddyrannwyd y CDLI. Mae mwy o dir wedi ei gynnwys yn y dyraniad safle nag sydd ei angen er mwyn sicrhau bod digon o hyblygrwydd i sicrhau datblygiad o ansawdd uchel sy'n cadw darpariaeth ar gyfer maes parcio sy'n hygyrch i'r cyhoedd. Mae'r maes parcio yn gyfleuster cymunedol pwysig ar gyfer ffyniant economaidd a bywiogrwydd y ganolfan gwasanaethau sydd wedi'i lleoli o fewn anheddiad arfordirol adeiledig gyda chyfleoedd parcio cyfyngedig. Mae'r galw am y maes parcio hefyd yn amrywio yn ôl y tymor twristiaeth.

Mae'r safle dan sylw yn y cais hwn yn cynnwys arwynebedd llai, sef cyfanswm o ryw 2 hectar. Mae'r tir yn y cais hwn yn cynnwys rhan ddwyreiniol y dyraniad ac felly'n agosaf at ffurf adeiledig y dref ac yn cyd-gyfuno â hi. Dyma'r rhan fwyaf gwastad y dyraniad, lle mae'r dyraniad ehangach i'r gorllewin yn cwrdd â llethr serth sy'n rhannu'r dyraniad yn ffisegol. Bydd y tir o fewn eithafion gorllewinol safle'r cais yn parhau heb ei ddatblygu, ond nid yw o reidrwydd yn cael ei ystyried wedi'i sterileiddio gan y datblygiad arfaethedig dan sylw. Fodd bynnag, fel y cytunwyd yn y cam cyn ymgeisio, mae'r ACLI yn cydnabod y cyfyngiadau sylweddol yn natblygiad gweddill y safle dyranedig ac felly'n cytuno mewn egwyddor i'r cais i'w ddatblygu'n rhannol.

Mae Polisi S01 Cynllun Datblygu Lleol Ceredigion 2007-2022 (CDLI) yn cyfeirio at 'Dwf Cynaliadwy' ac yn ceisio canolbwyntio datblygu ar ddarparu cymunedau cryfach, mwy cynaliadwy ar draws y sir. Wrth fabwysiadu'r CDLI, nododd y Polisi fod angen datblygu oddeutu 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 y CDLI 2007 -2022, cafodd 3527 o unedau eu caniatáu (1476 o fewn Aneddiadau Cyswllt a Lleoliadau Eraill), gyda 3228 o unedau wedi'u cwblhau (1431 o fewn Aneddiadau Cyswllt a Lleoliadau Eraill). Er mai dyddiad diwedd y CDLI oedd 31 Mawrth 2022, hwn fydd y Cynllun Datblygu o hyd ar gyfer Ceredigion hyd nes y caiff Cynllun newydd ei fabwysiadu.

Cyfanswm y gofyniad ar gyfer darparu tai yng Ngheinewydd fel y nodir yn y CDLI yw 151. Mae ffigurau monitro tai diweddaraf y CDLI o fis Tachwedd 2024 yn dangos bod 43 o anheddau wedi cael eu cwblhau o fewn y Ganolfan Gwasanaethau Gwledig gyda chaniatâd yn bodoli ar gyfer 22 o anheddau pellach. Felly, gan ystyried dymchweliadau ac addasiadau (-2) mae capasiti ar gyfer 88 o anheddau pellach yng Ngheinewydd.

Felly, ystyrir y byddai'r datblygiad arfaethedig yn cydymffurfio â Pholisïau S01 ac S02 y CDLI, ac mae'r egwyddor datblygu yn dderbyniol.

Gan fod hwn yn gais ar gyfer 100% tai fforddiadwy gan Landlord Cymdeithasol Cofrestredig, nid yw gofynion Polisi S05 yn berthnasol.

Mae'r egwyddor datblygu felly yn dderbyniol.

Mae'r maes parcio presennol yn cael ei weithredu'n breifat fel busnes masnachol ac felly nid oes gan yr Awdurdod Cynllunio Lleol na'r Cyngor unrhyw reolaeth dros ei weithrediad. Mewn perthynas â newid defnydd y tir sy'n arwain at gollu'n rhannol y ddarpariaeth barcio, mae dyraniad y safle yn gofyn am "Gyfran o'r safle i aros ar gyfer parcio ceir cyhoeddus" ac felly ystyrir bod y cynnig dan sylw yn cyd-fynd â dyheadau'r dynodiad, gan gadw a ffurfioli bron i 50% o'r capasiti presennol a nodir -- i gynnwys darparu pwyntiau gwefru cerbydau trydan. Dylid cydnabod hefyd y bydd yr holl anheddau arfaethedig yn elwa o'u mannau parcio dynodedig eu hunain.

O ystyried statws neilltuedig y tir a'r angen sylweddol am dai fforddiadwy, ystyrir nad yw'r golled rannol o le parcio yn gorbwyso'r budd cynllunio a nodwyd yn sgil y datblygiad.

O ran effaith y datblygiad ar wasanaethau lleol byddai rhoi caniatâd yn cynnal diffyg o 58 o anheddau o fewn yr anheddiad yn erbyn darpariaethau'r CDLI, ac felly ystyrir bod yr anheddiad a'i ddarpariaeth gwasanaeth yn gallu darparu ar gyfer y datblygiad.

Mae Polisi DM01 'Rheoli Effeithiau Datblygiad ar Gymunedau a'r Iaith Gymraeg' yn ei gwneud yn ofynnol i Asesiad Effaith Cymunedol ac Ieithyddol gael ei ddarparu mewn perthynas â datblygiadau tai o fewn Canolfannau Gwasanaethau lle byddai'r cyflenwad tai yn datblygu'n gyflymach na'r hyn a nodir yn y Datganiad Grŵp Aneddiadau.

Ni fyddai'r cyflenwad tai arfaethedig yn datblygu'n gyflymach na'r hyn y cyfeirir ato yn y Datganiad Grŵp Aneddiadau, ac felly ystyrir y gellir cyflenwi'r datblygiad heb gael unrhyw effaith negyddol ar broffil cymunedol ac ieithyddol Ceinewydd.

Cymysgedd Tai

Mae maen prawf 2 Polisi LU02 yn ei gwneud yn ofynnol i ddatblygiadau preswyl ddarparu cymysgedd o fathau a meintiau o anheddau. Mae'r datblygiad yn cynnig y cymysgedd tai canlynol:

- 10 fflat 1 ystafell wely 2 berson (~52msg)
- 6 fflat 2 ystafell wely 3 pherson (~60sq.m)
- 10 tŷ 2 ystafell wely 4 person (~84msg)
- 4 tŷ 3 ystafell wely 5 person (~95msg)

Yn dilyn trafodaethau yn y cam cyn ymgeisio a oedd yn cynnig fflatiau 1 ystafell wely yn unig, mae'r cymysgedd wedi cael ei ddiwygio i ddarparu 6 fflat 2 ystafell wely ar gyfer tri pherson. Ystyrir bod y cymysgedd cyffredinol o raddfa a darpariaethau yn briodol i ddarparu ar gyfer ystod eang o unigolion a theuluoedd sydd angen tai fforddiadwy.

