

1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A210916	16-09-2021	Mr N Evans	A one planet development with additional track way An erection of a low impact zero carbon 3 bedroom house An erection of a wooden workshop for apple juice making and herbal products An erection of 2 poly tunnels, wildlife pond	Lletty'r Gôg, Llangeitho, Tregaron. SY25 6SY	Refuse
2	A211186	22-12-2021	(Aldi Stores Ltd)	The erection of a Class A1 retail Aldi foodstore, the refurbishment of a Grade II listed sports pavilion, the installation of three pre-fabricated wooden exhibition pods, and a nature and biodiversity area with associated access, car parking and landscaping.	Trinity St Davids Playing Fields Pontfaen Road, Lampeter, Ceredigion,	Refuse
3	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
4	A240509	03-07-2024	Mr Peredur Evans	Newid defnydd o'r eiddo o fod yn swyddfa (cyfreithwyr) i fod yn annedd neu dy byw	Manarafon, Stryd Y Capel, Tregaron, Ceredigion, SY25 6HA	Refuse
5	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

1.1. A210916



Rhif y Cais / Application Reference	A210916
Derbyniwyd / Received	16-09-2021
Y Bwriad / Proposal	A one planet development with additional track way An erection of a low impact zero carbon 3 bedroom house An erection of a wooden workshop for apple juice making and herbal products An erection of 2 poly tunnels, wildlife pond
Lleoliad Safle / Site Location	Llettyr Gog, Llangeitho, Tregaron. SY25 6SY
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr N Evans, 2a Town End, Hungarton, LE7 9JT
Asiant / Agent	,

Y SAFLE A HANES CYNLLUNIO PERTHNASOL

Mae'r safle 9.5 hectar arfaethedig yn cynnwys set o 12 o gaeau pori bychain gyda gwrychoedd aeddfed cyffiniol. Mae'r safle tua 1.5 cilometr i'r de-orllewin o Langeitho a 5.5 cilometr i'r De-ddwyrain o Dregaron. Mae nant fechan yn rhedeg trwy ogledd y safle. Mae'r ffin de-ddwyrain yn ffinio â ffordd heb enw sy'n dod oddi ar y B4342.

Mae sgubor a gymeradwywyd yn flaenorol dan gais rhif A010633 wedi'i leoli ar y ffin deheuol ar ddiwedd y llwybr mynediad.

Defnyddiwyd y tir i bori defaid yn flaenorol. Ar hyn o bryd, ni ddefnyddir y tir, ac eithrio i gynhyrchu gwair ar hanner y tir, fel y cofnodir yn y datganiad cyflwyno.

Mae cynefinoedd cyfagos yn y tirlun ehangach yn cynnwys tir pori tebyg, coetiroedd a gwrychoedd.

Hanes Cynllunio Perthnasol

- A010633 – Codi sied at ddibenion amaethyddol gan gynnwys cadw anifeiliaid yn achlysurol – Cymeradwywyd yn Unol ag Amodau 28 Awst 2001

MANYLION Y DATBLYGIAD

Mae'r ymgeiswyr yn cynnig datblygiad un blaned a fyddai'n sefydlu gerddi llysiau, coed cnau, gerddi perllysiau, perllan draddodiadol, gerddi ffrwythau meddal, yn ogystal â chadw ieir.

Byddai'r gwaith peirianeg ac adeiladu arfaethedig yn cynnwys annedd bychan, gweithdy, lloches cae, dau dwnnel polythen a phwll.

Byddai'r eiddo arfaethedig yn cynnwys cegin, ystafell aml-bwrpas, ystafell fyw, ystafell solar, pantri, dwy ystafell wely ac ystafell ymolchi. Byddai'r ystafell solar yn nhw blaen yr annedd, gyda ffenestri mewn tri gweddllun er mwyn sicrhau cymaint o fantais solar ag y bo modd. Byddai'r annedd tua 10.0m x 10.0m a byddai uchder y crib tua 7.0m. Byddai dau do croes y naill ochr i'r talcenco canol.

Byddai waliau byrnau gwellt, ffrâm pren a chladin pren yn cael eu defnyddio i adeiladu'r annedd, a byddai ganddo do tun a ffenestri dwbl pren a drysau pren. Byddai arâe paneli solar yn cael ei osod ar weddln deheuol y to.

Bwriedir lleoli gweithdy bychan i'r gogledd o'r annedd, a byddai'r gweithdy hwn tua 7.0m o ran lled a 4.0m o ran dyfnder, a byddai uchder y crib tua 4.0m. Unwaith eto, byddai cladin pren a tho tun i'r gweithdy. Byddai'r gweithdy yn cael ei ddefnyddio i brosesu ffrwythau a chnau, yn ogystal â gweithdy perllysiau. Byddai dwy set o ddrysau yn y gweddllun blaen er mwyn cael mynediad i bob rhan o'r gweithdy, a byddai 4 ffenestr fychan yn y gweddlluniau eraill.

Byddai lloches cae bychan yn eistedd gerllaw ffin de-ddwyrain y safle a byddai hwn yn cael ei leoli y tu ôl i wrych newydd ac o fewn llwyni yr ardd goedwig bresennol. Byddai gan y lloches cae bychan hwn strwythur agored heb unrhyw ddrysau a byddai oddeutu 3.0m x 3.0m o ran maint, ac unwaith eto, byddai cladin pren a tho tun ar y strwythur hwn.

Byddai twnnel polythen 1 yn cael ei leoli ymhlith y tŷ a'r gweithdy arfaethedig, a byddai'r twnnel polythen hwn tua 8.0 x 4.0m a byddai ganddo ddrysau gwbl wrth ddau dalcen y twnnel. Byddai twnnel polythen 2 yn cael ei leoli tua 40m i'r dwyrain a gerllaw y lle plannu ffrwythau meddal arfaethedig. Byddai'r ail dwnnel polythen hwn tua 14.0m x 4.0m a byddai drysau dwbl wrth ei ddau dalcen hefyd.

Byddai'r pwll yn cael ei leoli i'r gogledd o'r sgubor presennol sydd ar y safle, ac i'r de o'r annedd arfaethedig. Byddai'r pwll o siâp hirgrwn, byddai'n 30.0m o ran hyd ac yn 12.0m o ran lled.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- S04: Datblygu mewn aneddiadau cyswllt a lleoliadau eraill
- DM06: Dylunio a chreu lle o safon uchel
- DM09: Dylunio a Symud
- DM10: Dylunio a Thirlunio
- DM14: Cadwraeth Natur a Chysylltedd Ecolegol
- ~~DM15: Cadw Bioamrywiaeth Lleol~~
- DM17: Y Dirwedd yn Gyffredinol

- DM20: Gwarchod coed, gwrychoedd a choetiroedd

Polisi Cynllunio Cenedlaethol

- Cymru'r Dyfodol – Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru. Rhifyn 11
- TAN 6: Datblygu ar gyfer cymunedau gwledig cynaliadwy
- Canllawiau Ymarfer Datblygu Un Blaned, Nodyn Cyngor Technegol 6 (2012)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) Deddf Trosedd ac Anrhefn 1998 yn rhoi dyletswydd ar yr Awdurdod Lleol i gyflawni ei swyddogaethau amrywiol gan roi sylw dyladwy i effaith debygol cyflawni'r swyddogaethau hynny ar ei ardal, a'r angen i wneud popeth y gall ei wneud yn rhesymol i atal trosedd ac anrhefn yn ei ardal. Ystyriwyd y ddyletswydd hon wrth werthuso'r cais hwn. Ystyriir na fyddai unrhyw gynnydd arwyddocaol neu annerbyniol mewn trosedd ac anrhefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

- gwaredu neu leihau gymaint ag y bo modd anfanteision y bydd pobl yn eu dioddef o ganlyniad i'w nodweddion gwarchoddedig;
- cymryd camau i fodloni anghenion pobl o grwpiau gwarchoddedig lle y mae'r rhain yn wahanol i angen pobl arall; ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle y mae eu cyfranogiad yn isel mewn ffordd anghymesur.

Rhoddyd ystyriaeth ddyladwy i'r ddyletswydd uchod wrth wneud penderfyniad am y cais hwn. Barnir nad yw'r datblygiad arfaethedig yn cael unrhyw oblygiadau ar gyfer, nac effaith ar, unigolion sy'n rhannu nodwedd warchoddedig, yn ychwanegol i 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 i gyflawni ei swyddogaethau er mwyn bodloni'r saith nod llesiant yn y Ddeddf. Paratowyd yr adroddiad hwn trwy ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y nodir yn Neddf 2015. Wrth wneud yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau y bodlonir anghenion y presennol heb beryglu gallu cenedlaethau'r dyfodol i fodloni eu hanghenion nhw.

YMATEBION YMGYNGHORI

Cyngor Cymuned Llangeitho – Wedi gwrthwynebu'r cynnig am y rhesymau canlynol:

- Gweledd gwael wrth fynd allan i'r briffordd.
- Mae'r mynediad yn anwastad ac yn cynnwys nifer o dyllau.
- Nid yw'r ddaear yn addas i blannu / tyfu llysiau gan ei fod yn ddaear gwlyb iawn.
- Nid oes lle byw ar y ddaear er mwyn gallu rhedeg busnes o'r safle.

Priffyrdd – Ni wnaethpwyd unrhyw wrthwynebiadau, yn unol ag amodau.

19/2/2025 - Argymhelliad diwygiedig. Gwrthod y cais am y rhesymau canlynol:

Ystyriir bod y Ffordd Ddiddosbarth Sirol sy'n gwasanaethu'r safle, a'i chyffordd gerllaw gyda'r Ffordd Dosbarth II Sirol B4342 yn annigonol i wasanaethu'r datblygiad arfaethedig oherwydd eu haliniad gwael; lled cyfyngedig; diffyg darpariaethau pasio; gweledd blaen cyfyngedig; gosodiad cyffordd cyfyngedig ac amodau gweledd; a diffyg darpariaethau Teithio Llesol. Byddai'r bwriad, o'i ganiatáu, yn debygol o arwain at amodau a fyddai'n niweidiol i ddiogelwch ffyrdd.

Draenio Tir - Ni wnaethpwyd unrhyw wrthwynebiadau, yn unol ag amodau.

Ecoleg - Ni wnaethpwyd unrhyw wrthwynebiadau, yn unol ag amodau a gwybodaeth.

Cyfoeth Naturiol Cymru – Ni wnaethpwyd unrhyw wrthwynebiadau, nid oedd o'r farn bod y datblygiad arfaethedig yn effeithio ar fater a restrir dan eu Pynciau Ymgynghori

Dŵr Cymru – Dim gwrthwynebiad

Hawliau Tramwy – Dim gwrthwynebiad, cynigiwyd gwybodaeth ynghylch yr Hawl Tramwy Cyhoeddus cyfagos, 42/7

Sylwadau trydydd parti

Cafwyd dau wrthwynebiad, ac roedd dau gyfrannydd wedi mynegi eu pryderon am y cais, ond nid oeddent wedi mynd mor bell â gwrthwynebu'r cynnig. Rhoddir crynodeb ohonynt isod:

Pryderon gwrthwynebwyr

- Mae'r llwybr mewn cyflwr gwael er mwyn gallu ymdopi â defnydd o'r fath.
- Barnwyd bod tanddatgan o ran y defnydd isel y rhagwelir y bydd cerbydau yn ei wneud o'r safle.
- Mynediad a ffordd allan beryglus ar i brif ffordd Llangeitho – Stags Head.
- Yn amheus o'r angen am y datblygiad o ystyried y ffaith nad oes prinder tyddymnod sydd ar werth yng Ngheredigion. 5 / 151
- Pryderon pellach ynghylch y cynsail tai y gallai'r safle ei sefydlu.

- Absenoldeb cysylltiad â'r prif gyflenwad dŵr.
- Bylchau yn y data ariannol a ddarparwyd sy'n ymwneud â gorbenion.
- Gwrthwynebwyd a chyflwynwyd fideo o'r llwybr yn dilyn glaw trwm, a oedd yn dangos dŵr yn rhedeg ac yn gorchuddio'r ffordd fynediad.

Pryderon a fynegwyd gan ddau gyfrannwr ar wahân

- Mynegwyd pryderon ynghylch dichonoldeb bodloni gofyniad draenio SUDs yn gallu delio â llifogydd a welir unwaith mewn canrif
- Yn amheus a fyddai'r cyflenwad trydanol arfaethedig yn gallu bodloni gofynion yr offer arfaethedig a fyddai'n defnyddio cryn dipyn o ynni
- Mynegwyd pryder am y mynediad i'r safle
- Pryderon pellach am y cynsail ynghylch tai a allai gael ei osod gan y safle

CASGLIAD

Mae Adran 38 (6) Deddf Cynllunio a Phrynu Gorfodol 2004 yn nodi: "Os ystyrir y cynllun datblygu at ddibenion unrhyw benderfyniad i'w wneud dan y Ddeddfau cynllunio, rhaid i'r penderfyniad fod yn unol â'r cynllun, oni bai bod ystyriaeth berthnasol yn dynodi fel arall".

Mae Cymru'r Dyfodol – Y Cynllun Cenedlaethol 2040, yn gwneud cyfeiriad at ymrwymiad i fyw o fewn ein modd gan ddefnyddio ein cyfran ni yn unig o adnoddau'r blaned, a'u defnyddio mewn ffordd effeithlon. Yn ogystal, mae Canlyniad 11 Cymru'r Dyfodol yn rhagweld pobl yn byw mewn mannau sydd wedi'u datgarboneiddio a lle y mae'r hinsawdd yn gydnherth.

Mae Polisi Cynllunio Cymru – Rhifyn 11, yn cyfeirio at Ddatblygiad Un Blaned (OPD) fel datblygiad isel ei effaith sy'n gwella ansawdd yr amgylchedd neu nad yw'n gwaethygu ansawdd yr amgylchedd mewn ffordd arwyddocaol. Dylai OPD a leolir mewn cefn gwlad agored ddarparu ar gyfer anghenion lleiaf preswylwyr o ran incwm, bwyd, ynni a chronni gwastraff dros gyfnod heb fod dros pum mlynedd ers cychwyn ar y gwaith ar y safle. Dylai cynllun rheoli wedi'i baratoi gan unigolyn(unigolion) cymwys ddangos tystiolaeth o hyn. Pan na ellir dangos hyn, dylid ystyried cynigion yn erbyn polisïau sy'n ceisio rheoli datblygiad mewn cefn gwlad agored.

Dylai Awdurdodau Cynllunio ddilyn y canllawiau yn TAN 6 ynghylch gofynion OPD a chynlluniau rheoli cysylltiedig.

Mae canllawiau TAN 6 ar gyfer Datblygiad Un Blaned yn nodi'r canlynol, "Un o amcanion y Cynllun Datblygu Cynaliadwy, "Cymru'n Un: Cenedl Un Blaned" yw y bydd Cymru, o fewn un genhedlaeth, yn defnyddio dim ond ei chyfran deg o adnoddau'r ddaear, ac y bydd ein hól troed ecolegol yn cael ei leihau yn ôl maint yr adnoddau sydd ar gael ar gyfartaledd yn fyd-eang – 1.88 hectar byd-eang y pen yn 2003. Mae Datblygiadau Un Blaned yn bwrw ymlaen ag egwyddorion Datblygiad Isel ei Effaith (LID) yn y cyd-destun Cymreig. Datblygiad Un Blaned yw datblygiad y mae, trwy ei effaith isel, yn gwella ansawdd yr amgylchedd neu nad yw'n ei waethygu yn sylweddol. Mae Datblygiad Un Blaned o bosibl yn fath enghreifftiol o ddatblygu cynaliadwy. Ar y dechrau, dylai Datblygiadau Un Blaned sicrhau ôl troed ecolegol o 2.4 hectar byd-eang y pen neu'n llai o ran defnydd, gan ddangos potensial clir i symud tuag at darged hectar byd-eang 1.88 gydag amser. Dylent fod yn ddatblygiadau di-garbon hefyd o ran eu hadeiladwaith a'r defnydd a wneir ohonynt."

Mae canllawiau TAN 6 yn ymhelaethu ar y meini prawf angenrheidiol y byddai angen eu bodloni er mwyn caniatáu OPD. Mae adran 4.16.1 TAN 6 yn nodi bod angen tystiolaeth gadarn i gefnogi ceisiadau Cynllunio ar gyfer Datblygiadau Un Blaned ar y tir mewn cefn gwlad agored. Rhaid bod cynllun rheoli, wedi'i baratoi gan unigolyn(unigolion) cymwys, yn cyd-fynd â cheisiadau cynllunio ar gyfer y math hwn o ddatblygiad. Dylai'r cynllun rheoli nodi amcanion y cynnig, yr amserlen er mwyn datblygu'r safle a'r amserlen ar gyfer adolygu. Dylid ei ddefnyddio fel sail cytundeb cyfreithiol sy'n ymwneud â deiliadaeth y safle, os rhoddir caniatâd cynllunio. Dylai'r cynllun rheoli gynnwys y meysydd canlynol:

- Cynllun Busnes a Gwella er mwyn nodi a oes angen byw ar y safle a phennu lefel gofynion y preswylwyr o ran incwm, bwyd, ynni a chymhathu gwastraff, y mae modd ei sicrhau o'r safle yn uniongyrchol;
- Dadansoddiad ôl troed ecolegol o'r datblygiad;
- Dadansoddiad carbon o'r datblygiad;
- Aseiad bioamrywiaeth a thirlun;
- Aseiad effaith cymunedol i nodi effeithiau posibl ar y gymuned letyol (yn rhai cadarnhaol a negyddol) a chynnig sail er mwyn nodi a gweithredu unrhyw fesurau lliniaru a fydd yn angenrheidiol efallai, ac;
- Aseiad trafndiaeth a chynllun teithio i nodi anghenion trafndiaeth y preswylwyr ac er mwyn cynnig datrysiadau teithio cynaliadwy.

Mae Adran 4.16.2 TAN 6 yn nodi pan na fydd ceisiadau cynllunio ar gyfer Datblygiadau Un Blaned a leolir mewn cefn gwlad agored yn cynnwys y wybodaeth a nodir ym mharagraff 4.16.1, dylai'r awdurdod cynllunio geisio'r wybodaeth angenrheidiol gan yr ymgeisydd yn gyntaf. Os na ddarparir hon, byddai ganddynt yr hawl i wrthod y cais ar sail diffyg cyfiawnhad cywir dros y cynllun.

Trosolwg ac Aseiad o Gynllun Rheoli Un Blaned

Bydd yr Adran hon yn gweithio mewn ffordd olynol trwy wahanol elfennau'r cynllun rheoli, gan ddechrau gyda'r Cynllun Busnes a Gwella. Er eglurder, bydd y ffurf yn dilyn y drefn a nodir yng nghanllawiau arfer OPD er mwyn cynnig aseiad systematig o'r cynnig yn erbyn y polisi.

Dyluniad / Strategaeth

Dosbarthiad cyffredinol arfaethedig defnydd tir a gweithgareddau ar y safle:

- Gardd gartref – llysiâu: Mae'r Ardd Gartref tua 860 metr sgwâr o ran maint, ac mae'n cynnwys:
- 12 gwely llysiâu, pob un yn 5.6m x 3.6m = 242 metr sgwâr
- Blodau/perlysiâu: 9 gwely, pob un yn 10m x 15m = 1350 metr sgwâr
- Ffrwythau Meddal: 4 gwely, pob un yn 10m x 15m = 600 metr sgwâr
- Afalau: 85 coeden – tua 2700 metr sgwâr
- Cnau cyll: 40 coeden – tua 1300 metr sgwâr
- ~~Gardd Goedwig: tua 2200 metr sgwâr~~
- Gwely cyrs: 3m x 6m = 18 metr sgwâr

- Twnnel polythen 1: 5m x 9.1m =287.5 metr sgwâr
- Twnnel polythen 2: 5m x 14.6m= 73 metr sgwâr
- Gweithdy: 8m x 4m (allanol) = 32 metr sgwâr

Mae'r adeiladau wedi cael eu clystru gyda'i gilydd er mwyn lleihau'r effaith a fel bod modd iddynt oll ddefnyddio un darn o arwyneb solet. Dylanwadwyd ar leoliadau agweddau adeileidig y datblygiad gan dopograffeg y tir ac fe'u lleolir ar ddarn o laswelltir wedi'i led-wella, yn unol ag argymhelliad Aderyn Ecology Ltd.

Byddai'r safle yn cynnal un aelwyd a byddai'n bodloni eu hanghenion lleiaf fel y dangosir yn adran Busnes a Gwella y cynllun rheoli a gyflwynwyd. Byddai gofyn i ddau aelod yr aelwyd weithio ar y safle dan drefniant rhan-amser.

Byddai'r ymgeiswyr yn rheoli'r safle ar y cyd ac yn rhannu'r gwaith yn unol â'u sgiliau a'u cryfderau. Rheolir sawl tasg ar y cyd, er enghraifft y cynaeafau ffrwythau. Byddant yn monitro eu cynnydd yn barhaus o ran eu targedau, a byddant yn cynorthwyo ei gilydd yn ôl y gofyn.

Y rhaglen amlinellol ar gyfer datblygiad y safle

- **Blwyddyn 1:** Plannu perllan, ffrwythau meddal, a gwrychoedd newydd. Taenu tomwellt ar gyfer gerddi blodau a pherlysiau. Dechrau plannu gerddi blodau a pherlysiau. Gosod llwybrau ac arwyneb solet. Gosod twnnel polythen 2. Sefydlu ardal gompostio. Gosod carafan ar y safle fel annedd dros dro.
- **Blwyddyn 2:** Plannu coed cyll a chastanwydd. Gosod twnnel polythen 1. Parhau i ddatblygu gerddi blodau a pherlysiau. Cynllun terfynol, lluniadau peiriannydd strwythurol a rheoliadau adeiladu ar gyfer yr annedd. Adeiladu'r gweithdy.
- **Blwyddyn 3:** Adeiladu'r annedd. Parhau i ddatblygu gerddi blodau a pherlysiau. Dechrau cynhyrchu cynhyrchion llysieuol.
- **Blwyddyn 4:** Parhau i adeiladu'r annedd. Cynyddu cynhyrchiant cynhyrchion llysieuol. Cynaeafu a gwerthu llus America. Cynaeafu afalau, prosesu sudd a gwerthu sudd afal. Datblygu gwelyau llysiau.
- **Blwyddyn 5:** Cwblhau'r annedd. Cynyddu cynhyrchiant cynhyrchion llysieuol. Cynaeafu a gwerthu llus America. Cynaeafu afalau, prosesu sudd a gwerthu sudd afal.

Cynllun Busnes a Gwella

Mae elfen tir y cynllun rheoli yn canolbwyntio ar gyfiawnhau'r angen i fyw ar y safle a sut y bydd y safle yn cynnal anghenion lleiaf y preswylwyr am fwyd, gan gynnig yr incwm lleiaf sy'n angenrheidiol er mwyn bodloni eu hanghenion domestig sylfaenol, o fewn 5 mlynedd i'r adeg lle y byddant yn byw ar y safle am y tro cyntaf. Dyma sylfaen yr angen i fyw ar y safle a'r rheswm pam y dylai'r safle fod yn unig breswylfa y preswylwyr.

Mae Canllawiau Arfer OPD yn nodi y dylai cynlluniau rheoli OPD unigol ddisgrifio a chofnodi sut y bydd yr anghenion bwyd ac incwm lleiaf yn deillio o'r safle mewn ffyrdd sy'n cyd-fynd â'r safle penodol a chynigion OPD. Mae'r gofynion hyn yn tanlinellu ethos sylfaenol y tir a chynhaliadau Datblygiad Un Blaned, ond nid ydynt yn atal y preswylwyr rhag ennill incwm arall.

Un o'r ffyrdd mwyaf amlwg lle y gall gweithgarwch ar y tir gynnal preswylwyr safle yw trwy ddarparu bwyd iddynt. Mae hyn yn lleihau eu heffaith amgylcheddol yn sylweddol, gan ei fod yn golygu nad oes yn rhaid cynhyrchu eu bwyd rywle arall, ei roi mewn pecynnau a'i gludo iddynt.

Nid yw hi'n ymarferol i holl anghenion bwyd y preswylwyr gael eu cynhyrchu ar y safle am ddau reswm: (a) mae'n anodd cynhyrchu a phrosesu yr holl mathau o fwyd sy'n angenrheidiol ar gyfer diet iach ar un safle yng Nghymru, yn enwedig grawnfwyd; a (b) bydd adegau o'r flwyddyn lle y bydd gweithgarwch cynhyrchu bwyd yn rhy fach i fodloni holl anghenion y preswylwyr. Mewn gwirionedd, dylai safle OPD fod yn gallu cynhyrchu o leiaf 65% o'r holl anghenion bwyd sylfaenol.