Mae Uwch Swyddog Tai y Sir (Tai Fforddiadwy ac Arbenigol) wedi gwneud y sylwadau canlynol, yn gyntaf mewn perthynas â'r galw am eiddo 1 ystafell wely (a chan gyfeirio at y datblygiad sy'n mynd rhagddo yng nghynhyr Ysbyty Aberaeron):

- *Mae'r galw mwyaf yng Ngheredigion ar gyfer eiddo 1 ystafell wely ac mae'n dangos 245 yn "Rhanbarth" Aberaeron, a thros 1900 yn y Sir, a dim ond Bandiau A-C yw hynny.*
- *Cawn ein gwrthio'n gyson gan swyddogion Llywodraeth Cymru i fodloni'r galw heb ei fodloni ar gyfer eiddo 1 ystafell wely.*
- *Oherwydd y nifer cyfyngedig o stoc tai cymdeithasol a datblygiad diweddar yng Ngheinewydd, byddai'n ddilys i awgrymu nad yw llawer o'r bobl ar y gofrestr dai yn dewis Ceinewydd fel opsiwn gan eu bod yn meddwl ei fod yn annhebygol iawn y bydd eiddo ar gael yn yr ardal benodol honno. Mae'n ardal boblogaidd iawn i fyw ac os bydd tai ar gael rwy'n credu y bydd gormod o geisiadau amdanynt.*
- *Wedi trafod y galw gyda Barcud maen nhw'n sicr os yw eitem yn cael ei rhoi ar Facebook (neu ble bynnag) yn cadarnhau bod y fflatiau hyn ar gael, mae profiad yn dweud wrthynt y bydd pobl yn ciwio amdanynt!*
- *Cofiwch hefyd y bwriad i gymhwyso polisi gosod lleol sy'n blaenoriaethu ymgeiswyr o'r ardal gerllaw, gan ehangu dim ond os oes prinder ymgeiswyr.*

O ran y cymysgedd tai arfaethedig ehangach, gwnaeth y Swyddog y sylwadau canlynol:

- **10 fflat 1 ystafell wely 2 berson (~52msg)**
 - *Roedd y ffigyrau diwethaf yn dangos angen am 23 ar gyfer Ceinewydd yn benodol, a 122 ar gyfer Ceinewydd ac Aberaeron. Gan ein bod yn cynnig dim ond 10 ar gyfer Ceinewydd, mae'n ymddangos i mi ein bod ymhell o dan y ffigur a nodwyd ar gyfer y dref, a ddim yn gwneud unrhyw newid mawr i'r cyfanswm ar gyfer yr ardal ehangach. Mae'n werth nodi hefyd mai'r bwriad gwreiddiol oedd 16 a chafodd hyn ei leihau i 10 oherwydd pryderon lleol a thrafodaethau â'r Uwch Swyddog Tai (Cofrestr Tai).*
- **6 fflat 2 ystafell wely 3 pherson (~60sq.m)**
 - *Yr angen diwethaf a nodwyd ar gyfer cartrefi 2 ystafell wely yw 19 ar gyfer Ceinewydd, 38 ar gyfer Aberaeron ac 830 ar gyfer Ceredigion (Band A-C yn unig). Dim ond eiddo 1 ystafell wely sy'n cael eu darparu yn Aberaeron felly bydd yr unedau newydd yn deillio o'r cynllun hwn.*
- **10 tŷ 2 ystafell wely 4 person (~84msg)**
 - *Gweler uchod*
- **4 tŷ 3 ystafell wely 5 person (~95msg)**
 - *Yr angen diwethaf a nodwyd ar gyfer cartrefi 3 ystafell wely yw 6 ar gyfer Ceinewydd, 12 ar gyfer Aberaeron a 471 ar gyfer Ceredigion (Band A-C yn unig). Dim ond eiddo 1 ystafell wely sy'n cael eu darparu yn Aberaeron felly bydd yr unedau newydd yn deillio o'r cynllun hwn.*

I gloi, bydd y datblygiad arfaethedig yn gwneud cyfraniad bach ond pwysig o ran mynd i'r afael â'r angen sylweddol ac amlwg am dai fforddiadwy yng Ngheinewydd, ei rhanbarth, a'r sir ehangach.

Dwysedd Tai

O ran dwysedd tai, mae safle'r cais yn ei gyfanwydd yn cynnwys oddeutu 2 hectar; fodd bynnag, mae oddeutu 0.5 hectar o'r cyfanswm hwn yn cynnwys y llethrau serth a choediog ar ran orllewinol y safle sydd i'w gadw, ac felly nid yw'n cael ei ystyried yn rhan o'r arwynebedd datblygadwy, gan felly arwain at oddeutu 1.5 hectar o arwynebedd y gellir ei ddatblygu.

Yn seiliedig ar gyflenwi 30 uned, mae hyn yn cyfateb i ddwysedd o oddeutu 20 annedd fesul hectar sy'n yn is na'r dwysedd canllaw a ddarperir gan y dyraniad o 25 annedd fesul hectar.

Fodd bynnag, fel y cydnabyddir yn y rhestr o safleoedd dyranedig ac yn yr adroddiad hwn, mae'r ACLI yn cefnogi cadw maes parcio cyhoeddus o fewn y safle, yn cydnabod yr angen i ddarparu mannau agored cyhoeddus addas a llwybrau hygyrch trwy'r safle, ac yn ystyried trefn arfaethedig yr unedau preswyl er mwyn gwneud y defnydd gorau posibl o'r safle gan gydnabod ei gyfyngiadau topograffigol, lle y gall datblygiadau gael eu darparu'n ymarferol dim ond ar barseli ar wahân o'r safle cyfan heb ymgymryd â gweithrediadau peirianyddol mawr a fyddai'n bygwth hyfywedd y cynllun.

Ymhellach, byddai cynyddu'r dwysedd hwn yn debygol o gael ei gyflawni gan loriau ychwanegol i'r ffurf adeiledig arfaethedig a fyddai ynddo'i hun yn codi materion yn ymwneud â dyluniad ac effaith weledol y cynllun.

I gydnabod y materion a nodir uchod, mae'r ACLI yn ystyried bod y datblygiad o ddwysedd tai priodol i ddarparu tai fforddiadwy y mae mawr eu hangen, gan sicrhau yr un pryd ddarpariaethau digonol fel arall ar y safle o ran maes parcio cyhoeddus, mannau ~~25/09/20~~

cyhoeddus a hygyrchedd cerddwyr/cerbydau yn gyffredinol.

Tai Fforddiadwy

Gan fod y cais yn cael ei gyflwyno ar ran landlord cymdeithasol cofrestredig, nid yw'n ofynnol i'r ACLI gwblhau cytundeb A106 oherwydd gellir rheoli deiliadaeth yr anheddau yn ddigonol trwy amod cynllunio.

Dylunio, Effaith ar y Dirwedd a'r Effaith Weledol

Mae Polisi DM06 yn ei gwneud yn ofynnol i ddatblygiadau roi ystyriaeth lawn a chyfrannu'n gadarnhaol at gyd-destun ei leoliad a'i amgylchoedd. Mae'n hyrwyddo dylunio arloesol gan ystyried yr un pryd hynodrydd lleol o ran ffurf, dyluniad a deunyddiau, a rhaid ystyried cydlyniant y ffurf adeiledig o ran graddfa, uchder a chymesuredd wrth gyfeirio at batrymau'r safle presennol. Yn ogystal, mae Polisi DM17 yn datgan na ddylai datblygiad gael effaith niweidiol arwyddocaol ar ansawdd a chymeriad y dirwedd, boed hynny trwy ymwithiad gweledol, lleoliad ansensitif, defnyddiau anghydnavs, methu cyd-fynd neu wella'r tiffurf, neu golli nodweddion a phatrymau traddodiadol pwysig.