Mae tabl manwl (Tabl 3) yn y Cynllun Busnes a Gwella a gyflwynwyd yn dangos sut y bydd o leiaf 42% o anghenion bwyd yn cael eu cynhyrchu ar y safle. Yn ogystal, mae gofyn bod 23% pellach o werth bwyd yr aelwyd yn cael ei gynhyrchu gan y mentrau tir, a gwerth cyfan gwbl hwn yw £625.44.

Mae'r incwm a'r anghenion amcanestynedig o'r mentrau OPD yn seiliedig ar y ffigurau a gyflwynwyd yn 2021 pan gyflwynwyd y cais. Rhoddwyd y cyfle i'r ymgeisydd roi ffigurau wedi'u diweddarau ond oherwydd cyfyngiadau amser, a'r angen i sicrhau penderfyniad cyn gynted ag y bo modd oherwydd yr amser sydd wedi mynd heibio ers y cyflwynwyd y cais, penderfynwyd y gallai'r ymgeisydd roi'r ffigurau wedi'u diweddarau os bydd y Pwyllgor yn barnu bod hynny'n angenrheidiol.

Nodir yr anghenion domestig sylfaenol yn ystod blwyddyn 5, yn unol ag asesiad 2021, fel cyfanswm o £4,015.64. Mae hyn yn cynnwys dillad, esgidiau, teithio, cynnal a chadw cerbyd, TG ac ati. Mae'r ffigur hwn yn cynnwys cost y bwyd ychwanegol a fyddai'n ofynnol er mwyn rhoi'r balans sy'n weddill o 65% yr anghenion bwyd sylfaenol sy'n ofynnol i'r OPD eu darparu. O ystyried y ffaith y rhagwelir y bodlonir 42% o'r anghenion bwyd ar y safle, mae hyn yn gadael diffyg o 23%, neu £625.44, o ran bwyd y mae angen iddo gael ei fodloni gan y mentrau ychwanegol yn yr OPD. Ymhelaethir ar y mentrau isod er mwyn dangos hyfywedd y gofyniad hwn.

Y refeniw disgwylidig o'r cynhyrchion llysieuol i'w gwerthu yn ystod blwyddyn 5 fyddai £5,096, gyda'r costau sy'n gysylltiedig â'r gwerthiant hwn yn rhoi cyfanswm o £1436.10. Byddai hyn yn creu elw o £3659.90.

Rhagwelir mai'r refeniw disgwylidig o gynhyrchu a gwerthu sudd afal fyddai £3827.25 erbyn blwyddyn 5, a'r costau fyddai £1275.75, gan roi elw blynyddol o £2551.50 erbyn blwyddyn 5.

Rhagwelir mai'r refeniw disgwylidig o gynhyrchu a gwerthu llus America fyddai £962.50 erbyn blwyddyn 5, gyda chostau o £46.20, gan roi elw blynyddol o £916.30 erbyn blwyddyn 5.

Nid oes gofyn i'r fenter gael unrhyw offer arbennig, a'r unig offer angenrheidiol yw cyfleusterau golchi dwylo, basgedi neu focsyst er mwyn cynaeafu, yn ogystal ag offer gardd cyffredinol.

Costau ac incwm blynyddol ar gyfer yr holl fentrau:

Menter	Incwm £
Cynhyrchion Llysieuol Rhodd Gaia	3659.9
Sudd Afal	2551.5
Llus America	916.3
Cyfanswm	7127.70

Gyda'i gilydd, ystyrir y bydd y mentrau a ddisgrifiwyd yn sicrhau'r incwm gofynnol er mwyn bodloni'r anghenion domestig sylfaenol yn ystod blwyddyn 5, sef £4,015.64.

Llety'r Gog fydd unig breswylfa yr ymgeiswyr. Maent wedi cynllunio'r mentrau, y gerddi a'r arferion rheoli tir ehangach fel bod y ddau ohonynt yn gallu rheoli'r safle. Fel y dangosir yn y tabl yn Atodiad 3 y cynllun rheoli, rhoddir crynodeb o'r ffordd y maent yn disgwyl treulio eu hamser ar elfennau amrywiol y safle o flwyddyn 5 ymlaen. Cyfanswm yr oriau gofynnol yw 256 o ddiwrnodau 8 awr mewn blwyddyn, sy'n cyfateb ag un swydd amser llawn.

Casgliad a meini prawf hanfodol

Bodlonir anghenion bwyd lleiaf o leiaf 65% yr holl breswylwyr gan y cynnyrch a dyfir ac a fagir ar y safle, neu a brynir gan ddefnyddio incwm sy'n dod o gynhyrchion eraill a brynir ac a dyfir ar y safle. 41% o'u hanghenion bwyd o'r safle yn uniongyrchol a'r 24% sy'n weddill yn cael ei dalu gan incwm o'r tir.

Rheoli'r Tir

Mae Adran 3.37 y canllawiau ymarfer yn nodi mai amcan Datblygiadau Un Blaned mewn cefn gwlad agored ddylai fod i ddiogelu, rheoli, a lle y bynnag y bo modd, gwella ansawdd yr amgylchedd. Y man cychwyn fydd yr hyn sydd eisoes yn bresennol ar y safle. Dylai Datblygiadau Un blaned ddiogelu a gwella bioamrywiaeth, treftadaeth ddiwylliannol, a thirlun y safle, gan ddwyn manteision i'r tirlun ehangach o bosibl hefyd. Bydd yn arbennig o bwysig diogelu safleoedd a nodweddion dynodedig ac yn achos bioamrywiaeth, cynefinoedd a nodweddion a nodir yn y Cynllun Gweithredu Bioamrywiaeth Lleol.

Mae Adran 3.38 yn nodi y dylai'r amcanion ar gyfer bioamrywiaeth, treftadaeth ddiwylliannol a thirlun fod yn rhan annatod o'r gwaith o reoli'r safle cyfan, gan ffurfio rhan o system rheoli tir sy'n gynaliadwy ac sy'n darparu bwyd a chynhyrchion eraill wrth gynnig budd i agweddau eraill ar yr amgylchedd hefyd. Bydd hyn yn cynnwys gwella deunydd organig pridd a chynyddu poblogaethau pryfed sy'n peillio ac ysglyfaethwyr naturiol i blâu a chlefydau. Trwy wneud hynny, dylai gynyddu gweithgarwch addasu yr amgylchedd naturiol i newid hinsawdd hefyd.

Mae'r meini prawf hanfodol fel a ganlyn:

Caiff yr holl gynefinoedd lled-naturiol a phwysig eraill sydd eisoes yn bodoli ar y safle eu diogelu a'u gwella trwy gyfrwng gweithgarwch rheoli traddodiadol priodol.

- Rheolir y gwrychoedd, y coetir a'r glaswelltir mewn ffordd briodol a sensitif er mwyn gwella nodweddion traddodiadol y safle ac er mwyn cynyddu bioamrywiaeth.
- I'w gynnwys yn yr Adroddiad Monitro Blynyddol: Sylwebaeth am gynefinoedd lled-naturiol a phwysig eraill ar y safle sy'n bodoli eisoes, a sut y cânt eu rheoli.

Caiff tirlun y safle ei wella trwy ychwanegu a rheoli mewn ffordd draddodiadol nodwedd neu nodweddion yr arferent fod yn nodweddiadol o'r tirlun lleol y gellir eu defnyddio, ymhlith pethau eraill, i sgrinio a hidlo golygon o elfennau adeiledig y cynigion a chynnig lloches a sgrinio i ardaloedd garddwriaethol.

- Caiff perllan draddodiadol a gwrychoedd newydd eu cynnwys yn y cynlluniau ar gyfer datblygiad y safle.
- I'w gynnwys yn yr Adroddiad Monitro Blynyddol: Sylwebaeth am nodweddion a gaiff eu creu ar y safle a sut y cânt eu rheoli.

Lleolir adeiladau a strwythurau eraill a llwybrau mynediad lle y mae modd eu cilfachu i mewn i'r tirlun ac nid ydynt yn sefyll allan mewn golygon o fannau ffafriol cyhoeddus.

- Lleolir pob adeilad a strwythur sy'n rhan o'r datblygiad mewn ardaloedd sy'n cael eu sgrinio gan oledffiad y tir a'r coed aeddfed sydd yno eisoes.
- I'w gynnwys yn yr Adroddiad Monitro Blynyddol: Sylwebaeth am y cynnydd gydag adeiladau a sut y cânt eu lleoli i leihau'r effaith weledol gymaint ag y bo modd.

Mae'r strategaeth rheoli tir yn amlinellu'r mesurau a gaiff eu cymryd i gynnal a gwella bioamrywiaeth ar y safle. Mae'r mesurau sy'n cael eu cynnwys yn niferus ac maent yn cynnwys cynigion megis creu perllan a phwll newydd. Mae disgrifiad manwl o bob cynnig yn amlinellu pa waith y bwriadir ei wneud a'r manteision tebygol i fioamrywiaeth lleol. Bydd y cynigion yn cael effaith gadarnhaol ar gynyddu bioamrywiaeth ar y safle a bydd nifer o agweddau ar y cynllun rheoli tir yn cael effaith gadarnhaol ar wella'r tirlun lleol hefyd trwy sgrinio'r adeiladau arfaethedig o'r ardal o gwmpas. Ymhellach, mae gwelliannau megis deunydd organig pridd a phresenoldeb uwch pryfed sy'n peillio yn debygol o gael ei wella trwy gyfrwng y prosiectau arfaethedig, sef creu system gompostio a chreu gardd flodau a pherlysiau.

Ystyrir bod yr ymrwymadau a amlinellir yn y cynllun rheoli tir yn gadarnhaol a'u bod yn cydymffurfio â'r canllawiau ymarfer. Fodd bynnag, bydd yn rhaid i'r ymgeiswyr ddangos y gwelliannau hyn yn yr adroddiad monitro blynyddol.

Ynni

Mae TAN 6 yn gofyn am y canlynol mewn perthynas ag ynni:

- Meintioli sut y mae modd sicrhau gofynion y preswylwyr am ynni o'r safle yn uniongyrchol

- Ceir y potensial o gael manteision lleihau carbon cymunedol ehangach trwy allforio unrhyw drydan dros ben i'r grid

Er bod TAN 6 yn ystyried ynni yn unig, mae dŵr yn adnodd naturiol sy'n gofyn am reolaeth ofalus hefyd. Mae ynni a dŵr yn adnoddau a ddefnyddir gan ddatblygiad, felly maent yn creu effaith amgylcheddol. Mae'n nodwedd hanfodol o Ddatblygiad Un blaned bod y defnydd o'r adnoddau hyn yn cael ei leihau gymaint ag y bo modd, a'i fod yn cael ei ail-ddefnyddio pryd bynnag y bo modd, a bod anghenion ynni preswylwyr yn dod o'r safle. Dylai hyn fod yn wir ar gyfer dŵr hefyd, oni bai y gellir dangos bod dewis amgen sy'n fwy cynaliadwy ar lefel amgylcheddol.

Defnyddir ynni a dŵr gan weithgareddau domestig a gweithgareddau eraill ar y safle. Bydd y rhain yn aml yn gorgyffwrdd, megis tyfu cynnyrch.

Byddai'r annedd arfaethedig yn lleihau ei ddefnydd o ynni gymaint ag y bo modd trwy gyfrwng y mesurau effeithlonrwydd canlynol:

- Annedd wedi'i inswleiddio'n dda
- Stôf llosgi pren effeithlon ar gyfer gwresogi a choginio
- Goleuadau ynni isel
- Defnyddio dyfeisiau ynni isel
- Defnyddio dyfeisiau pan fydd pŵer digonol ar gael yn unig

Y ddwy brif ffynhonnell ynni cynaliadwy fydd biomas a phaneli Solar ar gyfer yr annedd.

Caiff biomas ei sicrhau yn bennaf ar ffurf pren sy'n sgil-gynnyrch gweithgarwch adfer a rheoli gwrychoedd, yn ogystal â gweithgarwch rheoli coed aeddfed mwy o faint ar y safle, megis y coed Ynn sy'n dioddef clefyd coed ynn. Ceir planhigfa Gwerni yno yn barod hefyd, a fydd yn rhan o drefniant cylchdro coedlan dros y blynyddoedd i ddod.

Bydd gan yr annedd arâe paneli solar 6 cilowat. Y swm nodweddiadol a gynhyrchir yn ystod yr haf fydd 15.36 cilowat a 5.04 cilowat y dydd yn ystod y gaeaf. Defnyddir banc batris fel byffer er mwyn caniatáu defnydd trydan yn ystod y nos ac er mwyn cynnig ffordd o ymdopi â chyfnodau hir o dywydd gwael yn ystod y gaeaf.

Mae'r trydan arfaethedig a fydd ar gael yn fwy na gofynion yr aelwyd.

Dŵr

Domestig

Defnyddir gwaith dylunio cynaliadwy er mwyn defnyddio cyn lleied o ddŵr ag y bo modd ar y safle. Bydd y safle yn defnyddio toiled compostio sych ac amcangyfrifir mai cyfanswm y gofyniad domestig am ddŵr ar gyfer Llety'r Gog fydd uchafswm o ddwy rhan o dair o'r defnydd dyddiol cyfartalog yng Nghymru. Felly, caiff tua 169.2 litr o ddŵr y dydd ei neilltuo ar gyfer defnydd domestig wrth gynllunio'r system.

Dyfrhau

Rheolir y gwaith o ddyfrhau'r gerddi yn ddyddiol a bydd yr aelwyd yn lleihau'r defnydd o weithgarwch dyfrhau mewn ffordd weithredol yn ystod cyfnodau sych er mwyn diogelu'r dŵr glaw a gynaeafwyd. Mae'r dull garddio o beidio cloddio yn defnyddio llai o ddŵr na dulliau gweithredu confensiynol o ganlyniad i strwythur pridd gwell.

Anifeiliaid

Caiff dŵr ar gyfer anifeiliaid ei gynaeafu o ddŵr glaw.

Ffynonellau Dŵr

Prif gyflenwad dŵr

Ceir cysylltiad â'r prif gyflenwad dŵr ar y safle yn barod. Barnwyd mai hwn yw'r dewis mwyaf amgylcheddol gynaliadwy ar gyfer darpariaeth ddomestig gan bod y seilwaith eisoes yn ei le.

Dŵr Glaw

Defnyddir toeon yr annedd a'r gweithdy a'r twnelau polythen i gynaeafu dŵr glaw a ddefnyddir i ddyfrhau ac er mwyn darparu dŵr yfed i'r anifeiliaid. Mae data gan y Swyddfa Dywydd yn dynodi bod y glawiad blynyddol cyfartalog ar y safle yn 1250-1500mm, sy'n uwch na'r cyfartaledd yn y DU, sef 1,100mm. Barnir bod y swm a gaiff ei storio yn ddigonol am hyd at 6 wythnos o ddefnydd yn ystod cyfnodau sych yr haf; gosodir hwn yn ystod y cam paratoi a bydd o faint priodol gan ddefnyddio profiad ymarferol.

Meini Prawf Hanfodol

Ynni

Mae'r canllawiau ymarfer yn cydnabod bod ynni a dŵr yn adnoddau a ddefnyddir gan y datblygiad, gan greu effaith amgylcheddol. Mae'n nodwedd hanfodol OPD bod y defnydd o'r adnoddau hyn mor fach ag y bo modd a'u bod yn cael eu hailddefnyddio pryd bynnag y bo modd, a bod anghenion ynni preswylwyr yn cael eu diwallu gan y safle. Mae'r canllawiau yn nodi y dylai hyn fod yn wir am ddŵr, oni bai y gellir dangos dewis amgen mwy cynaliadwy.

Caiff anghenion ynni y safle eu lleihau gymaint ag y bo modd trwy gynllunio a gwneud defnydd addas o dechnoleg, gan gynnwys yr hyn sy'n galluogi aildddefnyddio.

- Caiff anghenion ynni yr aelwyd eu lleihau gymaint ag y bo modd trwy gyfrwng cynllunio solar goddefol, caiff y tŷ ei inswleiddio'n sylweddol a defnyddir gosodiadau gotau a dyfeisiau ynni isel.
- I'w gynnwys yn yr Adroddiad Monitro Blynyddol: Sylwebaeth am strategaethau lleihau a ddefnyddir.

Bodlonir holl anghenion ynni yr holl weithgareddau gan ffynonellau ynni adnewyddadwy ar y safle, ac eithrio symiau bychain o danwydd anadewyddadwy at ddefnydd penodol, y maent fwyaf addas ar ei gyfer ac y mae modd cyfiawnhau eu defnyddio ar ei gyfer.

- Ac eithrio llif gadwyn a thanwydd cerbyd, bodlonir yr holl anghenion ynni gan baneli solar a gweithgarwch cynaeafu biomas ar y safle.
- I'w gynnwys yn yr Adroddiad Monitro Blynyddol: Ffigurau blynyddol am ynni a gynhyrchir ar y safle gan baneli Solar a choed tân. Ffigurau blynyddol ynghylch y defnydd o bob tanwydd anadnewyddadwy, gan gynnwys y cyfanswm a'r rheswm dros eu defnyddio.

Dŵr

Caiff angen y safle am ddŵr ei leihau gymaint ag y bo modd trwy gynllunio a defnyddio technoleg mewn ffordd addas, gan gynnwys yr hyn sy'n galluogi ailddefnyddio.

- Caiff yr angen am ddŵr ei leihau trwy ddefnyddio toiled compostio gyda siambr ddeuol a defnydd gofalus.
- I'w gynnwys yn yr Adroddiad Monitro Blynyddol: Sylwebaeth am ddefnydd dŵr blynyddol.

Rhaid manteisio i'r eithaf ar weithgarwch cynaeafu dŵr glaw o adeiladau a strwythurau.

- Caiff gweithgarwch cynaeafu dŵr glaw ei drefnu ar bob adeilad er mwyn sicrhau bod cymaint o ddŵr ag y bo modd ar gael at ddibenion dyfrhau.
- I'w gynnwys yn yr Adroddiad Monitro Blynyddol: Sylwebaeth am y cynnydd wrth drefnu gweithgarwch cynaeafu dŵr glaw a pha mor dda y mae'n bodloni anghenion dyfrhau a dŵr yfed anifeiliaid trwy gydol y flwyddyn.

Dylid bodloni anghenion dŵr yr holl weithgareddau gan y dŵr sydd ar gael ar y safle, oni bai bod dewis amgen ar gael sy'n fwy cynaliadwy i'r amgylchedd. Rhaid bod gweithgarwch tynnu o gyrff dŵr (gan gynnwys ffynonellau dŵr daear) fod ar lefelau lle nad ydynt yn peri niwed amgylcheddol. Byddai niwed yn deillio o ostwng lefelau dŵr wyneb a daear.

- Caiff dŵr domestig ei sicrhau o gysylltiad y prif gyflenwad sydd eisoes wedi'i osod ar y safle. Caiff yr holl ddŵr ar gyfer garddwriaeth a dŵr yfed anifeiliaid ar y safle ei sicrhau trwy gynaeafu dŵr glaw.
- I'w gynnwys yn yr Adroddiad Monitro Blynyddol: Ffigurau blynyddol ar gyfer defnydd dŵr.

Gwastraff

Mae gwastraff a gynhyrchir gan weithgareddau domestig a gweithgareddau eraill yn debygol o gynnwys y mathau canlynol: gwastraff bwyd domestig, dŵr llwyd, ysgarthion ac wrin dynol, deunydd pacio a phapur, gwastraff gwyrdd a thyfu bwyd a phren a thail da byw.

Meini prawf hanfodol:

Caiff yr holl wastraff bioddiraddadwy a gynhyrchir ar y safle ei gyfuno ar y safle mewn ffordd amgylcheddol gynaliadwy.

- Caiff system gompostio ei chynllunio i fod wrth wraidd y prosiect er mwyn sicrhau bod yr holl wastraff bioddiraddadwy a gynhyrchir ar y safle yn cael ei gyfuno ar y safle mewn ffordd amgylcheddol gynaliadwy.

Yr unig eithriad i hyn yw gwaredu symiau bychain o wastraff oddi ar y safle, nad yw'n wastraff bioddiraddadwy, ac nad oes modd ei gyfuno ar y safle, sy'n codi wrth i bethau a ddefnyddir ar y safle dreulio neu dorri ac nid oes modd eu trwsio.

- Caiff unrhyw wastraff anorganig ei ailgylchu neu ei waredu mewn ffordd gyfrifol.

Rhaid i'r holl weithgarwch trin gwastraff a chyfuno gwastraff ar y safle gydymffurfio â chanllawiau Asiantaeth yr Amgylchedd.

- Bydd yr holl weithgarwch trin gwastraff yn cydymffurfio â chanllawiau Asiantaeth yr Amgylchedd.

I'w gynnwys yn yr Adroddiad Monitro Blynyddol:

- Ffigurau blynyddol ynghylch cyfanswm y gwastraff a'r dull gwaredu/ cyfuno.

Meini prawf cyfrannol

Dylai ailddefnyddio gwastraff organig ar y safle gynyddu ffrwythlondeb cyffredinol a chynhyrchiant y safle, ar yr amod nad yw hyn ar draul cynefinoedd lled-naturiol pwysig, yn ddibynnol ar ffrwythlondeb pridd isel.

- Defnyddir deunyddiau wedi'u compostio a thail anifeiliaid yn yr ardaloedd garddwriaethol ar y safle yn bennaf, lle y caiff y ffrwythlondeb ei wella o un flwyddyn i'r llall.

I'w gynnwys yn yr Adroddiad Monitro Blynyddol:

- Sylwebaeth am arsylwadau ynghylch ffrwythlondeb a chynhyrchiant y safle.

Casgliad

Mae'r wybodaeth a gyflwynwyd yn dynodi gofynion y preswylwyr o ran incwm a bwyd a fyddai'n cael ei sicrhau o'r safle yn uniongyrchol. Bodlonir anghenion ynni trwy gymysgedd o dechnoleg solar a biomas. Ni nodwyd unrhyw ddiffygion o ran dŵr a gwastraff. Ar y sail hon, ystyrir y gellir sicrhau gofynion preswylwyr y dyfodol o ran bwyd, incwm, ynni, dŵr a gwaredu gwastraff o'r safle yn uniongyrchol yn bennaf, a byddai'n bodloni gofynion OPD.

Adeiladau Di-garbon

Dylai pob Datblygiad Un Blaned rannu'r uchelgais a nodwyd gan Lywodraeth Cymru o sicrhau datblygiad o statws 'di-garbon' o 051an

adeiladwaith a defnydd. Mae canllawiau OPD yn amlinellu'r ffaith nad yw hyn yn golygu na ddylai'r datblygiad gael unrhyw effeithiau carbon net o ran adeiladwaith a defnydd, oherwydd y byddai hyn bron yn amhosibl. Yn hytrach, mae 'di-garbon' yn derm ar gyfer lleihad carbon penodedig a ddefnyddir i ddiffinio'r safon ar gyfer adeiladau di-garbon.

Meini prawf hanfodol:

Bydd adeiladau domestig ac atodol yn rhai 'di-garbon' o ran adeiladwaith a defnydd, fel yr esbonnir yn y canllaw hwn a chan ddefnyddio'r diffiniad diweddaraf o ddi-garbon yng Nghymru.

- Pum elfen yr annedd sy'n ofynnol gan safonau OPD yw'r to, y waliau allanol, y waliau mewnol, y lloriau a'r ffenestri
- Canfu asesiad a gynhaliwyd gan Sureline Design Services Ltd y byddai gan yr annedd arfaethedig radd A+ ar gyfer y bum elfen
- Rhaid bod yr annedd yn un di-garbon o ran defnydd hefyd, a byddai hyn yn cael ei gyflawni gan y gwresogi goddefol solar o'r tŷ gwydr sy'n wynebu'r de, paneli solar ar y to, deunyddiau sy'n inswleiddio yn fawr ar waliau, a stôf biomas effeithlon
- Ni chaff unrhyw rai o'r adeiladau atodol eraill eu gwresogi ac ni fydd ganddynt drydan ac eithrio'r gweithdy, a fydd yn cael trydan gan baneli solar yr annedd
- Byddai modd gwaredu'r annedd a'r strwythurau ar y safle heb gael fawr iawn o effaith o ganlyniad i'r defnydd o bren a sylfeini sylfaenol

I'w gynnwys yn yr Adroddiad Monitro Blynyddol:

- Sylwebaeth am adeiladwaith adeiladau a'r deunyddiau a ddefnyddiwyd.