Dylid cydnabod yn gyntaf fod y rhan fwyaf o safle'r cais yn dir a ddatblygwyd o'r blaen (tir llwyd) lle mae'r llwyfandir a gynigir i ddarparu ar gyfer y datblygiad yn bodoli ac yn ffurfio rhan o'r maes parcio presennol. Ystyrir mai bach yw maint y gwyrddni presennol y mae angen ei symud ac felly ni ystyrir bod effaith weledol y golled hon o bwys sylweddol. Ymhellach, mae'r safle wedi'i leoli y tu allan i Ardal Gadwraeth Ceinewydd gan fwy na 100m, ac felly gellir ei ddatblygu heb niwed, yn amodol ar ystyriaethau penodol o ran dyluniad a graddfa.

O ran cymeriad gweledol a threfn y datblygiad arfaethedig, gan droi'n gyntaf at ffurfioli'r maes parcio mae'r ACLI o'r farn y byddai'r gwaith o fudd gweledol i'r ardal yn union cyfagos i'r anheddiad trwy ffurfioli'r ddarpariaeth bresennol a chynnwys manau gwyrdd o safon uchel yn yr ardal gerllaw. Bydd y maes parcio yn defnyddio'r lefelau tir presennol ac yn gwella hygyrchedd y ddarpariaeth i gerddwyr a cherbydau er budd defnyddwyr.

Gan droi at y tai pâr i'r de o'r safle, mae'r ACLI o'r farn bod yr anheddau o ffurf gymharol safonol, gan ddefnyddio dyluniad to ar oleddf er eu bod wedi'u gogwyddo'n wahanol i'r adeiladau mwy traddodiadol yn yr ardal leol. Yn dilyn sylwadau yn y cam cyn ymgeisio, mae mân newidiadau wedi cael eu gwneud yn unol â chynghor yr ACLI ynghylch dyluniad ffenestri, h.y. cynnwys bariau codi i adlewyrchu cymeriad mwy traddodiadol ac ychwanegu diddordeb at edrychiad gweledol yr anheddau.

At ei gilydd ystyrir bod ffurf a dyluniad y tai pâr o faint a graddfa briodol ac nid ydynt yn achosi pryder o ran niwed gweledol. Roedd palet deunyddiau yn rhoi manylion am nifer o opsiynau ar gyfer elfennau o'r dyluniad, gan gynnwys llechi/teils ar gyfer y toeau a brics/cerrig ar gyfer y plinthiau. Argymhellir bod amod yn cael ei osod yn ei gwneud yn ofynnol i'r manylion penodol hyn gael eu cyflwyno er mwyn sicrhau gorffeniad o ansawdd uchel a chydlynol ar gyfer yr anheddau.

O ran y fflatiau arfaethedig, mae eu lleoliad ar y llwyfandir uwch yn cynyddu eu gwelededd o fewn y dirwedd oddi amgylch o'i gymharu â gweddill y safle, ac felly dylid ystyried unrhyw effaith ehangach a all gael ei phrofi. Roedd trafodaethau yn ystod y cam cyn ymgeisio yn cydnabod natur gyfoes y dyluniad to un goleddf, ond derbyniwyd bod dyluniad o'r fath yn sicrhau bod uchder y datblygiad yn cael ei gadw mor isel â phosibl o fewn y dirwedd. Mae'r dyluniad modern yn fuddiol gan ei fod yn gwahaniaethu'n amlwg rhwng ffurf adeiledig draddodiadol a mwy cyfoes yn yr anheddiad; yn yr achos hwn wedi'i leoli i ffwrdd o'r Ardal Gadwraeth gan sicrhau dim niwed i ardaloedd dynodedig.

Mynegwyd pryderon ynglŷn â'r grisiau allanol a'r terasau yng nghefn yr adeiladau ar sail eu heffaith ar edrychiad yr adeiladau yn ogystal ag eglurder y datblygiad i drigolion, gan awgrymu y byddai ymgorffori'r grisiau o fewn yr adeiladau yn well. Mae dogfennau a gyflwynwyd yn datgan bod opsiynau o'r fath wedi cael eu hystyried, fodd bynnag, byddai'r canlyniad terfynol yn cael effaith niweidiol ar raddfa a maint yr adeiladau ar draul y dyluniad cyffredinol. Ar y sail hon, mae'r ACLI yn derbyn y rhesymau a roddwyd ac yn ystyried bod cyfiawnhad priodol wedi'i roi dros y dyluniad fel y'i cyflwynwyd.

Mae Asesiad o'r Effaith ar y Dirwedd a'r Effaith Weledol wedi'i ddarparu i archwilio effaith weledol y datblygiad ymhellach. Mae'r asesiad yn cydnabod statws dyranedig y tir, ei statws fel tir a ddatblygwyd o'r blaen, ei berthynas uniongyrchol â ffurf drefol yr anheddiad, ac unrhyw effaith yn sgil dymchwel coed/llystyfiant a phlannu. Daw i'r casgliad na fyddai datblygiad y tir yn anghyson ac y byddai'n amlwg yn cael ei ddarllen fel rhan o'i gyd-destun trefol. Mae'r datblygiad yn defnyddio lefelau'r safle presennol i sicrhau nad oes unrhyw newid sylweddol i gymeriad yr ardal, a gall unrhyw golled bach o goed/llwyni gael ei liniaru'n ddigonol er mwyn sicrhau strydun deniadol o ansawdd uchel.

I gloi, bydd ffurfioli'r maes parcio yn arwain at welliant gweledol i'r cyfleuster presennol ac yn darparu ar gyfer ymgorffori seilwaith gwyrdd yn well yn y cyfleuster cyhoeddus. O ran y datblygiad preswyl, mae'r dyluniad arfaethedig yn ymgorffori cymysgedd priodol o ffurfiau traddodiadol gan hyrwyddo dyluniad cyfoes yr un pryd na fydd yn gwrthdaro'n niweidiol â chymeriad y ffurf adeiledig amrywiol oddi amgylch. Mae'r safle wedi'i leoli i ffwrdd o Ardal Gadwraeth Ceinewydd ac felly gellir darparu ar ei gyfer, yn unol â DM06, DM17 a DM19.

Effaith ar Leoliad Adeiladau Rhestredig

Er ei fod y tu allan i'r Ardal Gadwraeth, ystyrir bod y safle wedi'i leoli o fewn amgylchedd un Adeilad Rhestredig, sef Capel Annibynol Tywyn sy'n Adeilad Rhestredig Gradd II i'r gogledd-orllewin o'r safle.

Gan gyfeirio at y golygfannau a ddarperir yn yr Asesiad o'r Effaith ar y Dirwedd a'r Effaith Weledol, ystyrir bod gwelededd rhwng yr Adeilad Rhestredig a safle'r cais yn gyfyngedig oherwydd datblygiad adeiledig sy'n torri ar ei draws a choed aeddfed. Ymhellach, mae lleoliad yr anheddau ar gyrion deheuol a gorllewinol y safle yn golygu bod y rhan fwyaf o'r gwelededd i ac o'r maes parcio presennol/wedi'i ffurfioli pan edrychir arno o'r Adeilad Rhestredig.

Felly, ar sail cadw'r tirweddau a'r seilwaith gwyrdd presennol i ffin ogleddol y safle, ni ragwelir unrhyw effaith niweidiol arwyddocaol ar yr Adeilad Rhestredig a gellir darparu ar gyfer y datblygiad.