Bydd cynigion yn nodi pa strwythurau y bydd gofyn iddynt sicrhau cymeradwyaeth Rheoliadau Adeiladu a bod y gymeradwyaeth hon yn cael ei sicrhau naill ai cyn adeiladu neu yn ystod y gwaith adeiladu.

- Adeiladir yr annedd arfaethedig gyda chymeradwyaeth Rheoliadau Adeiladu

I'w gynnwys yn yr Adroddiad Monitro Blynyddol:

- Sylwebaeth am gynnydd y gwaith adeiladu ac a yw'n bodloni gofynion Rheoliadau Adeiladu

Mae'r holl strwythurau a nodwyd fel rhai i'w gwaredu yn y Strategaeth Ymadael yn gallu cael eu gwaredu heb gael effaith amgylcheddol fawr.

- Yr annedd yw'r unig adeilad a nodwyd fel un i'w waredu yn y Strategaeth Ymadael ac mae'n gallu cael ei waredu trwy gael effaith amgylcheddol isel.

Bydd pob adeilad yn adeilad un llawr ac wedi'u gwneud o ddeunyddiau naturiol er mwyn eu helpu i ymdoddi i'r tirlun. Ymhellach, o'r ymweliad safle a gynhaliwyd, ac ystyriaeth ehangach o'r tirlun lleol, caiff yr adeiladau arfaethedig eu sgrinio yn dda o fannau ffafriol o gwmpas ac ni fyddant yn amlwg o'r tirlun ehangach.

Asesiad Effaith Cymunedol

Meini prawf hanfodol:

Ceir asesiad o effeithiau'r cynigion ar gymunedau cyfagos. Ni ddylai Datblygiad Un Blaned mewn cefn gwlad agored gael effaith negyddol ar gymunedau cyfagos.

- Mae'r ymgeiswyr wedi ymgysylltu â sawl aelod o'r gymuned leol a'r gymuned amaethyddol ehangach
- Maent wedi nodi eu bwriad i gynnal 3 diwrnod agored y flwyddyn yn ystod misoedd yr haf, gyda phwyslais ar wahodd pobl leol i'r safle i asesu'r cynnydd a sicrhawyd yn y Datblygiad Un Blaned
- Maent yn bwriadu cynnig ymweliadau gan ysgolion lleol
- Prynu bwyd na ellir ei gynhyrchu ar y safle yn lleol

I'w gynnwys yn yr Adroddiad Monitro Blynyddol:

- Sylwebaeth am feini prawf cyfrannol a'u heffeithiau cadarnhaol.

Cynllun Teithio ac Asesiad Trafnidiaeth

Nod Datblygiad Un blaned ddylai fod i leihau effeithiau amgylcheddol trafndiaeth yn sylweddol, trwy leihau'r angen i deithio a ffafrio dulliau trafndiaeth carbon isel.

Yn unol â'r canllawiau ymarfer, mae'r ymgeiswyr wedi darparu'r wybodaeth asesu angenrheidiol ar ffurf gwaelodlin trafndiaeth, asesiad o symudiadau arfaethedig i'r safle ac o'r safle (mewn car, trafndiaeth gyhoeddus, cerdded, beicio), ynghyd â chynllun Teithio sy'n nodi sut y gellir lleihau symudiadau cerbydau gymaint ag y bo modd mewn perthynas â phob gweithgarwch y mae'r symudiad yn gysylltiedig ag ef.

Bydd mwy o draffig yn ystod y cyfnod adeiladu ac wrth sefydlu'r datblygiad hwn. Mae'r ymgeiswyr yn nodi y byddant yn archebu swmpgyflenwadau er mwyn lleihau nifer y teithiau a fydd yn ofynnol gymaint ag y bo modd, a byddant yn annog y rhai sy'n mynychu'r safle i gyrraedd ar droed, ar feic neu ar drafndiaeth gyhoeddus. Er y dylid nodi, o ystyried amlder trafndiaeth gyhoeddus yn y lleoliad hwn, a pha mor agos ydyw i ganolfannau trefol, bod y cyfleoedd i ymwelwyr deithio mewn ffordd gynaliadwy yn gyfyngedig.

Mae'r ymgeisydd wedi nodi mathau posibl o deithiau ac mae wedi ffurfio strategaethau er mwyn lleihau effaith y teithiau hyn gymaint ag y bo modd. Bydd llwyddiant y rhain yn dod yn amlwg yn y system adrodd flynyddol. Mae'r ymgeiswyr yn berchen ar fan ar hyn o bryd, y byddant yn parhau i'w defnyddio yn ystod y cyfnod sefydlu, ond maent yn bwriadu prynu car trydan at ddibenion teithio yn y dyfodol.

Dadansoddiad o'r Ôl Troed Ecolegol (EFA)

Mae Dadansoddiad o Ôl Troed Ecolegol (EFA) yn ddangosydd sy'n cynnig 'cipolwg' ac sy'n dangos y galw dynol ar adnodd biolegol

cyfyngedig ein planed, a fynegir fel y darn o dir y pen. Mae PPW yn mynnu bod OPD yn sicrhau ôl troed ecolegol o 2.4 hectar byd-eang y pen neu'n llai o ran defnydd yn y lle cyntaf, a dangos potensial clir i symud tuag at 1.88 hectar byd-eang gydag amser. Y cyfrifiad ôl troed ecolegol a gyflwynwyd wrth breswyllo yno y tro cyntaf yw 2.51 hectar byd-eang, a bydd hwn yn gostwng i 1.42 hectar byd-eang ym mlwyddyn 5. Mae'r ffigurau hyn yn cadarnhau y disgwylir i'r ymgeiswyr sicrhau ôl troed ecolegol un blaned sy'n is na'r 1.88 hectar byd-eang a nodir yn PPW. Fel rhan o'r gwaith monitro, bydd yr ymgeiswyr yn darparu'r ffigurau go iawn i'w hasesu gan yr Awdurdod Cynllunio Lleol.

Cyfnodau

Isod, nodir y cyfnodau arfaethedig fel y'u hamlinellwyd yn y cynllun rheoli a gyflwynwyd:

Blwyddyn 1: Plannu perllan, ffrwythau meddal, gwrychoedd newydd. Taenu tomwellt ar gyfer gerddi blodau a pherlysiau. Dechrau plannu gerddi blodau a pherlysiau. Gosod llwybrau ac arwyneb solet. Gosod twnnel polythen 2. Sefydlu ardal gompostio. Gosod carafán ar y safle fel annedd dros dro.

Blwyddyn 2: Plannu coed cyll a chastanwydd. Gosod twnnel polythen 1. Parhau i ddatblygu gerddi blodau a pherlysiau. Cynllun terfynol, lluniadau peiriannydd strwythurol a rheoliadau adeiladu ar gyfer yr annedd. Adeiladu'r gweithdy.

Blwyddyn 3: Adeiladu'r annedd. Parhau i ddatblygu gerddi blodau a pherlysiau. Dechrau cynhyrchu cynhyrchion llysieuol.

Blwyddyn 4: Parhau i adeiladu'r annedd. Cynyddu cynhyrchiant cynhyrchion llysieuol. Cynaeafu a gwerthu llus America. Cynaeafu afalau, prosesu sudd a gwerthu sudd afal. Datblygu gwelyau llysiau.

Blwyddyn 5: Cwblhau'r annedd. Cynyddu cynhyrchiant cynhyrchion llysieuol. Cynaeafu a gwerthu llus America. Cynaeafu afalau, prosesu sudd a gwerthu sudd afal.

Monitro

Cyflwynir adroddiad monitro blynyddol ar gyfer safle Llety'r Gog. Cyflwynir cyfrifiad EFA yn ystod blynyddoedd 3 a 5 a chyflwynir cynllun rheoli diwygiedig yn ystod blwyddyn 6 ar gyfer y 5 mlynedd ddilynol.

Strategaeth Ymadael

Mae'r ymgeiswyr wedi nodi sut y byddent yn ymateb i'r posibilrwydd na fyddai prosiect Llety'r Gog yn bodloni'r meini prawf hanfodol neu nodweddion Datblygiad Un Blaned dro ar ôl tro. Os na roddir sylw i'r problemau a nodir dros gyfnod o ddwy flynedd, efallai y defnyddir y strategaeth ymadael.

Roedd y strategaeth ymadael yn cyflwyno nodau i wneud defnydd amaethyddol o'r tir unwaith eto, a gadael y safle mewn cyflwr gwell nag yr oedd yn flaenorol cyn y datblygiad. Byddai'r gwaith tirlunio a phlannu ar y safle yn cynnig budd i fioamrywiaeth ac i werth amaethyddol y tir, yn unol ag asesiad Ceredigion Ecology, felly gallai'r gwaith tirlunio a phlannu hwn aros fel ag y mae.

Mae rhan fwyaf yr adeiladau at ddefnydd amaethyddol, felly, gallent barhau ar y safle ar gyfer unrhyw weithrediadau yn y dyfodol, a bydd defnyddio pren ar gyfer rhan fwyaf yr adeiladwaith yn caniatáu i strwythurau o'r fath ymdoddi i'r safle. Ar gyfer yr annedd, mae'r ymgeiswyr wedi cyflwyno dau ddewis, a nodir y rhain isod:

Dewis 1: Os defnyddir y strategaeth ymadael, caiff yr annedd cyfan ei ddatgymalu. Gwerthir unrhyw ddeunyddiau gwerthfawr neu na fyddant yn diraddio er mwyn eu hailddefnyddio neu eu hailgylchu. Caiff deunyddiau bioddiraddadwy eu compostio ar y safle a gwerthir unrhyw bren i wneud coed tân. Byddai'r sylfeini syml yn cael eu datgymalu, gan ddefnyddio peiriannau bychain a'u llenwi'n ôl gan ddefnyddio isbridd o'r safle.

Dewis 2: Caiff yr annedd ei drawsnewid yn adeilad amaethyddol trwy dynnu'r nodweddion a'r dyfeisiau domestig allan ohono.

Mae'r Awdurdod Cynllunio Lleol yn barnu mai Dewis 1 yw'r un mwyaf ffafriol, os na chanfyddir defnydd amaethyddol addas ar gyfer y strwythurau arfaethedig, os bydd yr OPD yn dod i ben.

Mae canllawiau Ymarfer Datblygiad Un Blaned yn nodi y dylai'r cynllun rheoli amlinellu strategaeth ymadael os na fydd y datblygiad yn cyflawni un neu fwy o nodweddion hanfodol Datblygiad Un Blaned dros gyfnod o ddwy flynedd heb weithredu mesurau clir ac effeithiol i roi sylw i'r problemau a nodwyd. Mae'r cynllun rheoli yn cynnwys strategaeth ymadael ac fe'i derbyniwyd gan LPC fel strategaeth realistig lle y gellir gwaredu'r adeiladau o'r safle ac adfer y tir i fod yn dir pori amaethyddol.

Ystyriaethau Cynllunio Perthnasol eraill

Effaith Weledol a Dyluniad

Mae'r holl strwythurau arfaethedig yn rhai un llawr ac o faint cymedrol, a byddant yn cael eu sgrinio'n dda. Bydd deunyddiau a gorffeniadau yn ymddangos yn naturiol, a ddylai ymdoddi'n dda i'r tirlun a byddant yn cyd-fynd â chymeriad yr ardal wledig. Lleolir strwythurau eraill mewn ardaloedd wedi'u sgrinio yn dda, felly ni fyddant yn amlwg o'r ardal gyfagos.

Mynediad

Mae'r llwybr a rennir ac a ddefnyddir er mwyn cael mynediad i'r safle wedi bod yno ers dros 300 mlynedd, ac arferai wasanaethu'r tŷ gwreiddiol, o'r enw Llety'r Gog. Mae'r ymgeisydd wedi trwsio'r ffordd yn y cyfamser gyda chymorth cymdogion sy'n defnyddio'r llwybr hefyd, a chyflawnwyd y gwaith hwn yn ystod yr haf 2022. Dim ond un car fydd gan yr ymgeiswyr, er mwyn cydymffurfio â rheoliadau OPD, a cheir digon o le ar y safle i barcio'r car hwn.

Ymhellach, nododd yr ymgeisydd na fydd siop ar y safle, ac y caiff yr hyn a gynhyrchir ar y safle ei werthu ar-lein. Dylai hyn waredu rhan fwyaf y symudiadau traffig posibl a fyddai'n deillio o gael siop ar y safle, a fyddai ar gael i'r cyhoedd.

Fel yr amlinellwyd yn y cynllun rheoli, mae symudiadau i'r safle ac o'r safle yn debygol o fod yn isel yn ystod y flwyddyn, fodd bynnag, nodir y gallai'r gweithgareddau a gyflawnir ar y safle arwain at gynnydd sydyn mewn traffig yn dod i'r safle ac o'r safle e.e. y diwrnodau agored a'r diwrnodau addysg. Fodd bynnag, mae'r cynllun rheoli teithio yn nodi pan gynhelir gweithgareddau, y cynghorir ymwelwyr i rannu eu taith mewn car, i ddefnyddio trafndiaeth gyhoeddus, i gerdded neu feicio. Bydd yr adroddiad monitro blynyddol yn sicrhau nad yw symudiadau ar y safle yn cyrraedd nifer a allai arwain at effaith negyddol ar y safle.

Nid oedd yr Awdurdod Prifffyrdd Lleol wedi gwneud unrhyw wrthwynebiadau yn unol ag amodau.

Ecoleg

Ni leolir y safle o fewn dalgylch Afon Teifi, felly nid oes HRA yn ofynnol. Mae NRW ac ecolegydd y Cyngor yn fodlon â'r wybodaeth a gyflwynwyd gan yr ymgeisydd. Ni wnaethpwyd unrhyw wrthwynebiad.

Casgliad

I gloi, teimlir bod y cais OPD ar gyfer Llety'r Gog wedi cael ei ystyried yn dda, ond mae hefyd yn uchelgeisiol iawn. Bydd gofyn i'r ymgeiswyr wneud cryn dipyn o waith caled a dangos cryn dipyn o ymroddiad dros y bum mlynedd nesaf os ydynt yn mynd i gyflawni'r gofynion monitro. Weithiau, ystyrir bod ffigurau yn rhy dynn neu eu bod wedi cael eu hystyried yn tu hwnt i'r hyn y byddai modd ei gyflawni, fodd bynnag, nid yw'r Awdurdod Cynllunio Lleol mewn sefyllfa i wrthod y cais ar sail tybiaethau, a bydd cyfrifoldeb ar yr ymgeiswyr dros ddangos eu bod wedi cyflawni'r ffigurau hyn trwy gyfrwng y gwaith monitro blynyddol.

Ceir elfennau megis y nwyddau arfaethedig i'w gwerthu, megis y mentrau cynhyrchion llysiuol a sudd afal fydd â marchnad anhysbys, ac ychydig iawn o fanylion a geir am fusnesau lleol penodol a fydd yn ymrwymo. Yn ogystal, bydd y gofyniad i fodloni safonau iechyd a diogelwch a hylendid bwyd yn cymhlethu'r prosesau hyn ymhellach.

Mae'r incwm y disgwylir iddo gael ei sicrhau o'r tir yn ddibynnol ar gnydau yn gweithio ac amodau tywydd ffafriol hefyd, er y byddai hyn yn wir gydag unrhyw fenter amaethyddol.

Mae'r oriau gwaith sy'n ofynnol rhwng y gwaith ar y tir, y fenter a busnesau yn helaeth, ac ar adegau, cwestiynir a fydd yr ymgeiswyr eu hunain yn gallu bodloni galwadau'r llwyth gwaith o fewn yr amseroedd a roddwyd.

Fodd bynnag, at ei gilydd, mae hwn yn gais sy'n esblygu a dylid rhoi'r cyfle i'r ymgeiswyr i ddangos y gallant fodloni gofyniad yr OPD ar sail y wybodaeth fanwl a'r model busnes y byddant yn ei gyflwyno erbyn Blwyddyn 5. Mae'r cynnig yn cyd-fynd â darpariaethau TAN6 a'r canllawiau ymarfer sy'n cyd-fynd ag ef, ac mae'n cynrychioli datblygiad y mae modd ei gyfiawnhau mewn cefn gwlad agored, yn ogystal â chydymffurfio â pholisïau LDP sy'n ymwneud â diogelu'r tirlun, trafndiaeth a bioamrywiaeth. Argymhellir y dylid ei gymeradwyo yn unol â chydymffurfiaeth ag amodau a llofnodi cytundeb cyfreithiol Adran 106 sy'n rhwymo'r annedd arfaethedig i'r tir.

RHESWM DROS OHIRIO:

Yng nghyfarfod y Pwyllgor Rheoli Datblygu ar 15 Ionawr, 2025, penderfynodd yr Aelodau gyfeirio'r cais i'r Panel Ymweld (SIP) i'w ystyried ymhellach yn unol â pharagraffau 2 a 5 o feini prawf mabwysiedig y Cyngor.

Cyfarfu'r SIP ar ddydd Gwener 21 Chwefror, 2025 ac roedd yn cynnwys y Cynghorwyr Ifan Davies (Cadeirydd), Carl Worrall, Raymond Evans, Meirion Davies a Hugh Hughes. Hefyd yn bresennol roedd y Cyng. Rhodri Evans fel yr aelod ward lleol a Dr. Sarah Groves-Phillips a Mrs. Catrin Newbold o Wasanaeth Cynllunio'r Cyngor.

Cyflwynodd Dr Groves-Phillips yr achos, gan nodi maint yr arwynebedd tir yn y cais a'r ffaith bod rhywfaint o blannu coed a strwythurau bach eisoes yn eu lle.

Yn gyntaf nododd yr aelodau yr anawsterau mynediad gyda'r safle yn fwyaf nodedig y gyffordd i'r B4342 yn annigonol gyda gweledd cyfyngedig. Nodwyd hefyd bod y trac ei hun mewn cyflwr gwael a bod nifer cyfyngedig o lefydd pasio. Roedd y tywydd ar ddiwrnod yr ymweliad safle yn wael gyda glawiad sylweddol, a oedd yn amlwg yn y dŵr arwyneb ar y ffordd ddi-ddosbarth gan achosi llifogydd ac amodau gyrru anodd.

Nodwyd pe bai diwrnodau agored neu ymweliadau ysgol yn cael eu cynnal y byddai'n anodd iawn cael mynediad i'r safle mewn unrhyw fodd heblaw car preifat gan gyfyngu ar yr opsiynau teithio llesol. Gwelwyd y byddai traffig pellach ar y ffordd yn achosi anhawster ar y ffordd ddi-ddosbarth fel oedd yn amlwg ar ddiwrnod y SIP lle nad oedd car yn gallu mynd heibio i gerbydau SIP, gan achosi i'r person orfod aros ac i geir gael eu gorfodi i droi wrth fynedfeydd tai eraill.

Bu'r aelodau'n ystyried y tir a'i ddefnydd ar gyfer tyfu llysiu, perlysiu, llus a phlannu perllan ac yn pryderu ei fod o ansawdd amaethyddol gwael ac yn ymddangos yn wlyb a chorslyd, gofynnwyd a oedd hunangynhafiaeth i'r graddau sy'n ofynnol yn y cynllun rheoli yn realistig.

Terfynwyd y cyfarfod wedi hynny.

Ers i'r cais gael ei adrodd i'r Pwyllgor Rheoli Datblygu ym mis Ionawr mae'r Awdurdod Cynllunio Lleol wedi derbyn gwybodaeth ariannol wedi'i diweddarau i gefnogi'r cynllun busnes a gwella gan gymryd i ystyriaeth chwyddiant a gwariant arall gan gynnwys Treth y Cyngor a chostau yswiriant. Wedi ystyried y wybodaeth, ystyrir y gellir cael gofynion trigolion y dyfodol o ran incwm a gwariant yn uniongyrchol o'r safle yn bennaf ac y byddai'n bodloni gofynion yr OPD.

Fodd bynnag, mae'r Awdurdod Prifffyrdd Lleol wedi ailystyried y cynnig a'i oblygiadau ar ddiogelwch prifffyrdd. Yn wyneb bwriad yr ymgeisydd i gynnal "Diwrnodau Agored" ar y safle; ymweliadau arfaethedig gan Ysgol(ion) lleol ac i gynnig "diwrnodau gwaith" ar y safle ar gyfer Elusen Iechyd Meddwl leol, mae'r ATLI o'r farn, oherwydd pellenigrwydd safle'r datblygiad arfaethedig, ynghyd â'r ddiwybiaeth uchel ar ddefnydd cerbydau preifat yn yr ardal wledig anghysbell hon, ei bod yn debygol y bydd y digwyddiadau hyn yn arwain at gynnydd sylweddol yn y traffig ar hyd safle is-safonol y Ffordd Ddiddosbarth a'r gyffordd sy'n arwain at y ffordd B4342 i'r niwed i ddiogelwch defnyddwyr a llif rhydd y traffig.

Mae'r ATLI felly yn argymhell gwrthod y cais ar y sail ystyrir bod y Ffordd Ddiddosbarth Sirol sy'n gwasanaethu'r safle, a'r gyffordd gyfagos â'r Ffordd Dosbarth II Sirol B4342 yn annigonol i wasanaethu'r datblygiad arfaethedig oherwydd eu haliniad gwael; lled

cyfyngedig; diffyg darpariaethau pasio; gwelededd blaen cyfyngedig; gosodiad cyffordd cyfyngedig ac amodau gwelededd; a diffyg darpariaethau Teithio Llesol. Byddai'r bwriad, o'i ganiatáu, yn debygol o arwain at amodau a fyddai'n niweidiol i ddiogelwch ffyrdd.

Yn wyneb yr uchod mae'r argymhelliad yn cael ei ddiwygio i un o wrthod ar sail diogelwch priffyrdd.

ARGYMHELLIAD:

GWRTHOD y cais ar sail diogelwch ffyrdd.

Rheswm am gyfeirio:

Mae'r cais wedi cael ei gyfeirio i'r Pwyllgor Rheoli Datblygu i'w ystyried gan fod y cais yn gynrychiadol o ddatblygiad mawr.

Rhif y Cais / Application Reference	A210916
Derbyniwyd / Received	16-09-2021
Y Bwriad / Proposal	A one planet development with additional track way An erection of a low impact zero carbon 3 bedroom house An erection of a wooden workshop for apple juice making and herbal products An erection of 2 poly tunnels, wildlife pond
Lleoliad Safle / Site Location	Llettyr Gog, Llangeitho, Tregaron. SY25 6SY
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr N Evans, 2a Town End, Hungarton, LE7 9JT
Asiant / Agent	,

THE SITE AND RELEVANT PLANNING HISTORY

The proposed 9.5 hectare site comprises of a set of 12 small pasture fields with adjacent mature hedgerows. The site is approximately 1.5 km southwest of Llangeitho and 5.5km South East of Tregaron. A small stream runs through the north of the site. The southeastern boundary is adjacent to an unnamed road that comes off the B4342.

A previously approved barn under application A010633 sits to the southern boundary at the end of the access path.

The land was previously used for sheep grazing. Currently the land is not in use except for hay production on half of the land this year.

Surrounding habitats in the wider landscape consist of similar pastures, woodlands and hedgerows.

Relevant Planning History

- A010633 - Erection of shed for agricultural purposes including occasional animal housing - Approved Subject to Conditions 28th August 2001

DETAILS OF DEVELOPMENT

The applicants propose a one planet development that would see the establishment of vegetable gardens, nut trees, herb gardens, a traditional orchard, soft fruit gardens as well as keeping hens.

The proposed engineering and building works would consist of a small dwelling, workshop, field shelter, two polytunnels and a pond.

The proposed dwelling would have a kitchen, utility, living room, solar room, pantry, two bedrooms and a bathroom. The solar room would be to the front of the dwelling with windows to three elevations to maximise solar gain. The dwelling would be around 10.0m x 10.0m with a ridge height of around 7.0m. The central hipped roof would be bookended either side by two lean-to roofs.

The dwelling would be constructed of strawbale walls, timber frame and timber cladding with a tin roof and wooden double-glazed windows with wooden doors. A solar PV array would be accommodated on the southern elevation of the roof.

A small workshop is proposed immediately to the north of the dwelling, this workshop would be around 7.0m in width and 4.0m in depth with a ridge height of around 4.0m. Again, the workshop would be finished in timber cladding with a tin roof. The workshop would be used for fruit and nut processing as well as a herbal workshop. The front elevation would have two sets of doors to access each section of the workshop with 4 small windows to the remaining elevations.

A small field shelter would sit near the south-eastern boundary of the site and would sit behind new hedgerow and within the existing forest garden shrubbery. This small field shelter would have an open structure with no doors and would be around 3.0m x 3.0m, again this structure would be finished in timber cladding and have a tin roof.

Polytunnel 1 would sit amongst the proposed house and workshop, this polytunnel would be around 8.0 x 4.0m and have double doors at either gable end of the tunnel. Polytunnel 2 would sit some 40m to the east and adjacent to the proposed soft fruit planting. This second polytunnel would be around 14.0m x 4.0m and also have double doors at either gable end.

The pond would sit to the north of the existing barn on site and to the south of the proposed dwelling. The pond would be an oval shape 30.0m in length and 12.0m in width.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- S04: Development in linked settlements and other locations
- DM06: High quality design and placemaking
- DM09: Design and Movement
- DM10: Design and Landscaping
- DM14: Nature conservation and Ecological Connectivity
- DM15: Local Biodiversity Conservation
- DM17: General Landscape
- DM20: Protection of trees hedgerows and woodlands

- Future Wales - The National Plan 2040
- Planning Policy Wales. Edition 11
- TAN 6: Development for sustainable rural communities
- One Planet Development Practice Guidance, Technical Advice Note 6 (2012)

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 Llangeitho - Objected to the proposal for the following reasons:

- Poor visibility to get out onto the main road.
- The access being uneven with many potholes.
- Ground not being suitable for planting / growing vegetables due to very wet ground.
- No living accommodation on the ground to allow running a business from the site.

Highways - Offered no objection, subject to conditions.

19/2/2025 - Amended recommendation. Refuse the application for the following reason:

The County Unclassified Road serving the site, and its nearby junction with the County Class II Road B4342 are considered to be inadequate to serve the proposed development by reason of their poor alignment; restricted width; lack of passing provisions; restricted forward visibility; restricted junction layout and visibility conditions; and, lack of Active Travel provisions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety.

Land Drainage - Offered no objection, subject to conditions.

Ecology - Offered no objection, subject to conditions and informatives.

Natural Resources Wales - Offered no objection, did not consider that the proposed development affects a matter listed under their Consultation Topics

Dwr Cymru Welsh Water - No objection

Rights of Way - No objection, offered informatives relating to the nearby Public Right of Way 42/7

Third-party comments

There were two objections, and two contributors voiced their concerns with the application but stopped short of objecting to the proposal. They are summarised below:

Objector concerns

- The track is in a poor condition to accommodate such a use.
- Considered the projected low vehicular usage to be understated.
- Hazardous ingress and egress onto the main Llangeitho - Stags Head Road.
- Sceptical of the need for the development with no shortage of smallholdings for sale in Ceredigion.
- Further concerns around the precedent for housing that the site could set.

- Absence of mains water connection.
- Gaps in the provided financial data relating to overhead costs.
- Objected and submitted a video of the path after a heavy rain event showing running water enveloping the access road.

Concerns voiced by two separate contributors

- Expressed concerns surrounding the feasibility of meeting the drainage requirement of the SUDs being capable of dealing with a 1 in 100-year flood event
- Sceptical that the proposed electrical supply would be able to meet the requirements of the proposed energy intensive equipment
- Voiced concern surrounding the access to the site
- Further concerns around the precedent for housing that the site could set

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".

Future Wales - The National Plan 2040, makes references to a commitment to living within our means using only our share of the planet's resources and using them efficiently. Additionally, Future Wales Outcome 11 envisages people living in places which are decarbonised and climate resilient.

Planning Policy Wales - Edition 11, references One Planet Development (OPD) as being low impact development that either enhances or does not significantly diminish environmental quality. OPD located in the open countryside should provide for the minimum needs of inhabitants in terms of income, food, energy and waste assimilation over a period of no more than five years from the commencement of work on site. This should be evidenced by a management plan produced by a competent person(s). Where this cannot be demonstrated, proposals should be considered against policies which seek to control development in the open countryside.

Planning Authorities should follow the guidance in TAN 6 with regard to the requirements of OPD and associated management plans.

The TAN 6 guidance for One Planet Development says the following, "The Sustainable Development Scheme, "One Wales: One Planet" includes an objective that within the lifetime of a generation, Wales should use only its fair share of the earth's resources, and our ecological footprint be reduced to the global average availability of resources - 1.88 global hectares per person in 2003. One Planet Developments take forward Low Impact Development (LID) principles in the Welsh context. One Planet Development is development that through its low impact either enhances or does not significantly diminish environmental quality. One Planet Development is potentially an exemplar type of sustainable development. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectare target over time. They should also be zero carbon in both construction and use."

The TAN 6 guidance expands upon the necessary criteria that would need to be met to permit a OPD. Section 4.16.1 of TAN 6 states that Planning applications for land based One Planet Developments located in the open countryside need to be supported by robust evidence. A management plan, produced by a competent person(s), must accompany planning applications for this type of development. The management plan should set out the objectives of the proposal, timetable for development of the site and timescale for review. It should be used as the basis of a legal agreement relating to the occupation of the site, should planning consent be granted. The management plan should cover the following areas:

- Business and Improvement plan to identify whether there is a need to live on the site and establish the level of the inhabitants' requirements in terms of income, food, energy and waste assimilation that can be obtained directly from the site;
- Ecological footprint analysis of the development;
- Carbon analysis of the development;
- Biodiversity and landscape assessment;
- Community impact assessment to identify potential impacts on the host community (both positive and negative) and provide a basis to identify and implement any mitigation measures that may be necessary, and;
- Transport assessment and travel plan to identify the transport needs of the inhabitants and propose sustainable travel solutions.

Section 4.16.2 of TAN 6 states that where planning applications for One Planet Developments located in the open countryside are not accompanied by the information identified in paragraph 4.16.1, the planning authority should first seek the necessary information from the applicant. Should this not be provided they would be entitled to refuse the application on the grounds of lack of proper justification for the scheme.

One Planet Management Plan Overview and Assessment

This Section will work sequentially through the different elements of the management plan starting with the Business and Improvement Plan. For clarity the format will follow the order set out in the OPD practice guidance to give a systematic assessment of the proposal against the policy.

Design / Strategy

The proposed overall distribution of land uses and activities on the site:

- Home garden - veg: The Home Garden is approximately 860sqm, and includes:
 - 12 beds for vegetables, each 5.6m x 3.6m = 242sqm
 - Flowers/herbs: 9 beds, each 10m x 15m = 1350sqm
 - Soft Fruit: 4 beds, each 10m x 15m = 600sqm
 - Apples: 85 trees - approx. 2700sqm
 - ~~Hazelnuts: 40 trees - approx. 1300sqm~~
- Forest Garden: approx. 2200sqm

- Reebbed: 3m x 6m =18sqm
- Polytunnel 1: 5m x 9.1m =287.5sqm
- Polytunnel 2: 5m x 14.6m= 73sqm
- Workshop: 8m x 4m (external) = 32sqm

The buildings have been clustered together in order to reduce impact and so that they can all utilise one area of hard standing. The locations of the built aspects of the development were influenced by the topography of the land and are sited on an area of semi improved grassland as recommended by Aderyn Ecology Ltd.

The site would support one household and would meet their minimum needs as demonstrated in the Business and Improvement section of the submitted management plan. The site would require both members of the household to work part time on the site.

The applicants, Nick and Charleen would manage the site jointly and would divide the work in line with their skill sets and strengths, an example being that Charleen will run the herbal products business and Nick will manage the orchard and soft fruit. Many tasks will be jointly managed, for example the fruit harvests. They will continually monitor their progress in terms of their targets and will assist each other where required.

The outline programme for the development of the site

- **Year 1:** Planting of orchard, soft fruits, and new hedgerows. Mulching areas for flower and herb gardens. Start planting flower and herb gardens. Install tracks and hard standing. Install polytunnel 2. Establish compost area. Install caravan on the site as temporary dwelling.
- **Year 2:** Plant hazelnuts and chestnuts. Install polytunnel 1. Continue to develop flower and herb gardens. Final design, structural engineer's drawings and building regulations for the dwelling. Build workshop.
- **Year 3:** Build dwelling. Continue to develop flower and herb gardens. Start to produce herbal products.
- **Year 4:** Continue to build dwelling. Increase production of herbal products. Harvest and sell blueberries. Harvest apples, process into juice and sell apple juice. Develop vegetable beds.
- **Year 5:** Complete dwelling. Increase production of herbal products. Harvest and sell blueberries. Harvest apples, process into juice and sell apple juice.

Business and Improvement Plan

The land-based element of the management plan centres on justifying the need to live on site and how the site will sustain the occupants' minimal needs for food, and providing the minimum income necessary to meet their basic domestic needs, within 5 years of first habitation on the site. This is the basis of the need to live on site and the reason why the site should be the sole residence of the occupants.

The OPD Practice Guidance sets out that individual OPD management plans should describe and quantify how the minimum food and income needs will be derived from the site in ways that fit with the particular site and OPD proposals. These requirements underline the fundamental land based and subsistence ethos of One Planet Development but do not preclude inhabitants earning other income.

One of the clearest ways in which land-based activity can support the residents of a site is by providing them with food. This significantly reduces their environmental impact as it means that their food does not have to be produced elsewhere, packaged, and transported to them.

It is not feasible for all the food needs of occupants to be produced on site for two reasons: (a) it is difficult to produce and process all of the food types which are needed for a healthy diet from a single site in Wales, especially cereals; and (b) there will be times of the year during which food production will be too low to meet all of the needs of occupants. Realistically, an OPD site should be able to produce at least 65% of basic food needs.

A detailed table (Table 3) in the submitted Business and Improvement Plan demonstrates how at least 42% of food needs will be produced on site. It is also required that a further 23% of the value of the households food needs will need to be generated from the land-based enterprises, this is a total value of £625.44.

The basic domestic needs in year 5 is set at a total of £4,015.64. This includes clothing, footwear, travel, vehicle maintenance, IT etc. This figure includes the cost of the additional food that would be required to make up the remaining balance of the 65% of basic food needs that are required to be met by the OPD. Given 42% of food needs are anticipated to be met on site then this leaves a deficit of 23%, or £625.44, of food needs to be met by the additional enterprises on the OPD. These enterprises will be expanded upon below to demonstrate the viability of this requirement.

The anticipated revenue from the herbal products to be sold in year 5 would be £5,096, with the costs associated with these sales equalling £1436.10. This would make for a profit of £3659.90.

The anticipated revenue from the production and selling of apple juice is anticipated at £3827.25 by year 5, with costs of £1275.75, making for an annual profit of £2551.50 by year 5.

The anticipated revenue from the production and selling of blueberries is anticipated at £962.50 by year 5, with costs of £46.20, making for an annual profit of £916.30 by year 5.

No special equipment is required for the enterprise, with the only necessary equipment being hand wash facilities, baskets or punnets for harvesting as well as general garden tools.

Annual income and costs for all enterprises:

Enterprise	Income £
Gift of Gaia Herbal Products	3659.9
Apple Juice	2551.5

Blueberries	916.3
Total	7127.70

It is considered that in combination the enterprises described will generate the required income to meet the basic domestic needs in year 5 of £4,015.64.

Llety'r Gog will be the sole residence for the applicants Charleen and Nick. They have designed the enterprises, gardens and wider land management practices so that they are able to manage the site with just the two of them. As shown in the table in Appendix 3 of the management plan is a summary of how they expect to spend their time on the various elements of the site from year 5 onwards. The total minimum hours required works out as 256 x 8-hour days a year that is equivalent to one full time job. Split between the two residents they are confident that they can manage this work.

Conclusion and Essential Criteria

The minimum food needs of at least 65% of all occupants are to be met from produce grown and reared on the site or purchased using income derived from other products grown and reared on the site. 41% of their food needs directly from the site and the remaining 24% paid for with land-based income.

Land Management

Section 3.37 of the practice guidance states that One Planet Developments in the open countryside should have the objective of conserving, managing and, wherever possible, enhancing environmental quality. The starting point will be what is already present on the site. One Planet Developments should conserve and enhance the site's biodiversity, cultural heritage and landscape, also potentially bringing benefits to the wider landscape. It will be particularly important to conserve designated sites and features and, in the case of biodiversity, habitats and features identified in the Local Biodiversity Action Plan.

Section 3.38 states that the objectives for biodiversity, cultural heritage and landscape should be integral to the management of the whole site forming part of a sustainable land management system that provides food and other products while also benefitting other aspects of the environment. This will include improving soil organic matter and increasing populations of pollinating insects and natural predators to pests and diseases. By so doing it should also increase adaptation of the natural environment to climate change.

The essential criteria are that:

All existing semi-natural and other important habitats on the site are conserved and enhanced through appropriate traditional management.

- The hedgerows, woodland and grass lands will be managed appropriately and sensitively to enhance the traditional characteristics of the site and increase biodiversity.
- To be included in the Annual Monitoring Report: Commentary on existing semi-natural and other important habitats on the site and how they are being managed.

The landscape of the site is enhanced by the addition and traditional management of characteristic or once characteristic local landscape features that, amongst other things, may be used to screen and filter views to built elements of the proposals and to provide shelter and screening to horticultural areas.

- A traditional orchard and new hedgerows are included in the plans for the development of the site.
- To be included in the Annual Monitoring Report: Commentary on features created on site and how they are managed.

Buildings and other structures and access tracks are located where they can be recessed into the landscape and do not stand out in views from public vantage points.

- All buildings and structures that are part of the development are located in areas screened by the lay of the land and existing mature trees.
- To be included in the Annual Monitoring Report: Commentary on progress with buildings and how they are positioned to minimise visual impact.

The land management strategy outlines the measures which will be undertaken to sustain and improve biodiversity on site. The measures included are numerous and include proposals such as creation of a new orchard and pond. A detailed description of each proposal outlines what works are intended and the likely benefits to local biodiversity. The proposals will have a positive impact in increasing biodiversity on site and many aspects of the land management plan will also have a positive impact in improving the local landscape by means of screening the proposed buildings from the surrounding area. Furthermore, improvements such as soil organic matter and the increased presence of pollinating insects are likely to be improved through the proposed projects namely creation of compost system and creation of a herb and flower garden.

The commitments outlined within the land management plan are considered positive and comply with the practice guidance. However, the applicants will have to demonstrate these improvements in the annual monitoring report.

Energy

TAN 6 requires the following in relation to energy:

- Quantification of how the inhabitants' requirements for energy can be obtained directly from the site
- There is the potential to have wider community carbon reduction benefits through the export of any surplus electricity to the grid

Although TAN 6 only considers energy, water is a natural resource that also requires careful management. Energy and water are both resources which development consumes, and so create environmental impact. It is an essential characteristic of One planet Development that the use of these resources is minimised and re-used wherever possible and that the energy needs of inhabitants come from the site.

This should also be the case for water, unless it can be demonstrated that there is a more environmentally sustainable alternative.

Energy and water are consumed by both domestic and other activities on the site. These will often overlap, such as the growing of produce.

The proposed dwelling would minimise energy use through efficiency measures through the following:

- A well-insulated dwelling
- An efficient wood burning stove for heating and cooking
- Low energy lighting
- Use of low energy appliances
- Use of appliances only when there is sufficient power available

The two main sustainable sources of energy for will be biomass and Solar PV panels for the dwelling.

Biomass will be sourced mainly from wood that is the by-product of hedgerow restoration and management as well as management of larger mature trees on site such as the Ash that is suffering from ash dieback. There is also an existing Alder plantation that will be brought into a coppice rotation over the coming years.

The dwelling will have a 6kw solar array. Typical generation in summer will be 15.36kw and in winter 5.04kw per day. A battery bank will be used as a buffer to allow for nighttime electricity usage and to accommodate for long spells of poor weather in the winter.

The proposed available electricity exceeds the household requirements.

Water

Domestic

Minimisation of water usage will be achieved on site through sustainable design. The site will make use of a dry compost toilet with the total domestic requirement for water Llety'r Gog estimated to be a maximum of two thirds of the average daily usage in Wales. Therefore, approximately 169.2 litres of water per day will be allowed for domestic use in the design of the system.

Irrigation

Irrigation for the gardens will be managed on a daily basis and the household will actively reduce irrigation usage during dry spells in order to preserve the rainwater harvest. The no dig method of gardening uses less water than conventional approaches due to a superior soil structure.

Animals

Water for animals will be harvested from rainwater.

Water Sources

Mains water

There is an existing mains connection on the site. This has been deemed the most environmentally sustainable option for domestic provision as the infrastructure is already in place.

Rainwater

The dwelling and workshop roofs and polytunnels will be used to harvest rainwater to be used for irrigation and drinking water for animals. Met Office data indicates that there is an average annual rainfall at this site of 1250-1500mm, above the UK average of 1,100mm. The quantity stored is considered sufficient to allow for up to 6 weeks usage to cover dry summer periods; this will be installed during the set up phase and sized appropriately using on the ground experience.

Essential Criteria

Energy

The practice guidance acknowledges that energy and water are both resources which development consumes, and so create environmental impact. It is an essential characteristic of OPD that the use of these resources is minimised and re-used wherever possible and that the energy needs of inhabitants come from the site. The guidance indicates that this should also be the case for water, unless a more sustainable alternative can be demonstrated.

The energy needs of the site will be minimised through suitable design and use of technology, including that which enables re-use.

- The energy needs of the household will be minimised through passive solar design, the house will be highly insulated and the use of low energy appliances and light fittings.
- To be included in Annual Monitoring Report: Commentary on minimization strategies employed.

All of the energy needs of all activities shall be met from sources of renewable energy on site, with the exception of small amounts of non-renewable fuel for particular uses for which they are best suited and justifiable.

- With the exception of a chainsaw and vehicle fuel all energy needs will be met through solar panels and biomass harvest on site.
- To be included in Annual Monitoring Report: Annual figures on energy generated on site from Solar PV and firewood. Annual figures on use of all non-renewable fuels, including quantity and what they were used for.

The water needs of the site will be minimised through suitable design and use of technology, including that which enables re-use.

- Water needs will be minimised through the use of a twin chamber composting toilet and careful usage.
- To be included in Annual Monitoring Report: Commentary on annual water usage.

Rainwater harvesting from buildings and structures must be maximised.

- Rainwater harvesting will be set up on all buildings to maximise water available for irrigation.
- To be included in Annual Monitoring Report: Commentary on progress with set up of rainwater harvesting and how well it is providing for the needs of irrigation and animal's drinking water throughout the year.

All of the water needs of all activities should be met from water available on site, unless there is a more environmentally sustainable alternative. Abstraction from water bodies (including groundwater sources) must be at levels that do not cause environmental harm. Harm would result from the lowering of surface and ground water levels.

- Domestic water will be sourced from the mains connection already installed on the site. All water required for horticulture and animal drinking water on site will be sourced from the rainwater harvesting.
- To be included in Annual Monitoring Report: Annual figures for water usage.

Waste

Waste produced by both domestic and other activities on site is likely to include the following types; domestic food waste, grey water, human faeces and urine, packaging and paper, green waste and growing food and timber and livestock manures.

Essential criteria:

All biodegradable waste produced on site is assimilated on site in environmentally sustainable ways.

- A composting system is designed in at the heart of the project to ensure all biodegradable waste produced on-site is assimilated on-site in an environmentally sustainable way.

The only exception to this is occasional off-site disposal of small nonbiodegradable amounts of waste, which cannot be assimilated on site, which arise from things used on site wearing out or breaking irreparably.

- Any inorganic waste will be recycled or disposed of responsibly.

All waste handling and assimilation on site must comply with Environment Agency guidelines.

- All waste handling will comply with Environment Agency Guidelines

To be included in Annual Monitoring report:

- Annual figures on quantity of waste and method of disposal/ assimilation.

Contributory criteria

The re-use of organic waste on site should increase overall site fertility and productivity so long as this is not at the expense of important semi-natural habitats, dependent on low soil fertility.

- The use of composted materials and animal manures on site will be concentrated in the horticultural areas where the fertility will be improved year on year.

To be included in Annual Monitoring Report:

- Commentary on observations regarding site fertility and productivity.

Conclusion

The submitted information indicates that the inhabitants' requirements in terms of income and food would be obtained directly from the site. Energy needs will be met through a mix of solar and biomass. No issues or shortfalls have been identified in terms of water and waste. On this basis it is considered that the future inhabitants' requirements in terms of food, income energy, water and waste disposal can be mostly obtained directly from the site and would meet the requirements of OPD.

Zero Carbon Buildings

All One Planet Developments should share the aspiration set out by the Welsh Government to achieve development that is of 'zero carbon' status in terms of construction and use. The OPD guidance outlines that this does not mean that the development should literally have no net carbon impacts in construction and use, as this would be near impossible. Instead 'zero carbon' is a term for a specified carbon reduction used to define the standard for Zero carbon buildings.

Essential criteria:

Domestic and ancillary buildings will be 'zero carbon' in construction and use as explained in this guidance and using the up-to-date Welsh definition of zero carbon.

- The five elements of the dwelling required by the OPD standards are the roof, external walls, internal walls, floors and windows
- An assessment carried out by Sureline Design Services Ltd found that the proposed dwelling would have an A+ rating for all five elements
- The dwelling must also be zero carbon in use, this would be achieved by the solar passive heating from the south facing ²¹151

- greenhouse, solar panels on the roof, highly insulating materials to walls and an efficient biomass stove
- None of the other ancillary buildings will be heated or have electricity apart from the workshop which will receive electricity from the dwellings solar array
- Removability of dwelling and structures with minimal impact would be achievable on the site due to the use of timber and basic foundations

To be included in Annual Monitoring Report:

- Commentary on construction of buildings and the materials used.

Proposals will identify which structures require Building Regulations approval and that this approval is obtained either before or during construction.

- The proposed dwelling will be built with Building Regulation approval

To be included in Annual Monitoring Report:

- Commentary on progress with building and if it is meeting the Building Regulation requirements.

All structures identified for removal in the Exit Strategy are capable of removal with low environmental impact.

- The dwelling is the only building identified for removal in the Exit Strategy and is capable of removal with low environmental impact.

All building will be single storey and made from natural materials to help them blend into the landscape. Furthermore from the site visit undertaken, and a wider consideration of the local landscape, the proposed buildings will be well screened from surrounding vantage points and will not be prominent from the wider landscape.

Community Impact Assessment

Essential criteria:

There is a thorough assessment of all impacts of the proposals on neighbouring communities. One Planet Development in the open countryside should not impact negatively on neighbouring communities.

- The applicants have engaged with several members of the local community and the wider farming community
- Noted their intention to have 3 open days per year in the summer months with an emphasis on inviting local people onto the site to assess the progress made at the One Planet Development
- The offer of visits from local schools
- Buying food that cannot be produced on site locally

To be included in Annual Monitoring Report:

- Commentary on contributory criteria and their positive impacts.

Transport Assessment and Travel Plan

One planet Development should aim to significantly reduce the environmental impacts of transport, both by reducing the need to travel and favouring low carbon modes of transport.

In accordance with the practice guidance the applicants have provided the necessary assessment information in the form of a transport baseline, an assessment of movements proposed to and from the site (by car, public transport, walking, bike) along with a Travel plan which details how vehicular movements can be minimised in respect of each activity the movement is associated with.

There will be a higher volume of traffic generated during the construction and setting up phase of this development. The applicants state that they will order in bulk to minimise the number of journeys required and will encourage those attending the site to arrive by foot, bike or public transport.

The applicant has noted all potential journey types and formed strategies for minimising the impact of these journeys. The success of these will only become apparent in the annual reporting system. The applicants currently own a van which they will continue to use in the set-up phase but intend to buy an electric car for future travel.

Ecological Footprint Analysis (EFA)

An Ecological Footprint Analysis (EFA) is a 'snapshot' indicator which demonstrates the human demand on the finite biological resource of our planet, expressed as the per person area of land. PPW requires OPD to initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectares over time. The submitted ecological footprint calculation at first habitation is 2.51 global hectares with this set to drop to 1.42 global hectares in year 5. These figures confirm that the applicants are predicted to achieve a one planet ecological footprint of below the 1.88 global hectares as set out in PPW. As part of the monitoring the applicants will provide the actual figures for assessment by the LPA.

Phasing

The proposed phasing as outlined in the submitted management plan is set out below:

Year 1: Planting of orchard, soft fruits, new hedgerows. Mulching areas for flower and herb gardens. Start planting flower and herb gardens. Install tracks and hard standing. Install polytunnel 2. Establish compost area. Install caravan on the site as temporary dwelling.