Mannau Agored Cyhoeddus

Byddai'r datblygiad arfaethedig yn arwain at greu 54 ystafell wely, ac felly mae angen darparu manau cyhoeddus yn unol â'r meincnodau a nodir gan Gyngor Cefn Gwlad Cymru 'Arweinlyfr Mannau Gwyrdd' (Cyfoeth Naturiol Cymru bellach) a safonau Fields in Trust. Mae

Canllawiau Cynllunio Atodol Mannau Agored Ceredigion yn rhoi rhagor o eglurder ynghylch y ddarpariaeth o fannau agored sy'n ofynnol, a nodir fel 2.8 hectar fesul 1000 o bobl. Mae'r fformiwla ar gyfer cyfrifo cyfanswm y manau agored sy'n ofynnol fel a ganlyn:

2.8 hectar y 1000 o'r boblogaeth 2.8 hectar/1000 * nifer yr ystafelloedd gwely = cyfanswm manau agored

2.8 hectar/1000 * 54 = 0.1512 hectar neu 1512 metr sgwâr

Mae'r datblygiad yn darparu 1,110 metr sgwâr o Fannau Agored Cyhoeddus ar ffurf 317 metr sgwâr o fannau chwarae naturiol â chyfarpar a 793 metr sgwâr o fannau gwyrdd naturiol hygyrch i'r gymuned.

Mae'r dogfennau a gyflwynwyd yn egluro bod 230 metr sgwâr ychwanegol o Fannau Agored Cyhoeddus wedi'i gynnwys yn y cynllun cychwynnol fel y trafodwyd yn y cam cyn ymgeisio, fodd bynnag, ar ôl cynnal y broses ymgynghori cyn ymgeisio statudol, roedd y mwyafrif o'r gymuned yn gryf o blaid ceisio cadw cymaint o lefydd parcio cyhoeddus â phosibl i gefnogi anghenion lleol. Felly, mae'r llwyfandir isaf yng nghornel ogledd-ddwyreiniol y safle wedi cael ei ddiwygio i ddarparu 27 o lefydd parcio ychwanegol yn lle 230 metr sgwâr o Fannau Agored Cyhoeddus mewn ymateb i'r broses ymgynghori cyn ymgeisio.

Er bod y ffigur hwn yn is na'r gofyniad a nodwyd, mae Canllawiau Cynllunio Atodol Mannau Agored Ceredigion yn glir bod manau gwyrdd ac agored nad ydynt efallai'n cael eu cydnabod yn aml am eu cyfraniad pwysig at y ddarpariaeth gyffredinol o fannau agored. Mae ardaloedd o'r fath yn cynnwys gerddi preifat, glannau afonydd, rhandiroedd, llwybrau beicio a llwybrau i gerddwyr a mynwentydd sydd i gyd yn amgylcheddau pwysig ac yn cynnig naill ai mynediad i fan agored neu deimlad o fod o fewn neu gael eich amgylchynu gan fan 'gwyrdd'. Yn yr achos hwn, bydd y safle yn cadw gwyrddni sylweddol na fydd o bosibl yn cael ei ddarparu fel man gwyrdd swyddogaethol, serch hynny, bydd yn cyfrannu at amgylchedd cyffredinol yr ardal.

Ymhellach, mae'r safle wedi ei leoli'n gynaliadwy yn yr anheddiad ac o fewn pellter cerdded byr i gyrtiau tennis, cae pêl-droed/chwaraeon, clwb bowlio, a lle chwarae i blant o fewn 150m i fynediad y safle, a gellir cydnabod bod darparu manau agored swyddogaethol, o ansawdd uchel yn cael ei lesteirio i'r un graddau gan dopograffeg anodd y safle. Felly, i gydnabod y ddarpariaethau presennol gerllaw, ac fel diwygiad a wnaed mewn ymateb i gynrychiolaeth gymunedol, mae'r ACLI o'r farn bod y ddarpariaeth o Fannau Agored Cyhoeddus arfaethedig yn dderbyniol yn unol â LU24.

Priffyrdd

Mae Polisi DM03 yn cynghori y bydd y datblygiad wedi'i leoli er mwyn lleihau'r angen i deithio ac mae'n nodi y dylid darparu manau parcio fel rhan o gynigion datblygu yn unol â Chanllawiau Cynllunio Atodol Safonau Parcio Ceredigion.

Mae Polisi DM04 yn tynnu sylw ymgeiswyr at yr angen i wneud y mwyafrif o'r cyfleoedd ar gyfer cerdded, beicio a defnyddio trafnidiaeth gyhoeddus. Dylid cyflawni hyn trwy ddarparu cysylltiadau â llwybrau presennol o ddatblygiadau newydd, adfer seilwaith nad yw'n cael ei ddefnyddio mwyach lle bydd yn gwasanaethu'r datblygiad newydd mewn ffordd gynaliadwy, a darparu iechyd ac ansawdd bywyd gwell trwy ymgorffori nodweddion yn y datblygiad sy'n manteisio ar gysylltiadau â dulliau teithio heb gar.

Nid yw'r Awdurdod Priffyrdd Lleol wedi mynegi unrhyw wrthwynebiad yn ddarostyngedig i amodau sy'n ymwneud â chyflwyno Cynllun Safle Adeiladu a Rheoli Traffig, sicrhau Gorchymyn Rheoleiddio Traffig, a ffurfio ffordd ystâd i safonau mabwysiadwy gyda ddarpariaeth briodol ar gyfer preswylwyr ac ymwelwyr yn cael ei ddarparu o fewn amserlen briodol. Mae mân newidiadau wedi cael eu cytuno yn ystod y cais i sicrhau bod llwybrau i gerddwyr trwy'r safle yn ymarferol ac yn gwneud y defnydd gorau o'r llwybrau presennol trwy'r safle, sef trwy wneud gwelliannau i'r hawl tramwy cyhoeddus sy'n torri ar draws y safle.

Ystyriwch y gellir rhoi sylw i ofynion yr Awdurdod Priffyrdd Lleol trwy gael amodau cynllunio wedi'u geirio'n ddigonol.

Draenio Dŵr Wyneb a Dŵr Budr

O ran dŵr wyneb, mae adroddiad strategaeth ddraenio wedi'i ddarparu i nodi y bydd y datblygiad yn cyfathrebu â'r rhwydwaith draenio dŵr wyneb presennol gyda systemau storio gwanhau i'w ddarparu cyn gollwng rheoledig trwy ardaloedd bio-gadw, pafin athraidd a systemau storio gwanhau geo-gellol.

Bydd angen cymeradwyaeth SDCau ar gyfer y datblygiad cyn dechrau unrhyw waith ar y safle, gan Gorff Cymeradwyo Draenio Cynaliadwy Ceredigion. Bydd gwybodaeth yn cael ei chynnwys ar unrhyw ganiatâd i gynghori ac felly gellir ymdrin yn ddigonol â phob mater sy'n ymwneud â dŵr wyneb trwy'r broses Corff Cymeradwyo Draenio.

O ran dŵr budr, nid yw Dŵr Cymru Welsh Water wedi gwrthwynebu mewn egwyddor i'r datblygiad yn gollwng i'r garthffos gyhoeddus, yn amodol ar ganiatadau priodol. Mae Dŵr Cymru hefyd yn cadarnhau bod capasiti ar gael ar hyn o bryd yn y cyflenwad dŵr i ddarparu ar gyfer y datblygiad.

Bydd nodiadau cynghori DCWW yn rhoi gwybodaeth am unrhyw ganiatâd.

Safleoedd Gwarchoddedig

Mae Asesiad Rheoliadau Cynefinoedd wedi'i gynnal yn unol â Rheoliad 63 o Reoliadau Gwarchod Cynefinoedd a Rhywogaethau 2017 mewn perthynas ag ACAu Bae Ceredigion a Gorllewin Cymru Forol a SoDdGA Aberarth-Carreg Wylan, gydag Asesiad Priodol llawn yn ofynnol ar gyfer y cyntaf.