Year 2: ~~Plant hazelnuts and chestnuts. Install polytunnel 1. Continue to develop flower and herb gardens. Final design, structural engineers drawings and building regulations for the dwelling. Build workshop.~~

Year 3: Build dwelling. Continue to develop flower and herb gardens. Start to produce herbal products.

Year 4: Continue to build dwelling. Increase production of herbal products. Harvest and sell blueberries. Harvest apples, process into juice and sell apple juice. Develop vegetable beds.

Year 5: Complete dwelling. Increase production of herbal products. Harvest and sell blueberries. Harvest apples, process into juice and sell apple juice.

Monitoring

An annual monitoring report will be submitted for the Llety'r Gog site. An EFA calculation will be submitted in years 3 and 5 with a revised management plan submitted in year 6 for the following 5 years.

Exit Strategy

The applicants have set out how they would respond to the potential of the Llety'r Gog project repeatedly failing to meet the essential criteria or characteristics of a One Planet Development. If the identified problems are not addressed over a two-year period then the exit strategy may be employed.

The exit strategy put forward aims to return the land to agricultural use and to leave the site in a better condition than before the development took place. The landscaping and planting on site would provide a benefit to the biodiversity and agricultural value of the land as assessed by Ceredigion Ecology, therefore, this landscaping and planting could remain in place.

The majority of the buildings are for agricultural use and, therefore, could remain on site for any future operations, the use of timber for the majority of construction will allow such structures to blend into the site. For the dwelling, the applicants have put forward two options and are set out below:

Option 1: In the event of the exit strategy being implemented the whole dwelling will be dismantled. Any non-degradable or valuable materials will be sold for re-use or recycled. Biodegradable materials to be composted on site with any timber sold for firewood. The simple foundations would be dismantled, using small-scale machinery and filled back in using subsoil from site.

Option 2: The dwelling is converted into an agricultural building by stripping out the domestic appliances and features.

The LPA considers Option 1 to be most favourable should no suitable agricultural use for the proposed structures be found should the OPD cease to operate.

The One Planet Development Practice guidance indicates that the management plan should outline an exit strategy if the development fails to achieve one or more of the essential characteristics of One Planet Development over a period of two years without instituting clear and effective measures to address the identified problems. An exit strategy is included within the management plan and is accepted by the LPA as a realistic strategy where the buildings can be removed from the site and the land restored to agricultural grazing land. Alternatively, the OPD could be sold/rented to someone either as a new OPD or as land to graze/farm.

Other Material Planning Considerations

Design and Visual Impact

All proposed structures are single storey and modestly scaled and will be well screened from view. Materials and finishes will appear natural which should blend in well in the landscape and will be in keeping with the character of the rural area. Other structures are positioned in well screened areas and as such will not be prominently visible from the surrounding area.

Access

The shared track used for access to the site is over 300 years old and serviced the original house called Llety'r Gog. The road has since been repaired by the applicant with the help of neighbours that also use the path, this worked was carried out over the summer of 2022. The applicants will only have one car to comply with OPD regulations, there is ample room on site to park said car.

Furthermore, the applicant noted that there is not to be an actual shop on the premises and rather what is produced on the site is to be sold online. This should eliminate most of the potential traffic movements that would result from a physical shop that was open to the public operating on the site.

As outlined in the management plan, movements to and from the site are likely to be low over the course of the year, however it is noted that the activities that take place on the site could result in a sudden increase in traffic coming to and from the site e.g the open days and education days. However, the management travel plan indicates that when activities will take place, visitors will be advised to car share, use public transport, walk or cycle. The annual monitoring report will ensure that movements onto site do not reach a number that could result in negative impact on site.

The Local Highway Authority offered no objection subject to conditions.

Ecology

NRW and the Councils ecologist are satisfied with the information submitted the applicant. No objection is raised.

Conclusion

To conclude it's felt that the OPD application for Llety'r Gog has been well thought through but is also highly ambitious. The next five years will require a lot of hard work and dedication from the applicants if they are to achieve the monitoring requirements. Figures are sometimes considered to be too tight or stretched beyond what would be achievable, however the LPA are not in a position to refuse the application

based on speculation and it will be up to the applicants to demonstrate that they have achieved these figures.

There are elements such as the proposed goods for sale like the herbal products and apple juice enterprises which will have an unknown market and little detail of specific local businesses on board. Additionally, the requirement to meet health and safety and food hygiene standards will further complicate these processes.

The income proposed to be generated from the land is also dependant on crops working and favourable weather conditions although this would be the case on any agriculturally based enterprise.

The hours of work required between the land work, enterprise and businesses is extensive and at times it is questioned whether the applicants themselves will be able to meet the demands of the workload within the times given.

However, on balance this is an evolving application and the applicants must be given an opportunity to show that they can meet the requirement of the OPD based on the detailed information and business model that they've submitted by Year 5. The proposal accords with the provisions of TAN6 and the accompanying practice guidance and represents a justifiable development in the open countryside as well as complying with LDP policies relating to landscape protection, transport and biodiversity. Approval is recommended subject to compliance with conditions and the signing of a Section 106 legal agreement binding the proposed dwelling to the land.

REASON FOR DEFERRAL:

At the Development Management Committee meeting on the 15th January, 2025, Members resolved to refer the application to the Site Inspection Panel (SIP) for further consideration in accordance with paragraphs 2 and 5 of the Council's adopted criteria.

The SIP met on Friday 21st February, 2025 and comprised of Cllr's Ifan Davies (Chair), Carl Worrall, Raymond Evans, Meirion Davies and Hugh Hughes. Also in attendance were Cllr. Rhodri Evans as the local ward member and Dr. Sarah Groves-Phillips and Mrs. Catrin Newbold from the Council's Planning Service.

Dr Groves-Phillips presented the case, noting the extent of the land area in the application and the fact that some tree planting and small structures were already in situ.

Firstly members noted the access difficulties with the site most notably the junction to the B4342 being inadequate with limited visibility. They also noted the track itself was in a poor state of repair and with limited passing places. The weather on the day of the site visit was poor with significant rainfall, which was evident in the surface water run off on the unclassified road causing flooding and difficult driving conditions.

It was noted that in the event of holding open days or school visits it would be very difficult to access the site by any other mode than private car thereby limiting active travel options. Further traffic on the road it was observed would cause difficulty on the unclassified road as was evident on the day of the SIP whereby a car was unable to pass the SIP vehicles, causing the person to have to wait and for cars to be forced to turn at other dwelling entrances.

Members considered the land and its use for growing vegetables, herbs, blueberries and planting of an orchard and were concerned it was of poor agricultural quality and appeared wet and marshy, they questioned whether self sufficiency to the degree required in the management plan was realistic.

The meeting was subsequently closed.

Since the application was reported to the January's Development Management Committee the Local Planning Authority have received updated financial information in support of the business and improvement plan taking account of inflation and other expenditure including Council Tax and insurance costs. Having considered the information, it is considered that the future inhabitants' requirements in terms of income and expenditure can be mostly obtained directly from the site and would meet the requirements of OPD.

However, the Local Highways Authority have re-considered the proposal and its implications on highway safety. In view of the applicant's intention to hold "Open Days" at the site; proposed visits by local School(s) and to offer "work days" on-site for a local Mental Health Charity, the LHA are of the opinion that due to the remoteness of the proposed development site, coupled with the high reliance on private vehicle use in this deep rural area, it is likely that these occurrences/events will result in a material increase in traffic along the substandard County Unclassified Road serving the site, and its junction with the B4342, to the detriment of road user safety and the free flow of traffic.

The LHA therefore recommends refusal of the application on grounds that the County Unclassified Road serving the site, and its nearby junction with the County Class II Road B4342 are considered to be inadequate to serve the proposed development by reason of their poor alignment; restricted width; lack of passing provisions; restricted forward visibility; restricted junction layout and visibility conditions; and, lack of Active Travel provisions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety.

In view of the above the recommendation is amended to one of rejection on highway safety grounds.

RECOMMENDATION:

To REFUSE the application on highway safety grounds.

Reason for Referral

The application has been referred to the development management committee for consideration as the proposal would represent major development.

1.2. A211186



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

Y SAFLE A'I HANES PERTHNASOL

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

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

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

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

Saif y safle o fewn Ardal Tirwedd Arbennig Dyffryn Teifi.

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

Cyflwynwyd ymholiad cyn cyflwyno cais (Q200146).

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

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

MANYLION Y DATBLYGIAD

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

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

Siop Fwyd

Mae'n bwysig nodi mai siop fwyd Dosbarth A1 yw'r defnydd y ceisir amdano. Os cymeradwyir y cais, gallai unrhyw fanwerthwr bwyd feddiannu'r siop ac nid yw wedi'i chyfyngu i Aldi yn unig.

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

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

siop.

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

Pentref Bwyd

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

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

Y Pafiliwn

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

Gwaith Cysylltiedig

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

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiau Cynllunio Cenedlaethol Perthnasol

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

Polisiau Cynllunio Lleol Perthnasol

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

- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- LU12 Cynigion Cyflogaeth ar Safleoedd sydd heb eu Neilltuo
- LU18 Cynigion Manwerthu Ledled y Sir
- LU19 Cynigion Manwerthu mewn Canolfannau Gwasanaethau Trefol
- LU22 Darpariaeth Gymunedol
- LU30 Diogelu
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM07 Ardaloedd Cadwraeth
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirwedd
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- DM19 Tirweddau Hanesyddol a Diwylliannol
- DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol

Canllawiau Cynllunio Atodol perthnasol a fabwysiadwyd:

- Canllaw Cynllunio Atodol: Mannau Agored 2014
- Ardaloedd Tirwedd Arbennig, Ebrill 2014
- Safonau Parcio Cyngor Sir Ceredigion, 2015
- Canllaw Cynllunio Atodol: Asesiad Trafnidiaeth 2015

- Yr Amgylchedd Adeiledig a Dylunio, 2015
- Cadwraeth Natur, 2015

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION I'R YMGYNGHORI

Ymatebion yr Ymgynghoreion Statudol:

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

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

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

Ymatebion yr Ymgynghoreion Trydydd Parti:

Cefnogi-

- Ei hangen ar gyfer y gymuned leol
- annog pobl i siopa'n fwy yn lleol drwy ddarparu mwy o ddewis ac archfarchnad fforddiadwy
- hygyrch i ddefnyddwyr sgwter/cadair olwyn
- ni fydd yn rhaid i drigolion lleol deithio i Gaerfyrddin/Aberteifi/Aberystwyth i brynu bwyd
- manteision amgylcheddol ac ansawdd aer am nad yw trigolion yn gorfod teithio ymhellach i ffwrdd
- creu swyddi yn lleol
- cynyddu nifer yr ymwelwyr i ganol y dref a fydd yn dod â mwy o fasnach i fusnesau eraill
- cefnogi'r gymuned a'r ardal leol

- Mwy o ddewisiadau bwyd
- dod ag arian adfywio / buddsoddiad ar gyfer busnesau eraill
- dod â budd i fusnesau eraill
- gwella/ adfywio'r dref
- Cymhelliant newydd i ddod â phobl i'r dref i siopa, ar gyfer twristiaeth ac addysg
- Mae angen yn fawr uwchraddio'r cyrsiau yn y Brifysgol
- Hybu'r economi leol
- Cefnogi mentergarwch cymunedol
- helpu i wneud y dref yn ddeniadol i dwristiaid a phobl leol
- Gwella cyfleusterau chwaraeon
- ardaloedd natur a bioamrywiaeth
- lleihau llygredd aer drwy leihau gwibdeithiau mewn cerbydau i siopau eraill Aldi
- Ymdeimlad newydd o gymuned
- Datblygu gan gydweddu â'r ardal gyfagos
- O fewn pellter cerdded hawdd i ganol y dref
- Bonws i weld y pafiliwn chwaraeon rhestredig, sy'n dirywio, yn cael ei achub at ddefnydd y gymuned
- Bydd y cae chwarae yn parhau
- Denu mwy o fyfyrwyr a fydd yn achub y brifysgol.

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

Sylwadau / Pryderon / Gwrthwynebiadau -

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

CASGLIAD

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

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

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

Egwyddor Datblygu

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

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

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

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

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

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

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

1. **Datblygiad Manwerthu**

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

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

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

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

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

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

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

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

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

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

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

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

Yr Angen am Fanwerthu

Angen Meintiol

Ystyriwyd bod yr angen am ragor o arwynebedd llawr manwerthu yn Llanbedr Pont Steffan yn rhy fach pan fabwysiadwyd y CDLI. Ni ystyriwyd bod angen clustnodi safleoedd i ddarparu ar gyfer yr angen cyfyngedig a nodwyd gyda chyfleoedd ar gael ar y stryd fawr bresennol. Mae Astudiaeth Ranbarthol 2017 hefyd yn nodi mai ychydig iawn o gapasiti sydd yn yr ardal ac mai ond 27-55 metr sgwâr net o arwynebedd llawr sydd ei angen yn ychwanegol erbyn 2036. Mae'r ffigurau a baratowyd yn y PRS yn dangos capasiti cyfyngedig o £5.79m ar gyfer nwyddau cyfleus erbyn 2026, sef y capasiti ac eithrio ystyriaeth a wneir ar gyfer y siop Aldi arfaethedig yn Aberystwyth, neu ar gyfer unrhyw siop gyfleustra arall a ganiateir yn ardal gyfan yr astudiaeth, sy'n ardal ddaearyddol fawr. Os ystyrir siop Aldi yn Aberystwyth, gan dybio felly y bydd yn cael ei hadeiladu, mae dadansoddiad y PRS yn cadarnhau nad oes digon o gapasiti i gefnogi'r datblygiad arfaethedig hwn unwaith y bydd yr ymrwymiad hwn wedi'i gynnwys yn yr asesiad o anghenion. At hynny, nid oes digon o gapasiti hyd yn

oed os tybir bod cyfradd gadw'r farchnad yn yr ardal astudio yn cynyddu gan 5%, sy'n gymharol fawr.

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

Angen ansoddol

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

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

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

Y Podiau / Pentref Bwyd:

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

Y Prawf Cymalog

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

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

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

Effaith y Manwerthu

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

Iechyd Canol Tref Llambod

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

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

Iechyd canolfannau trefol eraill Ceredigion

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

- effaith o 9.6% ar Costcutter ac effaith o 9.4% ar siopau cyfleustra eraill yn Aberaeron;

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

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

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

Tynnu Masnach o lefydd eraill

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

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

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

O ran llif i mewn, ystyrir nad oes llawer o botensial i Aldi gynyddu llif o Barth 11 (Llandysul ac Aberporth) o ystyried bod Aberteifi yn agos, na chwaith o Barth 14 (De Gwledig Aberystwyth a Thregaron) o ystyried bod Aberystwyth yn agos. Mae canlyniadau'r arolwg yn awgrymu y bydd yn tynnu'n bennaf o'r siopau llai / annibynnol yng nghanol tref Llambod (gan ddenu 7.2% o'r 11.6% o fasnach). Nid yw trigolion Parth 13 (Aberaeron a Cheinewydd) yn defnyddio fawr o siopau Llanbedr Pont Steffan ar hyn o bryd, gyda'r siopau llai / annibynnol eto yn denu'r rhan fwyaf o'r fasnach atynnu gyfyngedig. Fodd bynnag, cydnabyddir bod safle'r cais yn ganolog rhwng Aberystwyth ac Aberteifi ac felly gallai darpariaeth newydd yn Llanbedr Pont Steffan ddenu masnach o'r ardal honno. Byddai hyn yn fwyaf tebygol o dynnu oddi wrth y disgowntwyr yn Aberystwyth ac Aberteifi a siopau canol tref Aberaeron.

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

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

Podiau / y Pentref Bwyd a Gwerthiant nwyddau cymharol

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

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

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

Effaith ar fywiogrwydd a hyfywedd y canol

Nid yw'r rhagolygon y bydd Sainsbury's yn colli 10.8% o fasnach yn debygol o fod yn ddigon i arwain at gau'r siop, ond gallai'r lefel hon o ddargyfeirio masnach arwain at ostyngiad amlwg yn nifer y siopwyr yn y canol. Byddai hyn yn niweidiol i fusnesau eraill yng nghanol y dref o ystyried mai Sainsbury's yw'r prif angor a meddiannydd yr uned fwyaf yn y ganolfan. Gallai'r rhagolygon y bydd siopau bwyd eraill yng nghanol y dref yn colli 10.1% o fasnach, ar sail nwyddau cyfleus Aldi yn unig, arwain at gau un neu fwy o'r siopau presennol. Mae'r

tebygolrwydd y bydd hyn yn digwydd yn cynyddu os ystyrir hefyd effaith y podiau manwerthu. Yng nghyd-destun canolfan lle mae cyfraddau cynyddol y siopau gwag eisoes yn bryder, gallai hyn ynddo'i hun fod yn ddigon i nodi bod unrhyw effaith yn andwyol iawn. Mae'r casgliad hwn yn seiliedig ar y rhagolygon yn y PRS parthed dargyfeirio masnach, ond mae'r Ymgynghorydd Manwerthu o'r farn fod yr effaith ar Sainsbury's yn sylweddol uwch ac y gallai fygwth dyfodol y siop. Pe bai'r siop yn cau, byddai hyn yn cael effaith andwyol sylweddol ar ganol tref Llanbedr Pont Steffan. Mae'r Awdurdod Cynllunio Lleol yn cadarnhau bod y cyfraddau siopau gwag yn Llanbedr Pont Steffan ym mis Chwefror 2024 yn 10.7%.

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

Crynodeb o'r Casgliad

Nodir crynodeb o gasgliad Reeves Retail Planning Consultancy isod:

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

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

Atodiad Manwerthu ac Adolygu Pellach

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

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

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

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

2. Datblygu Economaidd

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

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

3. Mannau Hamdden / Cymunedol

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

Dywed Polisi Cynllunio Cymru, Paragraff 4.5.4:

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

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

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

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

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

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

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

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

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

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

Maint, Dyluniad a'i Effaith Weledol

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

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

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

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

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

- Bod y golygfeydd tua'r safle wedi'u cyfyngu a'u cuddio i raddau gan y topograffi, yr anheddiad a'r haenau o lystyfiant o amgylch.
- Ni fyddai allan o'i gyd-destun ac ni fyddai'n cyflwyno elfennau anghyson.

- Byddai plannu coed a pherthi ychwanegol ar y ffiniau ac o fewn y tirwedd mewnol yn meddalu ac yn lliniaru'r cynnig yn weledol, gan lleihau'r effaith ar yr ardal gyfagos.

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

Yr Effaith ar leoliad Asedau Treftadaeth

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

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

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

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

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

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

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

Casgliad yr Asesiad o'r Effaith ar Dreftadaeth

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

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

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

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

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

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

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

2. Cam 2: Diffinio a dadansoddi'r lleoliad

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

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

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

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

3. Cam 3: Gwerthuso'r effaith bosib

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

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

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

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

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

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

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

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

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

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

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

Effaith ar leoliad Ardal Gadwraeth Llanbedr Pont Steffan

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

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

effaith fawr ar leoliad y Pafiliwn yn ogystal ag ar nodweddion gweledol, hanesyddol a diwylliannol y tirwedd.

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

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

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

Archaeoleg

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

Amwynder Preswyl

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

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

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

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

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

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

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

Priffyrdd a Mynediad

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

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

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

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

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

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

dadlwytho.

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

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

Tirlunio a choed

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

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

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

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

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

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

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

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

Rhywogaethau a warchodir

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

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

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

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

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

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

Safleoedd Gwarchoddedig

Saif y ~~safe o fewn Ardal Cadwraeth Arbennig Afon Teifi sydd ar hyn o bryd yn methu o ran ei dargedau ffosffadau. Yn unol â Rheoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017 (fel y'u diwygiwyd) bydd pob cynnig datblygu o fewn dalgylch Ardal Cadwraeth Arbennig~~

Afon Teifi sydd â'r potensial o gynyddu ffoffadau yn cael Asesiad Rheoliadau Cynefinoedd i weld beth fydd effaith y ffoffad ychwanegol ar y safle dynodedig a'i nodweddion. Yn ogystal, mae potensial y bydd effaith niweidiol ar Ardal Cadwraeth Arbennig Afon Teifi o'r llygredd a ddaw o gyfnod adeiladu'r datblygiad. Mae'r safle wedi'i gysylltu'n hydrolegol ag Afon Teifi drwy gyfrwng Nant Creuddyn sy'n rhedeg ar hyd y ffin orllewinol. Mae potensial hefyd i lygredd o'r cyfnod adeiladu fynd i mewn i ddŵr ffo yr arwyneb ac ymlaen i'r safle dynodedig.

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

Ffoffadau:

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

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

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

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

Llygredd:

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

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

Effeithiau ar y cyd:

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

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

Llifogydd

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

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

Draenio Dŵr Wyneb

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

Halogi

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

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

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

Gellir sicrhau hyn drwy amod cynllunio.

Casgliad

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

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

Rheswm dros ei adrodd i'r Pwyllgor Rheoli Datblygu

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

ARGYMHELLIAD:

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

Adroddiad y Panel Archwilio'r Safle

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

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

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

Derbyniwyd ymddiheuriadau gan y Cynghorydd Gethin Davies.

Yn bresennol o'r Gwasanaeth Cynllunio, roedd:

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

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

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

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

Ymwelodd yr aelodau â'r safle o'r Pafiliwn gan weld cyflwr presennol y Pafiliwn. Trafododd yr Aelodau faint o'r caeau chwarae a fyddai'n cael ei gollu i'r datblygiad a cheisio eglurhad ynghylch a fyddai gweddill y cae chwarae sydd ar yr ochr orllewinol yn cael ei gadw'n gyfan

gwbl neu a fyddai'n cael ei leihau. Dywedodd Mrs Holder y byddent yn gofyn am eglurhad gan yr asiant.

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

RHESWM DROS OHIRIO:

Cyfarfu'r Grŵp Oeri ddydd Mawrth 30 Gorffennaf. Mynychwyd gan y Cynghorydd Ceris Jones, Y Cynghorydd Gareth Lloyd, Y Cynghorydd Rhodri Evans a'r Cynghorydd Ifan Davies. Y swyddogion a oedd yn bresennol oedd Mr Russell Hughes-Pickering, Dr Sarah Groves-Phillips, Mr Sam Pugh a Mrs Sian Holder.

Hysbyswyd Aelodau Lleol bod Llywodraeth Cymru wedi cyhoeddi cyfarwyddyd Erthygl 18 dros y cais wrth iddynt ystyried a ddylid 'ei alw i mewn'.

Roedd y Grŵp Oeri wedi ailymgynnull ar ddydd Mercher 22 Ionawr 2025 a mynchwyd gan y Cynghorydd Gareth Lloyd, y Cynghorydd Raymond Evans, y Cynghorydd Meirion Davies, y Cynghorydd Gethin Davies a'r Cynghorydd Ifan Davies. Y swyddogion oedd yn bresennol oedd Mr Russell Hughes-Pickering, Dr Sarah Groves-Phillips a Mrs Catrin Newbold.

Hysbyswyd Aelodau Lleol yn ôl cais y Grŵp Oeri gwreiddiol, gofynnwyd am gyngor cwnsler cyfreithiol arbenigol.

Trafodaeth Grŵp Oeri

Hanes y Safle

Mathau o Siopa

Trosiant y Siop

Trafodaeth ym Mhwyllgor Rheoli Datblygu - Cefnogaeth y cyhoedd, Canolfan Tir Glas

Pryderon Treftadaeth

Yn ail gyfarfod y Grŵp Oeri – trafodwyd y wybodaeth ychwanegol a ddarparwyd gan Aldi ochr yn ochr â chyngor y Cwnsler i'r Awdurdod Cynllunio Lleol.

Risgiau

Ystyriwyd risgiau cymeradwyo'r cais o safbwynt iechyd canol y dref ochr yn ochr â risgiau'r penderfyniadau, Adolygiad Barnwrol, Galw i mewn gan Lywodraeth Cymru, Apêl ac ati.

Ystyriaethau Cynllunio Materol

Ystyriodd y Grŵp Oeri yr ystyriaethau cynllunio materol y byddai'n cefnogi'r cais ac roedd o blaid meddwl y byddai'r canlynol yn berthnasol:

1. Angen Meintiol
2. Angen ansoddol – mae cefnogaeth y gymuned yn dangos bod angen ansoddol ar gyfer yr Aldi a'r bwyd gostyngedig y mae'n ei gynnig.
 - a. Cynaliadwyedd annog mwy o breswylwyr i siopa'n lleol ac osgoi colli masnach i ganolfannau eraill
 - b. Yr effaith y byddai pobl yn gwneud teithiau cysylltiedig i Aldi a'r stryd fawr yn ei chael ar economi Llambod – o bosibl yn adfywio'r stryd fawr
3. Unrhyw gyfiawnhad arall
 - a. Bydd 'adnewyddu'r' Adeilad Rhestredig yn fudd net o'r cynllun
 - b. Byddai uwchraddio'r cae chwarae presennol o ran ansawdd y cae o fudd net i'r gymuned
4. Y prawf dilyniannol -Mae'r aelodau yn teimlo bod hyn yn gyfystyr â datblygu'r canol
5. Yr effaith manwerthu ar ganol y dref -Effaith economaidd – creu swyddi oherwydd y datblygiad

Trafodaeth

Angen Meintiol

Ystyriwyd bod yr angen am ragor o arwynebedd llawr manwerthu yn Llanbedr Pont Steffan yn rhy fach pan fabwysiadwyd y Cynllun Datblygu Lleol. Ni ystyriwyd bod angen clustnodi safleoedd i ddarparu ar gyfer yr angen cyfyngedig a nodwyd gyda chyfleoedd ar gael ar y stryd fawr bresennol. Mae Astudiaeth Manwerthu Ranbarthol De Orllewin Cymru hefyd yn nodi mai ychydig iawn o gapasiti sydd yn yr ardal ac mai ond 27-55 metr sgwâr net o arwynebedd llawr sydd ei angen yn ychwanegol erbyn 2036. Mae'r ffigurau a baratowyd yn y PRS yn dangos capasiti cyfyngedig o £5.79m ar gyfer nwyddau cyfleus erbyn 2026, sef y capasiti ac eithrio ystyriaeth a wneir ar gyfer y siop Aldi arfaethedig yn Aberystwyth, neu ar gyfer unrhyw siop gyfleuster arall a ganiateir yn ardal gyfan yr astudiaeth, sy'n cynnwys ardal ddaearyddol fawr. Os ystyri'r siop Aldi yn Aberystwyth, gan dybio felly y bydd yn cael ei hadeiladu, mae dadansoddiad y PRS yn cadarnhau nad oes digon o gapasiti i gefnogi'r datblygiad arfaethedig hwn unwaith y bydd yr ymrwymiad hwn wedi'i gynnwys yn yr asesiad o anghenion. At hynny, nid oes digon o gapasiti hyd yn oed os tybir bod cyfradd gadw'r farchnad yn ardal yr astudiaeth yn cynyddu 5%, sy'n swm cymharol fawr. Y casgliad felly yw nad oes angen meintiol am y siop arfaethedig ac nad oes tystiolaeth o or-fasnachu sylweddol yn siopau bwyd Llanbedr Pont Steffan.

Angen ansoddol

O ran yr angen ansoddol nid yw maint y cefnogaeth ar gyfer cais yn berthnasol i'r broses wneud penderfyniadau. Er yn y cyddestun hwn,

teimlir ei fod yn dangos cefnogaeth ar gyfer bwyd gostyngedig yn Llambod. Barn yr Awdurdod Cynllunio Lleol yw y dylid rhoi pwysau cyfyngedig i'r ddaol angen ansoddol o ystyried y sylfaen dystiolaeth sylweddol sydd ar gael ar y safle hwn gan ddangos diffyg capasiti manwerthu.

Gan gyfeirio at gynaliadwyedd y cynnig a gallu'r cynnig i adfachu masnach a ollyngwyd i ganolfannau eraill, mae'r Awdurdod Cynllunio Lleol o'r farn bod rhywfaint o fanteision i hyn. Rydym yn derbyn y bydd rhai defnyddwyr y siop yn ymgymryd â theithiau byrrach i gael mynediad i'r siop fwyd hon (yn amodol ar y math o breswylwr) na theithio i ganolfannau eraill. Mae'r Awdurdod Cynllunio Lleol o'r farn y gellir rhoi rhywfaint o bwysau i hyn wrth wneud penderfyniadau.

O ystyried y ddaol 'taith gysylltiedig', y byddai defnyddwyr y siop fwyd hefyd yn defnyddio'r stryd fawr gan helpu i gefnogi siopau'r stryd fawr. Mae hyn yn anoddach i fesur, er y cytunir y gall rhai defnyddwyr wneud patrymau ymddygiad o'r fath yn wir, gellid dweud bod gan ddarpariaeth bresennol yr archfarchnad yr un buddion, gyda Sainsbury's sydd yng nghanol y stryd fawr mewn sefyllfa arbennig o dda i hwyluso teithiau cysylltiedig. Felly nid yw'n glir a fyddai ychwanegu trydedd archfarchnad yn helpu'r sefyllfa hon neu a fyddai masnach yn tynnu o'r archfarchnad yng nghanol y dref i archfarchnad y tu allan i ganol y dref yn niweidiol. Mae'r drafodaeth gan yr asiant yn y pwyllgor yn addo parcio am ddim am gyfnod o 3 awr i'w chrosawu. Ar y cyfan mae'r Awdurdod Cynllunio Lleol o'r farn nad yw budd posibl y stryd fawr drwy deithiau cysylltiedig yn dwyn fawr o bwysau o ystyried y cyfleoedd presennol ar gyfer gweithgarwch o'r fath ac yn seiliedig ar y dystiolaeth bod niwed yn debygol i'r stryd fawr o ganlyniad i'r datblygiad.

Os yw dadl ansoddol am gael ei symud ymlaen, mae'n bwysig deall sut mae 'archfarchnadoedd disgownt' yn wahanol i archfarchnadoedd cyffredin a sicrhau bod modd sicrhau hyn yn y caniatâd.

Mae Aldi wedi darparu tystiolaeth bellach i'r perwyl hwn. Nodweddion allweddol y model yw:

Mae Aldi yn gwerthu ystod gyfyngedig o nwyddau (1,800 o gynhyrchion) o'i gymharu ag archfarchnad draddodiadol gydag arwynebedd llawr o 1,000 – 1,500 metr sgwâr y dywedir ei fod yn gwerthu tua 2,500-4,000 o gynhyrchion.

Mae Aldi yn cymhwyso ei label ei hun i "c.90%" o'r cynhyrchion y mae'n eu gwerthu.

Mae archfarchnadoedd sy'n cynnig gostyngiadau mawr fel arfer yn dyrannu 20% o'u harwynebedd llawr i gymharu â 30-40% o arwynebedd llawr mewn archfarchnadoedd traddodiadol mwy.

Nid yw Aldi yn gwerthu sigarêts / cynhyrchion tybaco, deunydd ysgrifennu na nwyddau fferyllol. I ychwanegu at hyn, nid yw siopau Aldi yn cynnwys cigydd arbenigol, gwerthwr pysgod, delicatessen neu gownter bwyd poeth fel llawer o archfarchnadoedd mwy.

Mae'r wybodaeth a ddarperir bron yn gyfan gwbl yn dystiolaeth Aldi ei hun sydd heb ei gadarnhau gan ddeunydd trydydd partiön. Yr unig dystiolaeth trydydd partiön yw'r dyfyniad canlynol o adroddiad sydd dros 16 oed (30/04/08) gan y Comisiwn Cystadleuaeth:

"Mae gan [Gostyngwyr Amrywiaeth Cyfyngedig (LAD)] ystod gyfyngedig o nwyddau groser ac maent yn seilio eu harlwy manwerthu ar werthu'r cynhyrchion hynny am brisiau cystadleuol iawn. Y tri phrif Ostyngwyr Amrywiaeth Cyfyngedig yn y DU yw Aldi, Lidl a Netto. Mae pob un ... yn cario tua 1,000 i 1,4000 o linellau cynnyrch mewn siopau yn amrywio o 500m2 i 1,400m2 (mae siopau o faint tebyg a weithredir gan adwerthwr groser mawr yn cludo tua 5,000 o gynhyrchion yn gyffredinol). Roedd Aldi, i raddau helaeth, yn cario nwyddau ar eu label ei hun yn unig tra bod Lidl a Netto yn cario mwy o gynnyrch brand."

Mae Aldi yn darparu gwybodaeth ychwanegol yn dangos; Mae'r mater hwn wedi cael ei ystyried gan Aldi Stores Limited eu hun (sydd yn amlwg yn sicrhau bod prisiau eu cynnyrch yn cyfateb i brisiau eu cystadleuwyr) a thrydydd parti, yn enwedig *Which?* Mae'r wybodaeth ddiweddaraf a ddilyswyd yn annibynnol yn cael ei darparu gan *Which?* Mae'r erthygl atodedig (a gyhoeddwyd mor ddiweddar â 1 Ionawr) yn dangos bod Aldi (ac i raddau llai Lidl) yn amlwg yn rhatach na'r archfarchnadoedd bwyd mwy traddodiadol yn seiliedig ar asesiad *Which?* o 55 o gynhyrchion brand a chynhyrchion brand eu hunain, hyd yn oed pan fydd cynlluniau teyrngarwch (fel Tesco Clubcard neu Gerdyn Nectar Sainsbury's) yn cael eu hystyried. Roedd hyn yn gyson yn wir trwy gydol 2024, fel y dengys yn y data a ddarparwyd.

<https://www.which.co.uk/reviews/supermarkets/article/supermarket-price-comparison-aPpYp9j1MFin>

Er enghraifft, yn seiliedig ar ddata *Which?* Ar gyfer Tachwedd 2024, gyda chyfeiriad penodol at Lanbedr Pont Steffan, byddai siop â 55 o gynhyrchion yn Aldi yn costio £97.89 o'i gymharu â £106.71 yn Sainsbury's (gyda cherdyn Nectar) neu £112.06 (heb gerdyn Nectar). Mae hyn yn cynrychioli arbedion o 8.3% a 12.6% yn y drefn honno.

Mae erthygl hyd yn oed yn fwy diweddar (6 Ionawr) yn rhoi cymeradwyaeth bellach i'r safle hwn ac yn cadarnhau bod Aldi yn rhatach na'r chystadleuwyr trwy gydol 2024.

[Cheapest supermarket of the year revealed by Which? - Which? News](#)

Yr hyn y mae'r wybodaeth ychwanegol uchod yn ei egluro yw, pan fydd cynlluniau teyrngarwch archfarchnadoedd yn cael eu defnyddio, y gwahaniaeth pris rhwng archfarchnad sy'n cynnig gostyngiadau mawr a Sainsbury's yw 8.3%. A yw'r lefel hon o ddisgownt yn ddigon i fod yn drech na'r holl ystyriaethau cynllunio arferol eraill a chaniatáu archfarchnad sy'n cynnig gostyngiadau mawr yn Llanbedr Pont Steffan, pe gallem sicrhau mai dyna a ganiateir? Barn yr adran gynllunio yw nad yw'n cynrychioli cymaint o wahaniaeth fel ei fod yn cynnig 'ystyriaeth berthnasol arall' ddigonol.

Os yw aelodau o blaid defnyddio angen ansoddol fel ystyriaeth berthnasol wrth ganiatáu'r cais, mae'n bwysig sicrhau mai archfarchnad sy'n cynnig gostyngiadau mawr a ddarperir. Gellir defnyddio amodau sy'n bodloni'r profion a nodir yng Nghylchlythyr 11/95 i sicrhau hyn. Er na fyddai amod yn cyfyngu'r gweithredwr i Aldi, nac yn sicrhau 'bwyd gostyngol' drwy gyfyngu ar faint o arwynebedd llawr cymhariaeth, cyfyngu ar nifer y llinellau cynnyrch a werthir a chyfyngu ar wasanaethau 'ychwanegol', gallai amod wneud hyn yn fwy tebygol.

Mae Aldi wedi darparu geiriad ar gyfer amod y maent yn credu a fyddai'n sicrhau bod yr archfarchnad arfaethedig yn cynnig pris gostyngol fawr. Darperir hyn yn yr adran amodau isod. Byddai'r amod hwn yn cyfyngu ar nifer y llinellau cynnyrch a'r arwynebedd llawr a ddefnyddir ar gyfer nwyddau cymhariaeth. Byddai hefyd yn gwahardd nodweddion 'ychwanegol' megis fferyllfeydd ac ati. Er bod yr amod arfaethedig hwn yn cynnig rhywfaint o gysur ei fod yn benodol i anghenion masnachu disgownt mawr, mae maint y siop yn cyfyngu ar lawer o weithgareddau 'ychwanegol' beth bynnag. Felly, i bob pwrpas, a all yr amod hwn sicrhau ei fod yn archfarchnad sy'n cynnig gostyngiadau

mawr Nid yw'r ateb yn gwbl tebygol, ond mae'n debyg y gallai ei wneud yn fwy tebygol aelodau o blaid cefnogi'r cais.

Gyfiawnhad arall

Mae uwchraddio'r Pafiliwn Rhestredig fel sgil-gynnyrch y datblygiad wedi'i ystyried, ac mae'r adnewyddu i'w groesawu gan yr Awdurdod Cynllunio Lleol. Fodd bynnag, nid yw'r cais hwn yn 'galluogi datblygiad' yn ffurfiol ac nid yw adeiladu'r siop fwyd yn amodol ar adnewyddu'r pafiliwn. Gall y perchnogion/datblygwyr ddewis ymgymryd â'r gwaith hwn ai peidio ac mae'n bwysig nodi bod y perchnogion presennol wedi bod o dan rwymedigaeth statudol i atgyweirio'r pafiliwn ers peth amser ac nid ydynt wedi gwneud hynny. Felly, dylid osgoi rhoi pwysau ar yr elfen hon heb ei sicrhau trwy amod wrth wneud penderfyniad.

Er mwyn sicrhau yr elfen hon cysylltwyd ag Aldi ag amod yn ymwneud ag uwchraddio'r pafiliwn y gellid ei atodi, gan olygu y byddai hyn yn cael ei gwblhau cyn defnyddio'r siop. (gweler yr adran amodau) Mae'r Awdurdod Cynllunio Lleol yn fodlon bod hyn yn mynd i'r afael â'u pryderon.

O ran uwchraddio cyfleusterau'r cae chwarae, mewn termau absoliwt mae datblygiad o siop fwyd yn golygu colli darpariaeth cae chwarae. Er y gall hyn fod yn dderbyniol o ran polisi cynllunio, mae polisi LU22 yn ei gwneud yn ofynnol bod y ddarpariaeth amgen o 'ansawdd uwch'. Fodd bynnag, ni chynigir unrhyw uwchraddiadau ffurfiol, yn hytrach cynigir cynnal a chadw'r cae.

Mae paragraff 4.5.4 o Bolisi Cynllunio Cymru (y mae ei ofynion yn cael eu hailadrodd i raddau helaeth ym Mholisi Cynllun Datblygu Lleol LU22) yn nodi y dylid diogelu caeau chwarae rhag datblygu oni bai am y canlynol:

- Y ffordd orau o gadw a gwella cyfleusterau yw trwy ailddatblygu rhan fach o'r safle;
- Mae darpariaeth amgen o fudd cymunedol cyfatebol ar gael yn lleol, gan osgoi unrhyw golled dros dro o ddarpariaeth;
- Mae gormodedd o ddarpariaeth o'r fath yn yr ardal.

Mae safbwynt Aldi (a gafodd ei grynhoi yn adroddiad y swyddog) fel a ganlyn:

"Ar hyn o bryd dyw'r ddau gae ddim yn cael eu defnyddio'n ffurfiol gan unrhyw glybiau, ac nid ydyn nhw wedi bod ers sawl blwyddyn. Mae defnydd y gymuned leol ar gyfer gweithgareddau chwaraeon yn anaml iawn, ac nid yw'r ddau gae wedi bod yn cael eu defnyddio ar yr un pryd ers blynyddoedd lawer [...] Yr unig ddefnydd cyfredol o'r safle yw ar gyfer gweithgareddau anffurfiol fel cerdded cŵn, ac felly mae'n amlwg nad yw'r safle'n cael ei ddefnyddio i'w lawn botensial ac nad oes galw am y ddau gae chwaraeon presennol. O ran y ddarpariaeth ehangach yn yr ardal, mae'r PRS yn nodi bod caeau rygbi a phêl-droed o ansawdd uchel yn cael eu darparu ar Ffordd y Gogledd yn Llanbedr Pont Steffan ac yng nghanolfan Hamdden Llanbedr Pont Steffan sy'n cael eu defnyddio'n aml. [...] Bydd y cynnig yn helpu i annog defnydd o'r cae chwarae a fydd yn aros ar y safle drwy wella cyfleusterau, megis mynediad, manau parcio a chyfleusterau newid o fewn y pafiliwn."

Mae'n ymddangos bod y wybodaeth a dderbyniwyd gan Aldi wedi hynny yn gwrth-ddweud rhan o'r uchod gan ei fod yn nodi nad yw'r caeau chwarae yn cael eu defnyddio'n aml ar hyn o bryd ac ar sail ad hoc yn bennaf gan Glwb Pêl Droed Llanbedr Pont Steffan. Gall yr Awdurdod Cynllunio Lleol gadarnhau nad yw'n glir pa dystiolaeth sydd o ormodedd o ddarpariaeth chwaraeon yn Llanbedr Pont Steffan, heb unrhyw dystiolaeth wedi'i chyflwyno gan Aldi i'r perwyl hwn a heb ddealltwriaeth fewnol mai dyma'r achos.

Nid oes cynnig i ddarparu cae cyfatebol yn lleol mewn manau eraill, ac felly mae'n ymddangos i ni nad yw'r ail faen prawf yn cael ei fodloni ("sicrhau ei fod ar gael" a ddarllenir ar y cyd â'r meini prawf eraill yn nodi nad yw'n ddigon bod caeau eraill ar gael – y gofyniad yw bod y budd cymunedol cyfatebol o'r caeau a gollwyd yn cael ei ail-ddarparu).

O ran y maen prawf cyntaf a'r trydydd maen prawf, mater o farn gynllunio yw'r rhain yn y pen draw. Gallai adnewyddu'r Pafiliwn arwain at fwy o ddefnydd o weddill y cae gyda'r canlyniad mai'r Cynnig yw'r ffordd orau o gadw a gwella'r cyfleusterau. Wrth ystyried y mater hwn mae'n bwysig bod yn glir na fydd unrhyw welliannau i weddill y cae ei hun.

Rhoddyd cyfle i Aldi ymateb i hyn ac maent wedi darparu'r wybodaeth ychwanegol ganlynol:

Dyfodol hirdymor y Pafiliwn a'r Defnydd o'r Caeau Chwarae

Y prif bwynt yr ydym yn gwahodd swyddogion ac aelodau i'w nodi yw bod y pafiliwn wedi dirywio o ganlyniad i'w danddefnydd sy'n gysylltiedig â'r defnydd cyfyngedig o'r caeau eu hunain. Wrth symud ymlaen, bydd gan y Brifysgol ddiddordeb mewn cynnal trafodaethau am gyfleoedd i wneud trefniadau ffurfiol gyda grwpiau cymunedol lleol i ddefnyddio'r cyfleusterau. Hyd yn hyn, ni fu trefniadau o'r fath erioed yn wir ac mae datganiadau o ddiddordeb eisoes wedi'u derbyn gan bartïon â diddordeb tra'n aros am ganlyniad y broses gynllunio.

Mae hefyd yn bwysig ystyried, er y bydd buddsoddiad sylweddol mewn gwelliant, y bwriad fydd sicrhau cyllid grant gan (er enghraifft) Chwaraeon Cymru i wella'r cyfleusterau ymhellach. Bydd y gwelliannau a wnaed o ganlyniad i'r ceisiadau presennol yn helpu'r tebygolrwydd o sicrhau'r cymorth ariannol hwn yn sylweddol. Felly, mae maint y buddsoddiad a wneir gan y Brifysgol yn sylweddol ar gyfer defnydd y pafiliwn a gweddill y cae chwarae yn y dyfodol - ni ddylid diystyru hyn. Nid yw'n realistig i'r Brifysgol fuddsoddi ymhellach na'r ymrwymiad presennol ar hyn o bryd. Os bydd aelodau'n penderfynu rhoi caniatâd, daw'r elfen cyllid grant pellach i rym.

Mae'r meysydd chwarae yn adnodd Prifysgol nad yw'n cael ei ddefnyddio a'r bwriad y tu ôl i'r cynigion yw galluogi defnyddwyr i elwa o'r gwelliannau a ddaw yn sgil hynny. Mae cyflwr gwael presennol y pafiliwn hyd yma wedi cyfyngu ar ei gallu i ddefnyddio'r safle yn iawn. Ystyriwn felly fod pwynt bwled 1 Polisi Cynllunio Cymru paragraff Mae 4.5.4 yn amlwg yn cael ei fodloni yn yr achos hwn.

Er ein bod yn cydnabod bod y perchnogion yn bwriadu ceisio cyllid ar gyfer y cae chwarae os caiff y gais ei gymeradwyo, ar hyn o bryd nid oes dim yn eu hatal rhag gwneud hynny. Nid oes gennym unrhyw dystiolaeth o'n blaenau i awgrymu bod gorddarpariaeth o gaeau chwarae yn Llanbedr Pont Steffan nawr. Nid oes gennym unrhyw dystiolaeth y bydd gwelliannau i gaeau chwarae yn cael eu gwneud y tu hwnt i gynnal a chadw rheolaidd a chysoni cyfleusterau parcio ceir. Felly o ran a yw'r cynnig hwn yn gyfystyr ag uwchraddio rhan fechan o'r cae chwarae a fydd yn diogelu a gwella'r cae, mae'r cwestiwn yn parhau ac mae'n anodd dadlau bod colli hanner y caeau chwarae yn gyfystyr â 'rhan fach'. Yn y bôn, a fydd colli cae chwarae yn sicrhau dyfodol hirdymor y pafiliwn a'r cae chwarae sy'n weddill, o ystyried y bydd llai o gaeau chwarae yn golygu argaeledd i llai o ddefnyddwyr? Yn anffodus ni allwn dadlau mai dyma fydd yr achos a gafodd had oes

sicrwydd y bydd y cae chwarae sy'n weddill yn gallu ceisio cyllid ychwanegol ac felly nid yw'r profion polisi ym Mholisi Cynllunio Cymru 4.5.4 ac LU22 yn cael eu bodloni.

Y prawf dilyniannol

Gan droi yn awr at y prawf dilyniannol, p'un a yw'r datblygiad yn ddatblygiad 'canol tref' ai peidio, roedd adroddiad y pwyllgor yn glir ar safbwynt yr awdurdod, mai datblygiad y tu allan i ganol y tref yw hwn. Fodd bynnag, roedd yr aelodau o'r farn bod hyn yn wir 'yng nghanol y dref'. Dros y misoedd diwethaf, bu trafodaeth sylweddol yn Llanbedr Pont Steffan ynghylch yr hyn sydd yn rhan o ganol y dref a'r hyn nad yw'n rhan o ganol y dref gyda chynigion i symud y llyfrgell i'r ganolfan lles yn aml yn cael eu hystyried 'y tu allan o ganol y dref' mewn ymatebion i'r ymgynghoriad. Mae'r safle hwn ym marn yr Awdurdod Cynllunio Lleol yn unol â pholisi lleol a chenedlaethol 'y tu allan i ganol y dref' o ystyried natur fach y dref. Felly, er y gall aelodau gymryd safbwynt gwahanol, efallai y bydd gan y penderfyniad hwn oblygiadau ehangach i gynigion eraill lle mae natur dadleuon o'r fath yn ddilys. O ran y pwysau i'w roi gan wahanol safbwyntiau ar yr olygfa yng nghanol, ar ymyl neu y tu allan i ganol y dref, mae argymhelliad yr Awdurdod Cynllunio Lleol yn dal i sefyll ac mae'r cais wedi'i asesu fel un y tu allan i ganol y dref yn unol â'r Cynllun Datblygu Lleol mabwysiedig ffin canol tref Llanbedr Pont Steffan.

Yr effaith manwerthu ar ganol y dref

Yn olaf, o ran y pwysau y gellir ei roi i ddadl economaidd y cynnig, mae'r Awdurdod Cynllunio Lleol yn cytuno y gellir croesawi'r elfen o greu swyddi'r cynnig. Fodd bynnag, dylid rhoi pwysau cyfyngedig i elfen ehangach Canolfan Tir Glas o ystyried ansicrwydd presennol y cynllun a'r Brifysgol yn gyffredinol. Dylid rhoi ystyriaeth i gyfanswm y swyddi a gynigir oherwydd bod y datblygiad yn debygol o gael effeithiol niweidiol ar ganol y dref a allai arwain at golli swyddi. Felly yn nhermau absoliwt nid yw'n bosibl dweud yn sicr y bydd 40 o swyddi ychwanegol yn cael eu greu os bydd hynny'n arwain at golledion mewn manau eraill.