Yn unol â chynghor Cyfoeth Naturiol Cymru (CNC), daw'r Ecolegydd Cynllunio i'r casgliad, yn amodol ar gyflwyno Cynllun Rheoli Amgylcheddol Adeiladu wedi'i sicrhau gan amod, ei bod yn annhebygol y bydd effeithiau niweidiol arwyddocaol ar yr ACAu.

Bioamrywiaeth a Seilwaith Gwyrdd

Mae Cynllun Tirweddu, Asesiad Risg Biddiogelwch, Datganiad Seilwaith Gwyrdd, Asesiad Ecolegol Rhagarweiniol, Cynllun Lliniaru Ymlusgiaid, Arolwg Coed, ac Adroddiad Geotechnegol a Geoamgylcheddol yn cyd-fynd â'r cais.

Mae'r dirwedd nodedig bresennol a'r nodweddion Seilwaith Gwyrdd yn cynnwys y llethrau coediog sy'n rhannu'r manau parhau, y coetir i'r

de ac ardal sylweddol o brysgwydd i'r gorllewin o'r llwyfandir uchaf. Mae'r nodweddion hyn yn rhan bwysig o'r rhwydwaith Seilwaith Gwyrdd ac ecolegol presennol, ac maent hefyd yn darparu sgrinio gwerthfawr i'r datblygiad o olygfeydd allweddol. Bydd y mwyafrif o'r nodweddion presennol hyn yn cael eu cadw.

Bydd y safle'n cael ei wella trwy blannu coed brodorol newydd yn ogystal â gwrychoedd brodorol, plannu strwythurau brodorol, llwyni newydd, planhigion sy'n adnabyddus am eu gwerth i fywyd gwyllt, cymysgeddau o blanhigion gwlyptir a mathau eraill o gynefin.

Mae'r Ecolegydd Cynllunio yn fodlon â'r wybodaeth a ddarparwyd ac nid yw'n gwrthwynebu yn ddarostyngedig i amodau yn ymwneud â sicrhau'r mesurau a amlinellir yn y dogfennau a gyflwynwyd.

Hawliau Tramwy Cyhoeddus

Mae Swyddog Tir Comin a Mynediad y sir wedi nodi'r Hawliau Tramwy Cyhoeddus sy'n croeso ar draws y safle, sef Llwybr Troed 49/9, ac yn rhoi cyngor i'r datblygwr y dylai aros ar agor ac ar gael bob amser oni bai bod Gorchymyn Rheoleiddio Traffig yn cael ei gymeradwyo.

Cynigir cadw'r Hawliau Tramwy Cyhoeddus trwy'r safle a'i ffurfioli trwy gyswllt llwybr troed 2m o led i droedffyrdd newydd ym mynediad y safle yn rhedeg wedi hynny tua'r de i bwynt mynediad presennol ar ffin y safle.

Bydd sylwadau'r Swyddog yn cael eu cynnwys fel gwybodaeth ar unrhyw ganiatâd.

Ymateb i wrthwynebiadau

Sylwadau'r ACLI mewn print trwm:

- Effaith ar dwristiaeth a'r economi leol trwy golli darpariaeth parcio
 - **Wedi cael sylw o dan 'Egwyddor Datblygu'**
- Pryderon llifogydd dŵr wyneb
 - **Wedi cael sylw o dan 'Draenio Dŵr Wyneb a Dŵr Budr'**
- Effaith ar rywogaethau a warchodir a gwyrddni ar y safle
 - **Wedi cael sylw o dan 'Bioamrywiaeth a Seilwaith Gwyrdd'**
- Llygredd yn ystod y gwaith adeiladu a chael ei ollwng i Fae Ceredigion
 - **Wedi cael sylw 'Safleoedd Gwarchoddedig'**
- Dyluniad anghydnaws â'r ardal leol
 - **Wedi cael sylw o dan 'Dylunio, Effaith ar y Dirwedd a'r Effaith Weledol'**
- Effaith ar wasanaethau lleol (ysgolion, meddygon)
 - **Wedi cael sylw o dan 'Egwyddor Datblygu'**
- Nid oes angen tai cymdeithasol ac nid yw'n briodol yng Ngheinewydd a dim angen llety 1 ystafell wely yng Ngheinewydd
 - **Wedi cael sylw o dan 'Cymysgedd a Dwysedd Tai'**
- Ymholiadau ynghylch pwy fydd yn byw yn yr anheddau
 - **Byddant yn cael eu meddiannu gan unigolion cymwys sydd angen tai fforddiadwy**
- Anghydfod rhwng cymdogion ynghylch hawliau tramwy i dir cyfagos
 - **Mater sifil yw hwn**
- Mae llawer o eiddo heb eu gwerthu yng Ngheinewydd
 - **Mae'r eiddo hyn yn eiddo gwerth uchel yn bennaf ac ni allant mynd i'r afael â'r angen am dai fforddiadwy**

ARGYMHELLIAD:

Cymeradwyo yn ddarostyngedig i amodau

MAE'R CAIS HWN AR GYFER DATBLYGIAD MAWR AC FELLY CYFEIRIO'R CAIS AT Y PWYLLGOR RHEOLI DATBLYGU YN UNOL Â CHYNLLUN DIRPRWYO'R CYNGOR

Rhif y Cais / Application Reference	A240772
Derbyniwyd / Received	22-10-2024
Y Bwriad / Proposal	Full planning application for the proposed resurfacing and reconfiguration of existing car park together with residential development and associated works
Lleoliad Safle / Site Location	Land At Central Car Park, New Quay, SA45 9QQ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Geraint Roberts (Barcud), Ty Canol House Ffordd Croesawdy, Newtown, SY16 1AL
Asiant / Agent	Mr Dylan Green (Asbri Planning), Asbri Planning Ltd, Unit 9, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to land at Central Car Park located within the Rural Service Centre of New Quay, as defined by the LDP. The site extends to approx. 2ha and is located to the south and west of the centre of New Quay, occupying a relatively elevated position in the settlement. The site is irregular in its topography, broadly comprising of four plateaus contained within the application site which currently operate as a pay and display car park that is owned and managed by the applicant. The car park is gravel surfaced and there are no marked parking bays; however, it is estimated that the car park has the capacity to accommodate approximately 200 vehicles.

Access and egress to the site is afforded from Towyn Road, with the car-park operating a one-way system utilising two junctions onto the highway. Public footpath 49/9 crosses the site in a north/south direction via a short, paved access off Towyn Road with the route crossing the parking areas on the central plateau before connecting to the footpath through the wooded valley to the south.

The Grade II Listed Towyn Chapel is located to the north / northwest of the site and the fire / ambulance station to the east. Mature trees lie to the south, whilst the land immediately to the west comprises of agricultural land with much of the site bound by mature woodland and hedgerows. At its nearest point, the site lies over 100m from the New Quay Conservation Area and is not located within a Special Landscape Area (SLA).

The application site is comprised within part of site H1001 of the Ceredigion Local Development Plan (LDP) which is allocated for housing. The application site extends to ~2ha of the ~7ha contained within the overall allocation, of which its net developable area is stated to be 5.34ha.

The application is made following pre-application discussions held between the applicant and Local Planning Authority in early 2024.

Relevant Planning History:

A single application has come forward in the LDP period for the re-development of part of the allocated site (broadly comprising the same parcel of land currently under consideration):

- A181235: Full Planning -- The formalisation of the car park for 124 spaces, the residential development of 39 dwellings, the retention of the existing dwelling Bryneirin as a single dwelling and associated engineering and ancillary works -- **REFUSED 30-09-2020**

The application was refused on several grounds, namely due to inappropriate access and layout arrangements within the site, inadequate open space provision, an inadequate drainage strategy, and lack of information on the provision of affordable housing.

DETAILS OF DEVELOPMENT

The application is submitted on behalf of Barcud Cyf. Housing Association -- a registered social landlord -- seeking full planning permission for the development of 30no. affordable dwellings, the retention and formalisation of 97no public car parking spaces (incl EV charging), the formalisation of highway and pedestrian access through the site to adoptable standards, the provision of public open space, and all associated works.

The dwellings are to be provided as follows:

- 10no 1-Bed 2-Person Flats (~52sq.m)
- 6no 2-Bed 3-Person Flats (~60sq.m)
- 10no 2-Bed 4-Person Houses (~84sq.m)
- 4no 3-Bed 5-Person Houses (~95sq.m)

The dwellings are proposed in two house types -- flats and two-storey semi-detached dwellings -- in two separate parcels of the development site utilising a single access derived through the proposed public car park. The 14no semi-detached units will be located to the immediate south of the car park at each side of the proposed estate road before sweeping westward to a higher plateau where the 16no flats are to be accommodated in 3no three-storey blocks.

The semi-detached dwellings are proposed with front and rear-facing gables (i.e. attached by a central valley) under pitched slate/tile roofs and finished in smooth painted render with brick/stone plinths. The dwellings are proposed to be painted in a variety of bright colours to a provided palette with doors, windows, rainwater goods and fascias to match or in neutral finishes. Each dwelling will benefit from dedicated parking spaces to their frontages or sides, private rear amenity spaces to include patio, naturally landscaped areas, and air sources heat pumps (ASHP) with solar panels to their roofs.

The 16no flats to the west of the site shall be provided in 3no three-storey blocks to a contemporary design, with each vertical element provided under south-facing monopitched roofs. The units are provided predominantly at first and second floors, with 2no flats provided at the northern and southern-most ground-floor units. The ground-floors shall otherwise provide dedicated resident parking facilities from the

shared driveway access.

The flats are proposed in brick/stone to their ground floors and cladding finish to their first and second storeys under coloured steel roofs. Access to the upper floors is to be provided by a shared external terrace to the rear of the blocks with each flat provided a small outdoor terrace facing west. To their frontages, each first and second storey flat is provided a seaward-facing Juliette balcony.

The proposed public car park will be constructed on three plateaus nearest the site entrance in sections providing 27, 34 and 30 spaces respectively. Electric vehicle charging stations are proposed within the development, however the specific number of stations and their locations are only indicative for the purposes of the plan. The car park would remain in private ownership post-development.

Public open space would be provided in the form of both equipped natural play space and community accessible natural green space located in areas around the car park.

Foul drainage is to connect to the main sewer and surface water would be treated by sustainable drainage systems subject to SAB approval.

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)
- TAN18 Transport (2007)
- TAN20 Planning and the Welsh Language (2017)
- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- 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
- 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 Tref Cei Newydd Town Council:

New Quay Town Council OBJECT to the application for the following reasons:

- *The loss of parking of over 200 spaces is detrimental to New Quay's tourism industry which is contrary to the objectives of the Town Council in its place plan, which is to promote sustainable tourism, preserving the town's natural beauty while supporting local businesses year-round*
- *The lack of public transport through New Quay especially on Sundays and Bank Holiday to cater for these additional residents who wish to use public transport for work etc.*
- *Is there a demand for 1 beds in NQ due to the Old Aberaeron Hospital Development which also has 1 bed flats available and will be built prior to this development? Can you confirm the number of the housing register that require these flats in both Aberaeron and New Quay?*
- *NQTC have been informed that it's difficult to let 2bed flats? Are 2 bed properties identified (in the vast majority) for families and, in the main, young families on the housing register? Young families do not want properties without gardens? (we recognise this is a want not a need for most)*
- *The bedroom tax wouldn't become exempt for households who live in 2 bed flats until they are over 65 – historically, applicants over 65 do not want to live above ground floor properties, due to mobility?*
- *Are there any applications from households with grown up children requiring a 2 bed (for an adult child) where the garden would not be such an issue?*

Highways:

No objection subject to conditions

Land Drainage:

SuDS Approval required.

Ecology:

No objection subject to conditions

Natural Resources Wales:

No objection subject to conditions

Dwr Cymru Welsh Water:

No objection subject to conditions

Public Rights of Way:

Footpath 49/9 runs through the proposed site. Advisory notes provided.

Representations were received from 30 individuals (29 in objection, 1 in support) -- summarised as follows:

In objection:

- Impact to tourism and local economy by loss of parking provision
- Surface water flooding concerns
- Impact to protected species and greenery on-site
- Pollution during construction and discharged into Cardigan Bay
- Design out-of-keeping with local area
- Queries over who will reside in the dwellings
- Social housing not needed nor appropriate in NQ
- 1-bed accommodation not needed in NQ
- Impact to local services (schools, doctors)
- Neighbour dispute over right of way to adjoining land
- There are many unsold properties in NQ

In support:

- Shortage of affordable housing in County
- Additional permanent residents in NQ may help economy -- especially in winter
- Ample car parking available elsewhere in NQ
- Use of brownfield land should be supported

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".

Site Allocation and Principle of Development

The application site falls within the settlement boundary of the Rural Service Centre of New Quay and forms part of the H1001 allocation for housing provided by the Ceredigion Local Development Plan (LDP).

In total, the allocation extends to around 6.98 hectares, with a net developable area of 5.34 hectares. The site has been allocated in order to provide general housing of estimated yield 134 units with an estimated affordable housing yield of 26.8 units -- equating to a guide density of 25 units per hectare.

Part of the site is currently a privately operated car park and it is the Local Planning Authority's aim that an element of the site is retained for this use -- indeed, this requirement is referred to within the LDP's allocated sites schedule. More land has been included in the site allocation than is required in order to ensure that there is enough flexibility to ensure a high quality development which retains a provision for publicly accessible car parking. The car park is an important community facility for the economic prosperity and vitality of the service centre, which is located within a built-up coastal settlement with limited parking opportunities. The demand for the car park facility also fluctuates with the tourist season.

The site which is the subject of this application comprises of a lesser area, amounting to some 2 hectares in total. The land in this application comprises of the eastern part of the allocation and is consequently closest to and co-joins the built form of the town. It is the flattest part of the allocation, where the wider allocation to the west meets an aggressive slope which splits the allocation physically. The land within the western extremities of the application site will remain undeveloped but is not necessarily considered to be sterilised by the proposed development at hand -- however, as was agreed at pre-application stage, the LPA acknowledges the significant constraints in the development of the remainder of the allocated site and thus is amenable in principle to its partial development as is applied for.

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 31st March 2022, it will continue to be the Development Plan for Ceredigion until a Replacement Plan is adopted.

The total requirement for housing delivery within New Quay as set out in the LDP is 151. The latest LDP housing monitoring figures from November 2024 shows that 43 dwellings have been completed within the RSC with extant permission for a further 22 dwellings. Therefore, accounting for demolitions and conversions (-2) there is capacity for a further 88 dwellings in New Quay.

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.

As this is an application of 100% Affordable Housing by a Registered Social Landlord, Policy S05 requirements do not apply.

The principle of development is therefore acceptable.