Fel y mae adroddiad y swyddog yn nodi:

Nid yw'r rhagolygon y bydd Sainsbury's yn colli 10.8% o fasnach yn debygol o fod yn ddigon i arwain at gau'r siop, ond gallai'r lefel hon o ddargyfeirio masnach arwain at ostyngiad amlwg yn nifer y siopwyr yng nghanol y dref. Byddai hyn yn niweidiol i fusnesau eraill yng nghanol y dref o ystyried mai Sainsbury's yw'r prif fusnes a leolir yn yr uned fwyaf yng nghanol y dref. Gallai'r rhagolygon y bydd siopau bwyd eraill yng nghanol y dref yn colli 10.1% o fasnach, ar sail nwyddau cyfleur Aldi yn unig, arwain at gau un neu fwy o'r siopau presennol. Mae'r tebygolrwydd y bydd hyn yn digwydd yn cynyddu os ystyrir hefyd effaith y podiau manwerthu. Yng nghyd-destun canol y dref lle mae cyfraddau cynyddol y siopau gwag eisoes yn bryder, gallai hyn ynddo'i hun fod yn ddigon i nodi bod unrhyw effaith yn andwyol iawn. Mae'r casgliad hwn yn seiliedig ar y rhagolygon yn y PRS parthed dargyfeirio masnach, ond mae'r Ymgynghorydd Manwerthu o'r farn fod yr effaith ar Sainsbury's yn sylweddol uwch (40%) ac y gallai fygwth dyfodol y siop. Pe bai'r siop yn cau, byddai hyn yn cael effaith andwyol sylweddol ar ganol tref Llanbedr Pont Steffan. Mae'r Awdurdod Cynllunio Lleol yn cadarnhau bod y cyfraddau siopau gwag yn Llanbedr Pont Steffan ym mis Chwefror 2024 yn 10.7%.

Er y gellid gosod amodau ar y podiau i sicrhau eu bod yn cael eu defnyddio fel gofod arddangos yn unig, a allai leddfu rhai o'r pryderon. O ran y niwed cyffredinol posibl i ganol y dref, nid oes unrhyw fecanwaith cynllunio arall yn bodoli ar gyfer y niwed y gallai atyniad masnach i Aldi ei gael ar fywiogrwydd canol y dref.

I gloi, yn dilyn ystyriaethau mawr o'r rhesymau a gyflwynwyd i gefnogi'r cynllun, mae'r Awdurdod Cynllunio Lleol o'r farn y byddai'r cynnig yn cael effaith niweidiol ar iechyd canol tref Llanbedr Pont Steffan ac aneddiadau cyfagos. Nid yw ystyried materion sy'n berthnasol i'w barn gan aelodau wedi newid y safbwynt hwn, felly mae'r argymhelliad yn aros yr un fath.

Casgliad

Yn dilyn casgliad gwreiddiol adroddiad y pwyllgor, mae'r materion a godwyd yn dilyn trafodaeth y Grŵp Oeri, y drafodaeth ag Aldi a chynngor cyfreithiol wedi'u datrys yn eu tro. Nodir manteision cadarnhaol y cynnig, datblygiad economaidd posibl, teithiau cysylltiedig, uwchraddio'r pafiliwn, fodd bynnag, nid yw hyn yn gorbwyso gwrthdaro'r datblygiad arfaethedig gyda pholisïau manwerthu perthnasol, colli'r cae chwarae a'r niwed arwyddocaol y byddai'n ei wneud ar leoliad yr adeilad rhestredig Gradd II, wedi'u crynhoi isod:

- Nid oes angen meintiol nac ansoddol am y siop fwyd arfaethedig yn Llanbedr Pont Steffan. Mae'r wybodaeth bellach a ddarparwyd yn dangos rhywfaint o wahaniaeth mewn prisiau rhwng 'archfarchnadoedd disgownt' ac 'archfarchnadoedd rheolaidd' yn benodol rhwng 8 a 12%. Fodd bynnag, nid yw'n glir bod y lefel hon o wahaniaeth mewn pris yn cyfiawnhau'r 'angen' am archfarchnad sy'n cynnig gostyngiadau mawr yn Llanbedr Pont Steffan ac ni allwn gadarnhau y byddai'r amod arfaethedig gan Aldi yn wir yn sicrhau mai 'archfarchnad sy'n cynnig gostyngiadau mawr' oedd hon;
- Byddai disgwyl i'r siop fwyd arfaethedig hon gael effaith andwyol fawr ar y Sainsbury's presennol yng nghanol tref Llanbedr Pont Steffan. Hyd yn oed pe na bai'n arwain at gau'r siop, byddai nifer yn ymwelwyr yng nghanol y dref yn lleihau'n sylweddol, gyda'r sgil-effaith ar fusnesau eraill yng nghanol y dref. Byddai hyn yn cael effaith andwyol ar fywiogrwydd a hyfywedd canol y dref, a allai yn ei dro gynyddu swyddi gwag ymhellach yng nghanol y dref, ar adeg pan mae cynnydd yn nifer y swyddi gwag eisoes yn bryder. Nid yw'r sefyllfa o ran y pryder hwn yn newid;
- Disgwylir i'r siop fwyd arfaethedig gael effaith andwyol fawr ar ganol trefi Aberaeron a Llandysul, gyda cholledion o tua 10% o gyfanswm y fasnach gyfleustra yn cael ei rhagweld. Mae hyn yn bryder mawr o ystyried pwysigrwydd y cynnig cyfleustra i iechyd cyffredinol y ddwy ganolfan ac i'w rôl fel canolfannau gwasanaeth ar gyfer eu cymunedau lleol. Nid yw'r sefyllfa o ran y pryder hwn yn newid;
- Mae'r diffyg eglurder ynghylch y cynnig manwerthu a gynigir o fewn y 'podiau' yn ei gwneud hi'n anodd asesu'r angen amdanynt a'u heffaith debygol ar ganol tref Llanbedr Pont Steffan. Fodd bynnag, mae pryderon bod potensial i'r unedau hyn fod mewn cystadleuaeth uniongyrchol gyda'r manwerthwyr bach/annibynnol presennol sy'n gweithredu yng nghanol tref Llanbedr Pont Steffan ar hyn o bryd. Gellir rheoli'r wybodaeth ychwanegol a ddarperir ar y podiau ac yn amodol ar amod sy'n cyfyngu ar eu defnydd o ofod arddangos ac felly mae'r Awdurdod Cynllunio Lleol yn credu y gellir ystyried bod yr elfen hon yn dderbyniol o bosibl;
- Mae'r podiau arfaethedig yn methu'r prawf dilyniannol ac nid oes cyfiawnhad dros leoliad y tu allan i ganol y dref. Yn dilyn cadarnhad y byddai eu defnydd fel gofod arddangos yn unig, gellir rheoli'r elfen hon nawr.
- Ystyrir y byddai'r datblygiad arfaethedig yn cael effaith andwyol sylweddol ar nodweddion y dirwedd. Nid yw'r sefyllfa o ran y pryder hwn yn newid;
- Ystyrir y byddai'r datblygiad arfaethedig yn cael effaith andwyol sylweddol, o faint mawr, ar leoliad y Pafiliwn Rhestredig Gradd II. Nid

- yw'r sefyllfa o ran y pryder hwn yn newid;
- Ystyrir y byddai'r datblygiad arfaethedig yn cael effaith andwyol sylweddol ar gymeriad ac ymddangosiad yr Ardal Gadwraeth. Nid yw'r sefyllfa o ran y pryder hwn yn newid;
- Ystyrir y byddai'r datblygiad arfaethedig yn arwain at golli lle chwarae nad yw wedi cael ei ddiogolledu mewn mannau eraill ac nid yw'r ddarpariaeth yn destun gwelliannau digonol i gyfiawnhau colli'r cae.

Rhesymau

Argymhellir os yw'r aelodau'n bwriadu cefnogi'r cais, eu bod yn ystyried eu rhesymeg mewn cryn fanylder gan ystyried y cyngor uchod:

Os yw barn yr Aelodau yn wahanol i argymhelliad y swyddogion, byddai angen iddynt fod â sail ffeithiol gadarn ar gyfer y buddion y maent yn dibynnu arnynt, byddai angen ystyried yr holl fuddion cynllunio a'r niwed yn erbyn polisi cynllunio, a gallu sicrhau y bydd y cynllun yn gweithredu fel y rhagwelir. Mae angen i aelodau nodi unrhyw wyriad o'r rhesymeg yn yr adroddiad yn glir, Bydd angen gwneud hyn er mwyn gwneud penderfyniad cyfreithlon.

Amodau

Ac os yw cymeradwyaeth yn debygol dylid cynnwys yr amodau canlynol (ar ben yr amodau arferol) mewn unrhyw gydsyniad o'r fath:

- A. Er gwaethaf darpariaethau Dosbarth A1 o Orchymyn Cynllunio Gwlad a Thref (Dosbarthiadau Defnydd) 1987 (neu mewn unrhyw ddarpariaeth sy'n cyfateb i'r dosbarth hwnnw mewn unrhyw offeryn statudol sy'n dirymu neu'n ailddeddfu'r gorchymyn hwnnw gyda neu heb ddiwygiad) ni fydd y datblygiad a ganiateir trwy hyn fod yn fwy na 1,315 metr sgwâr ardal gwerthiannau net. Ni chaniateir defnyddio mwy nag 20% o'r arwynebedd gwerthu net ar gyfer gwerthu neu arddangos nwyddau cymhariaeth (263 metr sgwâr net). Ni chaiff mwy na 1,800 o nwyddau cyfleus eu gwerthu na'u harddangos ar unrhyw un adeg. Ni fydd y datblygiad a ganiateir drwy hyn yn cael ei ddefnyddio ar gyfer manwerthu unrhyw un o'r nwyddau a'r gwasanaethau canlynol:

- Cynnyrch tybaco ac ysmygu
- Cig ffres a physgod ffres (ac eithrio cig a chysgod wedi'u pecynnu ymlaen llaw)
- Delicatessen
- Fferyllfa (dosbarthfa)
- Sychlanhau
- Siop ffoto
- Gwasanaethau Swyddfa Bost
- Caffi yn y siop

Rheswm: Galluogi'r Awdurdod Cynllunio Lleol i gadw rheolaeth dros faint y defnydd o fanwerthu, er budd bywiogrwydd a hyfywedd Canol Trefi Llanbedr Pont Steffan, Llandysul ac Aberaeron

- A. Ni fydd y siop fwyd Dosbarth A1 a ganiateir trwy hyn yn cael ei meddiannu na'i hagog i'r cyhoedd nes bod gwaith adnewyddu i'r hen bafiliwn criced rhestredig wedi'i gwblhau yn unol â chaniatâd a roddwyd dan gyfeirnod A211187 a'r pafiliwn i'w ddefnyddio. Bydd y gwaith yn cael ei gwblhau er boddhad yr Awdurdod Cynllunio Lleol.

Rheswm: sicrhau bod y gwaith i'r pafiliwn yn cael ei gwblhau a'i fod ar gael i'w ddefnyddio.

- A. Bydd y 'podiau arddangos' a ganiateir drwy hyn yn cael eu cyfyngu i ofod arddangos / gwybodaeth ac ni ddylid eu defnyddio i werthu mewn siopau.

Rheswm: Galluogi'r Awdurdod Cynllunio Lleol i gadw rheolaeth dros faint y defnydd o adwerthu, er budd bywiogrwydd a hyfywedd Llanbedr Pont Steffan.

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

THE SITE AND RELEVANT PLANNING HISTORY

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

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

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

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

The site lies within Teifi Valley Special Landscape Area.

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

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

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

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

DETAILS OF DEVELOPMENT

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

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

Food Store

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

The foodstore (Class A1) is proposed within the eastern part of the application site and is a single storey contemporary building with a flat roof and parapet. The building measures approximately 60m long and 40 wide, and a total height of approximately 5.7 metres at its northern end, and approximately 6.5 metres at its southern end due to the gentle slope of the land. Internally the store will measure approximately 1,855 sq.m. (GIA) and will have a net sales area of 1,315 sq.m. Of this, around 80% of the floorspace would be devoted to the sale of convenience goods and 20% to comparison. The remainder of the building comprises the 'back of house' warehousing area, staff welfare space and other ancillary space.

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

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

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

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

Pavilion

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

Associated Works

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

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

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

Relevant Local Planning Policy

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

- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- LU12 Employment Proposals on Non-allocated Sites
- LU18 Retail Proposals Countywide
- LU19 Retail Proposals in Urban Service Centres
- LU22 Community Provision
- LU30 Safeguarding
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM07 Conservation Areas
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- DM19 Historic and Cultural Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement

Relevant adopted Supplementary Planning Guidance:

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

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Statutory Consultee Responses:

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

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

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

Third Party Consultee Responses:

Support -

- needed for the local community
- encourage more local shopping by providing more choice and an affordable superstore
- accessible for scooter/wheelchair users
- local residents won't have to travel to Carmarthen/Cardigan/Aberystwyth for groceries
- environmental and Air Quality benefits due to residents not having to travel further afield
- generate local employment
- increase footfall to town centre which will bring more trade to other businesses
- supports the community and local area
- provides more food choices
- bring in regeneration/investment for other businesses
- benefit other businesses
- enhance/regenerate/revitalise the town
- new incentive to bring people into town for shopping, tourism and education
- much need upgrade of courses at University
- boost local economy
- support community enterprise
- help make the town attractive to tourists and locals
- better sports facilities

- nature and biodiversity areas
- decrease air pollution by reducing vehicular trips to other Aldi stores
- new sense of community
- developed sympathetically to the surrounding area
- within easy walking distance to the main town centre
- bonus to see the listed, but decaying, sports pavilion being rescued for community use
- still have a playing field
- attract more students which will save the university

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

Comments / Concerns / Objections -

- Impact of additional road traffic on Pontfaen Road
- Impact on on-road parking, need to take into account the on-road parking as a result of the business unit on the other side of the road
- consider a skate/bmx park for youngsters, to get them off the streets
- no consultation on the impact of development with the residents of Hafan y Deg Residential Care Home - loading bay positioned 25m away from the window and will impact on views, noise, lighting and other disturbance. Proposed fence would have an impact
- No independent retail assessment. Assessment should also consider impact on Tregaron Spar and Llanfair Bridge Stores
- Damaging for the town
- Goes against UWTDS sustainability policy. Town centre already suffering, with empty shop premises, should focus on local food systems
- Existing food stores in Lampeter sufficient to meet the needs of the town and surrounding area
- Unfair competition to local food community

CONCLUSION

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

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

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

Principle of Development

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

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

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

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

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

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

These are discussed in turn below.

1. Retail Development

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

PPW also states that edge-of-centre or out-of-centre sites should not be of a scale, type or location likely to undermine the vibrancy,

attractiveness and viability of retail centres, and should not be allowed if they would be likely to put development plan retail strategies at risk (para 4.3.20).

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

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

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

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

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

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

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

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

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

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

Retail Need

Quantitative Need

The need for additional retail floorspace in Lampeter was considered to be too small when the LDP was adopted and it was not considered necessary to allocate any sites to accommodate the limited identified need with opportunities available on the existing high street. The 2017 SWWRRS also identifies very little capacity in the area with just 27-55 sqm net of additional floorspace required by 2036. The figures prepared within the PRS show only limited convenience capacity of just £5.79m by 2026, which is the capacity excluding allowance being made for the proposed Aldi store in Aberystwyth or for any other consented convenience store proposed within the whole study area - which includes a geographic large area. If allowance is made for the Aldi store in Aberystwyth, thus assuming it will be built, the PRS analysis confirms that there is insufficient capacity to support the proposed development once this commitment is included in the need assessment. Further, there remains insufficient capacity even if the overall market retention in the study area is assumed to increase by a relatively large 5%.

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

Qualitative Need

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

- Does not support the objectives or retail strategy in the LDP;

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

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

Pods / Food Village:

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

Sequential test

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

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

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

Retail Impact

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

Health of Lampeter Town Centre

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

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

Health of other Ceredigion Centres

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

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

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

The agent were advised of the concerns on the health of Aberaeron and Llandysul and that further information was required, and a

meeting was also held to discuss, however this information was not included within the Retail Addendum 1 (RA1) submitted on 13-06-2023.

Trade Draw

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

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

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

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

In terms of tourists, it is expected that the trade draw would be from the same outlets, as the addition of a foodstore in Lampeter would not be expected to alter the number of tourists visiting the town. Instead, they would be expected to divert their current spend at the existing foodstores to the new foodstore.

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

Pods / Food Village and Comparison Sales

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

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

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

Impact on centre vitality and viability

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

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

Summary of Conclusion

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

- There is no quantitative or qualitative need for the proposed foodstore in Lampeter;
- The proposed foodstore is shown to be in compliance with the sequential test, as there are no more central sites that could accommodate the proposed development. However the same cannot be said about the pods, where it is considered that these can and should be provided within the town centre, and thus fails to comply with the sequential test;
- The proposed foodstore would be expected to have a major detrimental impact on the existing Sainsbury's in Lampeter town centre. Even if it were not to lead to the closure of the store, footfall in the centre would be reduced considerably, with the knock on impact on other town centre businesses. This would adversely affect the vitality and viability of the town centre, which in turn could further increase vacancies in the centre, at a time when rising vacancies are already a concern;
- The proposed foodstore is expected to have a major adverse impact on both Aberaeron and Llandysul town centres, with losses of around 10% of total convenience trade predicted. This is a major concern given the importance of the convenience offer to the overall health of both centres and to their role as service centres for their local communities;
- The lack of clarity on the retail offer proposed within the 'pods' makes it difficult to assess both the need for them and their likely impact on Lampeter town centre. However, there are concerns that there is potential for these units to be in direct competition with the existing small/independent retailers currently operating in Lampeter town centre.
- It is unclear why the pods could not be more centrally located by linking it to the Canolfan Tir Glas training centre in the town centre or the headquarters on the University campus;
- Should planning permission be granted for the proposed development, it is recommended that the permission should be subject to conditions that ensure the development is built and operated in accordance with the retail assessment provided and that the use is not allowed to change over time.
- Therefore, to conclude, the proposed development is not in accordance with retail planning policy and should be refused.

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

Retail Addendum and Further Review

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

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

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

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

2. Economic Development

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

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

3. Recreation / Community Spaces

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

PPW at Para 4.5.4 states that:

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

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

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

The supporting text clarifies that community provision includes sports pitches.

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

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

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

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

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

Scale, Design and Visual Impact

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

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

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

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

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

- Views of the site are relatively restricted to the immediate vicinity and heavily filtered by the surrounding topography, settlement and intervening layers of vegetation
- Would not be out of context and would not introduce any incongruous elements
- Additional tree and hedgerow planting at the boundaries and within the internal landscape framework will soften and visually mitigated the proposal which reduce impact on the locality

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

Impact on setting of Heritage Assets

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

The Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66, states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

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

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

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

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

Conclusion of the Heritage Impact Assessment (HIA)

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

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

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

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

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

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

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

2. Stage 2: Define and analyse the setting

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

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

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

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

3. Stage 3: Evaluate the potential impact

The proposal includes the loss of the playing field on the eastern half of the site, and the construction of a large foodstore along the eastern boundary, a food village comprising of three pre-fabricated wooden exhibition pods to the north of the Pavilion, near to the

boundary with Pontfaen Road, new access which includes removal of part of the stone boundary wall, car park, paths, nature and biodiversity area, and tree planting.

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

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

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

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

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

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

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

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

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

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

Impact on setting of Lampeter Conservation Area

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

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

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

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

Archaeology

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

Residential Amenity

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

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

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

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

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

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

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

Highways and Access

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

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

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

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

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

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

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

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

Landscaping and Trees

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

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

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

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

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

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

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

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

Protected Species

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

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

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

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

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

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

Protected Sites

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

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

Phosphates:

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

- the environmental permit for the associated wastewater treatment works has been reviewed against revised conservation objectives for water quality
- there is capacity in place to accommodate the additional wastewater in compliance with revised permit limits

- the sewer network and associated WwTW has the hydraulic capacity for new connections without leading to an increase in the environmental impact of storm overflows

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

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

Pollution:

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

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

Combined Effects:

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

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

Flooding

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

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

Surface Water Drainage

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

Contamination

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

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

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

This can be secured via a condition.

Conclusion

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

- There is no quantitative or qualitative need for the proposed foodstore in Lampeter;
- The proposed foodstore would be expected to have a major detrimental impact on the existing Sainsbury's in Lampeter town centre. Even if it were not to lead to the closure of the store, footfall in the centre would be reduced considerably, with the knock on impact on other town centre businesses. This would adversely affect the vitality and viability of the town centre, which in turn could further increase vacancies in the centre, at a time when rising vacancies are already a concern;
- The proposed foodstore is expected to have a major adverse impact on both Aberaeron and Llandysul town centres, with losses of around 10% of total convenience trade predicted. This is a major concern given the importance of the convenience offer to the overall health of both centres and to their role as service centres for their local communities;

- The lack of clarity on the retail offer proposed within the 'pods' makes it difficult to assess both the need for them and their likely impact on Lampeter town centre. However, there are concerns that there is potential for these units to be in direct competition with the existing small/independent retailers currently operating in Lampeter town centre;
- The proposed pods fails the sequential test and an out of centre location is not justified;
- The proposed development is considered to have a significant adverse effect on the characteristics of the landscape;
- The proposed development is considered to have a significant adverse effect, of major magnitude, on the setting of the Grade II Listed Pavilion;
- The proposed development is considered to have a significant adverse effect on the character and appearance of the Conservation Area.

Reason for reporting to the Development Management Committee

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

RECOMMENDATION:

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

Report of the Site Inspection Panel

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

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

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

Apologies were received from Cllr. Gethin Davies.

In attendance from the LPA, was:

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

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

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

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

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

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

REASON FOR DEFERRAL:

The Cooling Off Group met on Tuesday the 30th of July. It was attended by Cllr Ceris Jones, Cllr Gareth Lloyd, Cllr Rhodri Evans and Cllr Ifan Davies. Officers in attendance were Mr Russell Hughes-Pickering, Dr Sarah Groves-Phillips, Mr Sam Pugh and Mrs Sian Holder.

Local Members were made aware that Welsh Government had issued an Article 18 holding direction over the application whilst they consider whether to 'call it in'.

The Cooling off Group (CoG) was reconvened on Wednesday 22nd of January 2025 and was attended by Cllr Gareth Lloyd, Cllr Raymond Evans, Cllr Meirion Davies, Cllr Gethin Davies and Cllr Ifan Davies. Officers in attendance were Mr Russell Hughes-Pickering, Dr Sarah Groves-Phillips and Mrs Catrin Newbold.

Local members were made aware as requested by the original CoG, legal advice had been sought from a specialist planning barrister.

CoG Discussion

Site History

Types of Shopping

Store Turnover

Discussion at DMC – Public support, Canolfan Tir Glas

Heritage concerns

At the second meeting of the CoG – the additional information provided by Aldi was discussed alongside the barrister advice to the Local Planning Authority (LPA).

Risks

Risks of approving the application were considered from both a town centre health perspective alongside the risks of the decisions making, Judicial Review, Call in by Welsh Government, Appeal etc

Material Planning Considerations

The CoG considered the material planning considerations that would support the proposal and were minded to think that the following were pertinent:

1. Quantitative need
2. Qualitative need – the support of the community demonstrates there is a qualitative need for the Aldi and the discounted food it represents.
 - a. The sustainability of encouraging more residents to shop locally and avoid trade loss to other centres
 - b. The impact that people doing linked trips to Aldi and the high street would have on the economy of Lampeter – potentially revitalising the high street
3. Any other justifications
 - a. The 'doing up' of the Listed Building will be a net gain of the scheme
 - b. The upgrading of the existing playing field in terms of pitch quality would be a net benefit to the community
4. The sequential test - Members feel this constitutes 'in centre' development
5. Retail Impact on the town centre -Economic impact – job creation of the development

Discussion

Quantitative need

The need for additional retail floorspace in Lampeter was considered to be too small when the LDP was adopted and it was not considered necessary to allocate any sites to accommodate the limited identified need with opportunities available on the existing high street. The 2017 SWWRRS also identifies very little capacity in the area with just 27-55 sqm net of additional floorspace required by 2036. The figures prepared within the PRS show only limited convenience capacity of just £5.79m by 2026, which is the capacity excluding allowance being made for the proposed Aldi store in Aberystwyth or for any other consented convenience store proposed within the whole study area - which includes a geographic large area. If allowance is made for the Aldi store in Aberystwyth, thus assuming it will be built, the PRS analysis confirms that there is insufficient capacity to support the proposed development once this commitment is included in the need assessment. Further, there remains insufficient capacity even if the overall market retention in the study area is assumed to increase by a relatively large 5%. It is therefore concluded that there is no quantitative need for the proposed store and there is no evidence of significant over-trading in the Lampeter foodstores.