The existing car park is operated privately as a commercial business and therefore the Local Planning Authority nor Council has no control over its operation. In respect of the change of use of the land resulting in the partial loss of parking provision, the site's allocation requires a "*Proportion of the site to remain for public car parking*" and therefore the proposal at hand is considered to accord with the aspirations of the allocation, retaining and formalising almost 50% of the stated current capacity -- to include the provision of EV charging points. It should also be acknowledged that all proposed dwellings will benefit from their own allocated parking.

Given the allocated status of the land and the significant need for affordable housing, it is considered that the partial loss of parking capacity does not outweigh the identified planning gain brought by the development.

In respect of the development's impact on local services -- the grant of permission would maintain a 58 dwelling shortfall within the settlement against the provisions of the LDP and thus it is considered that the settlement and its service provision is able to accommodate the development.

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 New Quay.

Housing Mix

Criterion 2 of Policy LU02 requires residential developments to provide a mix of dwelling types and sizes. The development proposes the following housing mix:

- 10no 1-Bed 2-Person Flats (~52sq.m)
- 6no 2-Bed 3-Person Flats (~60sq.m)
- 10no 2-Bed 4-Person Houses (~84sq.m)
- 4no 3-Bed 5-Person Houses (~95sq.m)

Following discussions at pre-application stage which proposed only 1-bed flats, the mix has been amended to provide 6no 2-bed flats catering for three persons. It is considered that the overall mix of scale and provisions is appropriate to cater to a wide-range of individuals and families in affordable housing need.

The County's Senior Housing Officer (Affordable and Specialist Housing) has provided the following comments -- first in respect of the demand for 1-bed properties (and with reference to the ongoing development at the former Aberaeron Hospital):

- *The greatest demand in Ceredigion is for 1 bedroom properties – and shows 245 in the Aberaeron “Region”, and over 1900 in the County, and that is only Bands A-C.*
- *We are constantly pushed by Welsh Government officers to meet the unsatisfied demand for 1 bedroom properties.*
- *Due to the limited number of social housing stock and recent development in New Quay it would be valid to suggest a lot of the people on the housing register don't select New Quay as an option as they think that is very unlikely to be availability in that specific area. It is very desirable area to live and I believe if housing becomes available then it will be over subscribed.*
- *Having discussed the demand with Barcud they are very confident when we they put an item on Facebook (or wherever) confirming the availability of these flats, experience tells us that people will be queuing for them!*
- *Please also have in mind the intention to apply a local lettings policy, which prioritises the applicants from the immediate area, only widening out if there is a shortage of applicants.*

In respect of the wider proposed housing mix, the Officer provided the following comments:

- **10no 1-Bed 2-Person Flats (~52sq.m)**
 - *The last figures showed a need of 23 for New Quay specifically, and 122 for New Quay and Aberaeron. Since we are proposing just 10 for New Quay, it seems to me that we are comfortably under the identified figure for the town, and hardly make a dent in the total for the wider area. Also worth noting the original proposal was 16 and this was reduced to 10 due to local concerns and discussions with the Senior Housing Officer (Housing Register).*
- **6no 2-Bed 3-Person Flats (~60sq.m)**
 - *The last identified need for 2 bedroom homes is 19 for New Quay, 38 for Aberaeron and 830 for Ceredigion (Band A-C only). There are only 1 bed properties being provided in Aberaeron so the new units will result from this scheme.*
- **10no 2-Bed 4-Person Houses (~84sq.m)**
 - *See above*
- **4no 3-Bed 5-Person Houses (~95sq.m)**
 - *The last identified need for 3 bedroom homes is 6 for New Quay, 12 for Aberaeron and 471 for Ceredigion (Band A-C only). There are only 1 bed properties being provided in Aberaeron so the new units will result from this scheme.*

In conclusion, the proposed development will make a comparatively minor but important contribution in addressing the clearly established and significant need for affordable housing within New Quay, its region, and the wider county.

Housing Density

In respect of housing density, the application site as a whole comprises approximately 2ha; however, approx. 0.5ha of this total comprises the steep and wooded banking to the western portion of the site which is to be retained and is therefore not considered to comprise part of the developable area -- thus resulting in around 1.5ha developable area.

Based on the delivery of 30 units, this equates to a density of circa 20 dwellings per hectare -- below that of the guide density provided by the allocation of 25 dwelling per hectare.

However, as is acknowledged by the allocated site schedule and within this report, the LPA supports the retention of a public car park within the site, recognises the need for the provision of suitable public open space and accessible routes through the site, and considers the proposed layout of the residential units to make best possible use of the site in recognition of its topographical constraints -- whereby development can only be feasibly provided in separate parcels of the overall site without significant engineering operations being undertaken that would threaten the viability of the scheme.

Furthermore, increasing this density would likely be achieved by additional storeys to the proposed built form, which would itself raise issues surrounding the design and visual impact of the scheme.

In recognition of the matters detailed above, the Local Planning Authority considers the development to be of an appropriate housing density to provide much-needed affordable housing while ensuring adequate provisions otherwise on-site in terms of public car parking, public open space, and general pedestrian / vehicular accessibility.

Affordable Housing

As the application is submitted on behalf of a registered social landlord, the Local Planning Authority does not require the completion of a S106 agreement as the occupancy of the dwellings can be adequately controlled by planning condition.

Design, Visual, and Landscape Impact

Policy DM06 requires development to have full regard and positively contribute to the context of its location and surroundings, and 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.

It should first be acknowledged that the majority of the application site is comprised of previously-developed land (brownfield land) whereby the plateaus proposed to accommodate the development are existing and form part of the existing car park. The extent of existing greenery required to be removed is considered to be minor and therefore the visual impact of this loss is not considered to be of significant weight. Furthermore, the site lies outside of the New Quay Conservation Area by in excess of 100m, and therefore its development can be accommodate without harm, subject to specific considerations of design and scale.

With regards the visual character and layout of the proposed development, turning first to the formalisation of the car park -- the LPA considers the works to be of visual benefit to the area immediately adjacent to the settlement by formalising the existing provision and incorporating high-quality green spaces to the surrounding area. The car park will make use of the existing land levels and see betterment to the pedestrian and vehicular accessibility of the provision for the benefit of users.

Turning to the semi-detached dwellings to the south of the site -- the LPA considers the dwellings to be of relatively standard form, utilising a pitched roof design although orientated differently to the more traditional buildings in the locality. Following comments at pre-application stage, minor amendments have been implemented in line with the LPA's advice regarding window design i.e. the inclusion of sash bars to reflect a more traditional character and add interest to the visual appearance of the dwellings.

Overall, the form and design of the semi-detached dwellings are considered to be of an appropriate scale and massing and do not raise concern in terms of visual harm. A material palette provided details a number of options for elements of the design, including slates/tiles to the roofs and brick/stone to the plinths. It is recommended that a condition be imposed to require the submission of these specific details to ensure a high-quality and cohesive finish to the dwellings.

With regard to the proposed flats, their siting on the upper plateau increases their visibility within the surrounding landscape when compared to the rest of the site, and thus considerations should be given to any wider impact that may be experienced. Discussions at pre-application stage acknowledged the contemporary nature of the monopitch roof design, however it was accepted that such a design ensures the height of the development is kept as low as possible within the landscape. The modern design is beneficial in clearly differentiating between traditional and more contemporary built form in the settlement -- in this case, being sited away from the Conservation Area to ensure no harm to designated areas.

Concerns were raised with regard to the external staircases and terraces to the rear of the buildings on grounds of their impact to the appearance of the buildings as well as the legibility of the development for residents, suggesting that the incorporation of the staircases within the buildings would be preferable. Submitted documents state that such options were considered, however the end-result would have had an adverse impact on the scale and massing of the buildings to the detriment of the overall design. On this basis, the LPA accepts the reasonings given and considers that appropriate justification for the design as submitted has been provided.

A Landscape and Visual Impact Assessment (LVIA) has been provided to further explore the visual impact of the development. The assessment acknowledges the allocated status of the land, its status as previous-developed land, its immediate relationship with the urban form of the settlement, and any impact brought by removal of trees / vegetation and planting. It concludes that the development of the land would not be incongruous and would clearly be read as part of its urban context. The development makes use of existing site levels to ensure no significant change is had to the character of the area and any minor loss of trees / shrubs can be adequately mitigated to ensure a high-quality and attractive resultant streetscene.

In conclusion, the formalisation of the car park will result in visual betterment to the existing facility and provides for better incorporation of green infrastructure to the public facility. With regards the residential development, the proposed design incorporates an appropriate mix of traditional forms while promoting a contemporary design that will not conflict adversely with the character of varying surrounding built form. The site lies away from the New Quay Conservation Area and therefore can be accommodated, in line with DM06, DM17 and DM19.

Impact to Setting of Listed Buildings

While outside the Conservation Area, the site is considered to lie in the setting of one Listed Building -- the Grade II Listed Towyn Independent Chapel to the north-west of the site.

With reference to the viewpoints provided in the LVIA, it is considered that visibility between the Listed Building and the application site is limited due to intersecting built development and existing mature trees. Furthermore, the siting of the dwellings to the south and west extremities of the site results in the majority of the visibility being to and from the existing / formalised car park when viewed from the Listed Building.

As such, on the basis of the retention of existing landscaping and green infrastructure to the site's northern boundary, no significant adverse impact is anticipated to the Listed Building and the development can be accommodated.

Public Open Space (POS)

The proposed development would result in the creation of 54 bedrooms, and as such a provision of public space is required to be provided in accordance 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:

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

$$2.8\text{ha}/1000 * 54 = 0.1512\text{ha or }1512\text{ sqm}$$

The development provides 1,110sq.m of POS in the form of 317sq.m of equipped natural play space and 793sq.m of community

accessible natural green space.

Submitted documents explain that an additional 230sq.m of POS had been included in the initial scheme as discussed at pre-application stage, however, having undertaken the statutory pre-application consultation (PAC) process, the overwhelming response of the community sought to retain as much publicly available parking as possible to support local needs. As such, the lower plateau at the north-eastern corner of the site has been amended to provide an additional 27 parking spaces in lieu of 230sq.m of POS in response to the PAC process.

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 this case, the site will retain significant greenery that may not be provided as functional green space, however will contribute to the overall environment of the area.

Furthermore, the site is sustainably located in the settlement and is within a short walking distance to tennis courts, a football / sports pitch, bowls club, and kids play area inside 150m of the site entrance -- and it can be recognised that the provision of functional, high-quality open space is equally hampered by the difficult topography of the site. As such, in recognition of the existing provisions nearby -- and as a revision made in response to community representation -- the LPA considers the proposed provision of POS to be acceptable in line with LU24.

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.

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.

The Local Highways Authority (LHA) have raised no objection subject to conditions relating to the submission of a Construction Site and Traffic Management Plan (CSTMP), securement of a Traffic Regulation Order (TRO), and the formation of the estate road to adoptable standards with appropriate resident and visitor parking provision delivered within an appropriate timeframe. Minor amendments have been agreed during the course of the application to ensure pedestrian routes through the site are functional and make best use of existing paths through the site, namely through improvements to the intersecting public right of way.

It is considered that the requirements of the LHA can be addressed by adequately worded planning conditions.

Surface and Foul Drainage

In respect of surface water, a drainage strategy report has been provided to indicate that the development will communicate with the existing surface water drainage network with attenuation to be provided prior to controlled discharge via bio-retention areas, permeable paving, and geo-cellular attenuation.

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 and therefore all matters pertaining to surface water can be adequately dealt with by the SAB process.

In respect of foul drainage, Dwr Cymru Welsh Water (DCWW) raise no objection in principle to the development discharging to the public sewer, subject to appropriate consents. DCWW also confirm that capacity is currently available in the water supply to accommodate the development.

The advisory notes of DCWW shall form informatives on any permission.

Protected Sites

A Habitat Regulations Assessment (HRA) has been carried out in accordance with Regulation 63 of The Conservation of Habitats and Species Regulations 2017 in respect of the Cardigan Bay and West Wales Marine SACs and the Aberarth-Carreg Wylan SSSI with a full Appropriate Assessment being required in respect of the former.

In line with the advice of Natural Resources Wales (NRW), the Planning Ecologist concludes that, subject to the submission of a Construction Environmental Management Plan (CEMP) secured by condition, it is unlikely that significant adverse effects on the integrity of the SACs will occur.

Biodiversity and Green Infrastructure

The application is accompanied by a Landscaping Plan, Biosecurity Risk Assessment, Green Infrastructure (GI) Statement, Preliminary Ecological Assessment, Reptile Mitigation Plan, Tree Survey, and a Geotechnical and Geoenvironmental Report.

The existing notable landscape and GI features include the wooded banks that divide the parking areas, the woodland to the south and a substantial area of scrub to the west of the uppermost plateau. These features are an important component in the existing GI and ecological network and also provide valuable screening to the development from key views. The majority of these existing features will be retained.

The site will be enhanced by the introduction of new native tree planting as well as native hedging, native structure planting, new shrubs, plants known for wildlife value, wetland plant mixes and other habitat types.

The Planning Ecologist is satisfied with the information provided and raises no objection subject to conditions relating to the securement of

measures outlined within the submitted documents.

Public Rights of Way

The County's Common Land and Access Officer has noted the intersecting PROW known as Footpath 49/9 and provides advice to the developer that it should remain open and available at all times unless a Traffic Regulation Order (TRO) is approved.

It is proposed that the PROW be retained through the site and be formalised by way of a 2m wide footpath link to new footways at the site entrance thereafter running southward to an existing access point at the site boundary.

The Officer's comments shall be included as an informative on any permission.

Response to Objections

LPA comments in bold:

- Impact to tourism and local economy by loss of parking provision
 - **Addressed under 'Principle of Development'**
- Surface water flooding concerns
 - **Addressed under 'Surface and Foul Drainage'**
- Impact to protected species and greenery on-site
 - **Addressed under 'Biodiversity and Green Infrastructure'**
- Pollution during construction and being discharged into Cardigan Bay
 - **Addressed under 'Protected Sites'**
- Design out-of-keeping with local area
 - **Addressed under 'Design, Visual and Landscape Impact'**
- Impact to local services (schools, doctors)
 - **Addressed under 'Principle of Development'**
- Social housing not needed nor appropriate in NQ + 1-bed accommodation not needed in NQ
 - **Addressed under 'Housing Mix and Density'**
- Queries over who will reside in the dwellings
 - **They will be occupied by qualifying individuals in affordable housing need**
- Neighbour dispute over right of way to adjoining land
 - **This is a civil matter**
- There are many unsold properties in NQ
 - **These properties are predominantly high-value and cannot address the affordable housing need**

RECOMMENDATION:

Approve Subject to Conditions

THE APPLICATION CONSTITUTES MAJOR DEVELOPMENT AND THUS THE APPLICATION IS REFERRED TO THE DEVELOPMENT MANAGEMENT COMMITTEE IN ACCORDANCE WITH THE COUNCIL'S SCHEME OF DELEGATION