Qualitative need

In regards to the 'qualitative need' the amount of public support for a proposal is immaterial to the decision making. Though in this context it is felt that it does demonstrate support for discounted food in Lampeter. It is the authority's view that limited weight should be afforded to the qualitative need argument given the significant evidence base available on this site demonstrating a lack of retail capacity.

Turning to the sustainability of the proposal and the ability of the proposal to 'claw back' trade leaked to other centres, the LPA are of the view this has some merit. We accept that some users of the store will undertake shorter journeys to access this food store (subject to the type of occupier) than travel to other centres. The LPA are of the view that this can be given some weight in decision making.

Considering the 'linked trip' argument, that users of the food store may then also use the high street helping to support the high street shops. This is harder to quantify, whilst it is agreed that some users may indeed undertake such behaviour patterns the existing supermarket provision could also be said to have the same benefits with the 'in centre' Sainsburys being particularly well placed to facilitate linked trips. Therefore it is not clear if the addition of a 3rd supermarket would aid this position or if trade draw from the 'in centre' supermarket to an out of centre would harm it. The discussion by the agent at committee pledging 3 hours free parking for a period is welcome. On balance the LPA are of the view that the potential benefit to the high street through linked trips carries little weight given the existing opportunities for such activity and based on the evidence that harm is likely to the high street as a result of the development.

If a qualitative argument is to be progressed, it is important to understand how 'discount supermarkets' are different to ordinary supermarkets and ensure this can be secured in the consent.

Aldi have provided further evidence to this effect. The key features of the model are:

Aldi sells a restricted range of goods (1,800 products) in comparison with a traditional supermarket with a floor area of 1,000-1,500 sqm which is said to sell approximately 2,500-4,000 products.

Aldi applies its own label to “c.90%” of the products it sells.

Discounters typically allocate 20% of their floorspace to comparison goods, compared to 30-40% of floorspace at larger traditional supermarkets.

Aldi does not sell cigarettes/tobacco products, stationary or pharmaceuticals. Further, Aldi stores do not include a specialist butcher, fishmonger, delicatessen or hot food counter like many larger supermarkets.

The information provided is almost entirely Aldi’s own evidence which is uncorroborated by third party material. The only third party evidence is the following extract from a report over 16 years old (30/04/08) from the Competition Commission:

“[Limited Assortment Discounters (LAD)] carry a limited range of grocery products and base their retail offer on selling those products at very competitive prices. The three major LADs in the UK are Aldi, Lidl and Netto. Each ...carries in the region of 1,000 to 1,400 product lines in stores ranging from 500m² to 1,400m² (stores of a similar size operated by a large grocery retailer generally carry about 5,000 products). Aldi, in large part, carried only own label goods while both Lidl and Netto carry larger volumes of branded products.”

Aldi provided additional information demonstrating; This issue has been considered both by Aldi Stores Limited themselves (who obviously price-match their products against their competitors) and third parties, notably Which? The most recent independently verified information is provided by Which? The attached article (published as recently as 1 January) demonstrates that Aldi (and to a lesser extent Lidl) are clearly cheaper than the more traditional food supermarkets based on a Which? assessment of 55-branded and own-branded products, even when loyalty schemes (such as Tesco Clubcard or Sainsbury’s Nectar Card) are taken into account. This was consistently the case throughout 2024, as the data provided shows.

<https://www.which.co.uk/reviews/supermarkets/article/supermarket-price-comparison-aPpYp9j1MFin>

For example, based on Which? data for November 2024, and with specific reference to Lampeter, a 55-product shop at Aldi would cost £97.89 compared with £106.71 at Sainsbury’s (with a Nectar card) or £112.06 (without Nectar). This represents savings of 8.3% and 12.6% respectively.

An even more recent article (6 January) provides further endorsement of this position and confirms that Aldi was cheaper than its competitors throughout 2024.

[Cheapest supermarket of the year revealed by Which? - Which? News](#)

What the additional information above clarifies is that when supermarket loyalty schemes are employed the price differential between a deep discounter and Sainsburys is 8.3%. Is this level of discount sufficient to outweigh all other normal planning considerations and permit a deep discount food store in Lampeter, if we could ensure that is what is permitted? It is the view of the planning department that it does not represent so great a difference as to offer sufficient ‘other material consideration’.

If members are minded to use qualitative need as a material consideration in approving the application, its important to ensure that a deep discount supermarket is what is provided. Conditions that meet the tests set out in Circular 11/95 can be used to secure this. Whilst a condition would not limit the operator to Aldi, nor secure ‘discounted food’ by restricting the amount of comparison floor space, restricting the number of product lines sold and limiting ‘add on’ services a condition could serve to make this more likely.

Aldi have provided wording for a condition they believe would ensure that the proposed supermarket is a deep discounter. This is provided in the conditions section below. This condition would restrict the number of product lines and floor space used for comparison goods. It would also prohibit ‘add on’ features such as pharmacies etc. Whilst this proposed condition offers some comfort that it is specific to the trading needs of a deep discounter, the size of the store restricts many ‘add on’ activities anyway. So in effect can this condition ensure it is a ‘deep discounter? The answer is not entirely, but seemingly may make it more likely and is therefore proposed as being included should members be minded to support the application.

Other justifications

The upgrading of the Listed Pavilion as a by product of the development has been considered, and its renovation is welcome by the LPA. However this application is not formally ‘enabling development’ as the building of the food store is not contingent on the renovation of the pavilion. The owners/ developers can choose to undertake this work or not and it is important to note the current owners have been under a statutory obligation to repair and restore the pavilion for some time and have not done so. Therefore giving weight to this element without securing it by condition in the decision making should be avoided.

In order to secure this element Aldi were approached and are content with a condition relating to the upgrading of the pavilion could be attached meaning this would be completed prior to occupation/use of the store. (see condition section) The LPA are satisfied this addresses their concerns.

In regards to the upgrading of facilities of the playing field, in absolute terms the development of the food store is a loss of playing field provision. Whilst this can be acceptable in planning terms, policy LU22 requires that the alternative provision is of an ‘enhanced quality’, however no formal pitch upgrades are proposed rather pitch maintenance is proposed.

Para 4.5.4 of PPW (the requirements of which are largely replicated in LDP Policy LU22) states that playing fields should be protected from development unless:

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

- There is an excess of such provision in the area.

Aldi's position, as summarised in the officer's original report is as follows:

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

The information received from Aldi subsequently seems to contradict part of the above in that it states the playing fields are currently used infrequently and on an *ad hoc* basis predominantly by Lampeter Junior Football Club. The LPA can confirm that it is unclear what evidence there is of an excess of sports provision in Lampeter, with no evidence presented by Aldi to this effect and no internal understanding this is the case.

There is no proposal to provide an equivalent pitch locally elsewhere, and so it seems, the second criterion is not met ("*made available*" read in conjunction with the other criteria indicates that it is not sufficient that other pitches are already available – the requirement is for the equivalent community benefit from the lost pitches to be re-provided).

As for the first and third criteria, these are ultimately matters of planning judgment. The refurbishment of the Pavilion could lead to increased use of the remaining pitch with the result that the Proposal is the best means of retaining and enhancing the facilities. In considering this issue it is important that members are clear that no improvements will take place to the remaining pitch itself.

Aldi were provided the opportunity to respond to this and have provided the following additional information:

Long-Term Future of the Pavilion and Use of the Playing Pitches

The main point that we invite officers and members to note is that the pavilion has fallen into disrepair as a result of its under-use associated with the limited use of the pitches themselves. Moving forward, the University will be interested in discussing opportunities to enter into formal arrangements with local community groups to use the facilities. To this point, such arrangements have never been the case and expressions of interest have already been received from interested parties pending the outcome of the planning process.

It is also important to draw out that whilst a significant investment in betterment will be made, the intent will be to attain grant funding from (for example) Sports Wales to improve the facilities further. The improvements made as a result of the current applications will help massively the likelihood of achieving this funding support. Thus, the scale of the investment being made by the University is substantial for the future use of both the pavilion and the remaining pitch - this should not be underestimated. It is not realistic for the University to invest further than the existing commitment at this stage. If members do resolve to grant permission, the further grant funding element comes into play.

The playing fields are an unused University resource and the intention behind the proposals is to enable users to benefit from the improvements that will result. The existing poor condition of the pavilion has to date limited their ability to utilise the site properly. We therefore consider that bullet 1 of PPW para. 4.5.4 is clearly met in this case.

Whilst we acknowledge that the owners intend to seek funding for the pitch if the application is approved. There is currently nothing stopping them from doing that now. We have no evidence in front of us to suggest there is an over provision of pitches in Lampeter now. We have no evidence that pitch improvements will be made beyond the regular maintenance and regularisation of car parking facilities. Thus in terms of whether this proposal constitutes the upgrade of a small part of the pitch which will safeguard and enhance the pitch the question remains and it is hard to argue that a loss of half of the pitches constitutes a 'small part'. Fundamentally will the loss of a pitch ensure the long term future of the pavilion and the remaining pitch, given less pitches can accommodate fewer users? Unfortunately we can not contend it will, as there is no surety that the remaining pitch will be able to seek additional funding and thus the policy tests in PPW 4.5.4 and LU22 are not met.

The sequential test

Turning now to the sequential test, whether the development constitutes 'in centre' development or not, the committee report was clear on the authorities position, that this constitutes out of centre development. However members were of the view that this was indeed 'in centre'. There has over recent months been significant discourse in Lampeter as to what is or isn't part of the town centre with proposals to move the library to the well being centre often being considered 'out of centre' in consultation responses. This site is in the view of the LPA in accordance with local and national policy 'out of centre' given the small nature of the town. Therefore whilst members may take a different view, this decision may have wider implications for other proposals where the nature of such arguments is valid. In terms of weight to be afforded by differing views on the in, edge or out of centre view, the recommendation of the LPA still stands and the application has been assessed as out of centre in accordance with the adopted LDP Lampeter town centre boundary.

Retail Impact on the Town centre

Finally in regards to the weight that can be afforded to the economic argument of the proposal, the LPA are in agreement that the job creation of the proposal is welcome. However limited weight should be afforded to the wider Canolfan Tir Glas element given the current uncertainty of the scheme and the University in general. Further limited weight should be afforded to the jobs total proposed due to the fact that the development is likely to have detrimental impacts to the town centre which could result in job losses thus in terms of absolute numbers we can't say for certain 40 additional jobs will be created if that results in losses elsewhere.

As the officer's report notes:

The forecast of 10.8% trade loss at the Sainsbury's is not likely to be sufficient to lead to the closure of the store, but this level of trade diversion could see a noticeable decrease in footfall within the centre. This would be to the detriment of other town centre businesses, given Sainsbury's is the key anchor and occupier of the largest unit in the centre. The forecast of 10.1% trade loss on other town centre food stores, solely based on the Aldi convenience offer, could lead to the closure of one or more of the existing outlets. If allowance is also made for the impact of the retail pods, the likelihood of this happening increases and, in the context of a centre where increasing vacancy rates are already a concern, this in itself could be sufficient to classify any impact as significantly adverse. This conclusion is based on the trade diversion forecast within the PRS, whereas the Retail Consultant considers the impact on Sainsbury's to be considerably higher (40%) and could threaten the future trading of the store. Should the store close, this would represent a significant adverse impact on Lampeter town centre. The LPA confirms that the vacancy rates for Lampeter as of February 2024 is 10.7%.

Whilst the pods could be conditioned to ensure their use as exhibition space only, which may ameliorate some of the concerns, in terms of the overall potential harm to the town centre, no other planning mechanism exists for the harm that trade draw to Aldi could have on the vibrancy of the town centre.

In conclusion following detailed considerations of the reasons put forth in support of the scheme the LPA are of the view that the proposal would have a damaging effect on the health of the town centre of Lampeter and nearby settlements and consideration of matters viewed as pertinent to their view by members has not altered this stance, therefore the recommendation remains the same.

Conclusion

Following on from the original conclusion of the committee report the issues following discussion at CoG, discussion with Aldi and legal advice have been addressed in turn. The positive benefits of the proposal are noted, potential economic development, linked trips, upgrading of the pavilion, however, this does not outweigh the conflict of the proposed development with relevant retail policies, loss of the playing field and the significant harm that it would have on the setting of the Grade II listed building, are summarised below:

- There is no quantitative or qualitative need for the proposed foodstore in Lampeter. The further information provided demonstrates some price differential between 'discount supermarkets' and 'regular supermarkets' specifically between 8 and 12%. However, it is not clear that this level of price differential warrants the 'need' for a discount supermarket in Lampeter and we are unable to confirm that the proposed condition from Aldi would indeed ensure that this were a 'discount supermarket';
- The proposed foodstore would be expected to have a major detrimental impact on the existing Sainsbury's in Lampeter town centre. Even if it were not to lead to the closure of the store, footfall in the centre would be reduced considerably, with the knock on impact on other town centre businesses. This would adversely affect the vitality and viability of the town centre, which in turn could further increase vacancies in the centre, at a time when rising vacancies are already a concern. The position in regards to this concern remains unchanged;
- The proposed foodstore is expected to have a major adverse impact on both Aberaeron and Llandysul town centres, with losses of around 10% of total convenience trade predicted. This is a major concern given the importance of the convenience offer to the overall health of both centres and to their role as service centres for their local communities. The position in regards to this concern remains unchanged;
- The lack of clarity on the retail offer proposed within the 'pods' makes it difficult to assess both the need for them and their likely impact on Lampeter town centre. However, there are concerns that there is potential for these units to be in direct competition with the existing small/independent retailers currently operating in Lampeter town centre. The additional information provided on the pods and subject to a condition restricting their use to exhibition space can be managed and thus the LPA believe this element can be considered potentially acceptable;
- The proposed pods fails the sequential test and an out of centre location is not justified. Following confirmation as their use as exhibition space only, this element can now be managed.
- The proposed development is considered to have a significant adverse effect on the characteristics of the landscape. The position in regards to this concern remains unchanged;
- The proposed development is considered to have a significant adverse effect, of major magnitude, on the setting of the Grade II Listed Pavilion. The position in regards to this concern remains unchanged;
- The proposed development is considered to have a significant adverse effect on the character and appearance of the Conservation Area. The position regarding this element remains unchanged;
- The proposed development is considered to result in the loss of playing space which has not been compensated for elsewhere and the provision is not subject to sufficient enhancements to justify the loss of the pitch.

Reasons

It is recommended that if members are minded to support the application they consider their reason in some detail taking account of the advice above:

If members view differs from the officer recommendation, they need to have a sound factual basis for the benefits which they rely on, need to consider all the planning benefits and harms against planning policy, and be able to secure that the scheme will operate as envisaged. Any departure from the reasoning in the report needs to be clearly set out by members. This will be needed for a lawful decision to be reached.

Conditions

And if approval is likely the following conditions (in addition to the usual conditions) should be included in any such consent:

- A. Notwithstanding the provisions of Class A1 of the Town and Country Planning (Use Classes) order 1987 (or in any provision equivalent to that class in any statutory Instrument revoking or reenacting that order with or without modification) the development hereby permitted shall not exceed 1,315 square metres net sales area. No more than 20% of the net sales area shall be used for the

sale or display of comparison goods products (263 square metres net). No more than 1,800 convenience goods products shall be on sale or display at any one time. The development hereby permitted shall not be used for the retail sale of any of the following goods and services:

- Tobacco and smoking products
- Fresh meat and fresh fish (excluding pre-packed meat and fish)
- Delicatessen
- Pharmacy (dispensary)
- Dry Cleaning
- Photo-shop
- Post Officer Services
- In store café

Reason: To enable the Local Planning Authority to retain control over the extent of retail use, in the interests of the vitality and viability of Lampeter, Llandysul and Aberaeron Town Centres

- B. The Class A1 foodstore hereby permitted shall not be occupied or open for trade to the general public until refurbishment works to the listed former cricket pavilion have been completed in accordance with consent granted under reference A211187 and the pavilion to be made available for use. The works shall be completed to the satisfaction of the Local Planning Authority.

Reason: to ensure that the works to the pavilion are completed and that it is made available to use.

- C. The 'exhibition pod's' hereby permitted shall be restricted to exhibition/ information space and shall not be used for retail sales.

Reason: To enable the Local Planning Authority to retain control over the extent of retail use, in the interests of the vitality and viability of Lampeter

1.3. 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; ailbennu rhyw; beichiogrwydd a mamolaeth; hil; crefydd neu gredo; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw dyledus i hybu cydraddoldeb yn cynnwys:

- Gwaredu neu leihau anfanteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig;
- Cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle bo'r anghenion yn wahanol rai pobl eraill;
- Annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor 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 Lleodedd 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, Ddeddf 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 cyfiawnhau hynny oherwydd y byddai'n cyflawni angen clir fel a ganlyn:

i. angen heb ei ddiwallu am dai fforddiadwy yn yr ardal leol ac mae'n unol â Pholisi S05; neu

ii. angen am annedd ar gyfer menter wledig yn unol â Pholisi TAN 6.

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 Lleodedd 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, dyluniad 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 cynghori bod angen cymeradwyaeth SDCau ac yn rhoi manylion am sut i leihau'r risg o lifogydd dŵr wyneb. Felly, ystyrir y gellid rheoli'r gwaredu dŵr wyneb yn briodol drwy broses gymeradwyo'r SDCau, oherwydd hynny ni ystyrir bod y datblygiad arfaethedig yn cynyddu'r risg o lifogydd.

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 bolisiau 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."

RHESWM DROS OHIRIO:

Yng nghyfarfod y Pwyllgor Rheoli Datblygu ar y 12fed o Chwefror, 2025, penderfynodd yr Aelodau gyfeirio'r cais i'r Panel Ymweld Safleoedd (SIP) yn unol â pharagraff 5 o feini prawf mabwysiedig y Cyngor a hefyd at Grŵp Oeri y Cyngor yn unol â pharagraff 2 (opsiwn 3) o'r broses ohirio.

Cyfarfu'r SIP ar ddydd Gwener 21ain o Chwefror, 2025 ac yn bresennol roedd y Cynghorydd Ifan Davies (Cadeirydd), Cynghorydd Carl Worrall, Cynghorydd Gareth Lloyd, Cynghorydd Chris James a'r Cynghorydd Hugh Hughes. Hefyd yn bresennol roedd y Cynghorydd Gwyn James fel yr aelod lleol a Dr. Sarah Groves-Phillips, Mrs. Catrin Newbold, Mr. Owain Evans a Miss. Nerys Davies o Wasanaeth Cynllunio'r Cyngor.

Cyflwynodd Mr. Evans yr achos a thynnodd sylw'r Aelodau at bolisi LU09 o'r CDLI mabwysiedig, sy'n nodi y caniateir ailadeiladu yng nghefn gwlad lle:-

1. 'Nid yw'r annedd wreiddiol:
 - i. Wedi ei ddymchwel, nac wedi dirywio i'r fath gyflwr fel nad yw mwyach yn edrych fel annedd i raddau helaeth;
 - ii. Nid oes modd ei hatgyweirio na'i hadfer;
 - iii. Nid yw'n annedd dros dro nac yn annedd symudol'.

Mae'r cyfiawnhad rhesymegol ar gyfer polisi LU09 yn dweud y gall nodweddion a all benderfynu a yw'r strywthyr yn adnabyddadwy fel annedd gynnwys rhannau sylweddol o'r waliau allanol (yn enwedig drychiad blaen neu gefn), agoriadau ar gyfer drysau neu ffenestri, to a simneiau.

Archwiliwyd yr hyn sy'n weddill o'r adeilad gan aelodau'r Panel ond daethant i'r farn ei fod mewn cyflwr adfeiliedig a nad oedd ganddo bellach yr edrychiad sylweddol o dŷ. Fel y cyfryw, nid oedd y Panel yn ystyried ei fod yn bodloni gofynion polisi LU09.

Ystryriwyd y cais ymhellach mewn cyfarfod o'r Grŵp Oeri ar y 26ain o Chwefror, 2025, lle gwnaed sylwadau tebyg gan aelodau'r grŵp.

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 ~~74/151~~ 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 council's own technical services department have advised SUDs approval is required and provide details of how to minimize the risk of surface water flooding. It is therefore considered that surface water disposal could be appropriately managed by way of the SUDs approval process, as such the proposed development is not considered to increase the risk of flooding.

Recommendation

It is recommended 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."

REASON FOR DEFERRAL:

At the Development Management Committee meeting on the 12th February, 2025, Members resolved to refer the application to both the Site Inspection Panel (SIP) for further consideration in accordance with paragraph 5 of the Council's adopted criteria and also to the Council's Cooling Off Group in accordance with paragraph 2 (option 3) of the deferral process.

The SIP met on Friday 21st February, 2025 and comprised of Cllr's Ifan Davies (Chair), Carl Worrall, Gareth Lloyd, Chris James and Hugh Hughes. Also in attendance were Cllr. Gwyn James as the local ward member and Dr. Sarah Groves-Phillips, Mrs. Catrin Newbold, Mr. Owain Evans and Miss. Nerys Davies from the Council's Planning Service.

Mr. Evans presented the case and drew Members' attention to policy LU09 of the adopted LDP, which states that in the open countryside, re-use will only be permitted where:-

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'.

The reasoned justification for policy LU09 goes on to state 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 door or windows, roof and chimney stack.

Members of the Panel inspected what remains of the building but came to the view that it was in a ruinous state and that it had fallen into such a state of disrepair that it no longer has the substantial appearance of a dwelling. As such, the Panel did not consider that it met the requirements of policy LU09.

The application was further considered at a meeting of the Cooling Off Group on the 26th February, 2025, whereby similar observations were made by the group members.

1.4. A240509



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 Brennig, 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.

Rhoddwyd sylw dyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri

goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt sy'n fwy nag ar unrhyw berson arall.

Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i fodloni'r saith nod llesiant a geir yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy' fel y'i nodir yn 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.

RHESWM DROS OHIRIO:

Yng nghyfarfod y Pwyllgor Rheoli Datblygu ar y 12fed o Chwefror, 2025, penderfynodd yr Aelodau gyfeirio'r cais i'r Panel Ymweld Safleoedd (SIP) yn unol â pharagraff 5 o feini prawf mabwysiedig y Cyngor a hefyd at Grŵp Oeri y Cyngor yn unol â pharagraff 2 (opsiwn 3) o'r broses ohirio.

Cyfarfu'r SIP ar ddydd Gwener 21ain o Chwefror, 2025 ac yn bresennol roedd y Cynghorydd Carl Worrall (Cadeirydd), Cynghorydd Rhodri Evans, Cynghorydd Raymond Evans, Cynghorydd Meirion Davies a'r Cynghorydd Hugh Hughes. Hefyd yn bresennol roedd y Cynghorydd Ifan Davies fel yr aelod lleol a Dr. Sarah Groves-Phillips a Mrs. Catrin Newbold o Wasanaeth Cynllunio'r Cyngor.

Cyflwynodd Mrs. Newbold yr achos, gan nodi bod yr Aelodau eisoes wedi cael cyfle i archwilio safle'r cais a'r ardal o'i amgylch ymlaen llaw.

Yn gyntaf, nododd yr Aelodau bryderon CNC a chydabu fod yr eiddo o fewn ardal risg llifogydd. Nododd yr Aelodau hefyd ddarpariaethau TAN15 a llythyr y Prif Swyddog Cynllunio oddi wrth Lywodraeth Cymru, dyddiedig 9 Ionawr 2024, sy'n cadarnhau na ddylid caniatáu datblygiadau sy'n agored iawn i niwed (e.e. anheddau) ym Mharth C2.

Er gwaethaf y safbwynt polisi hwn, nododd yr Aelodau bresenoldeb derbynfa a chownter cwsmeriaid ar lawr gwaelod yr eiddo, a oedd yn nodi bod defnydd cyfreithlon yr eiddo o fewn dosbarth defnydd A2 (Gwasanaethau Ariannol a Phroffesiynol). Roedd hyn yn golygu bod yr eiddo ar hyn o bryd yn elwa o newid a ganiateir i ddefnydd cymysg at unrhyw ddibenion o fewn Dosbarth A2 ac fel fflat sengl uwchben. Roedd aelodau'r SIP o'r farn bod hyn yn ystyriaeth bwysig.

Sylwodd yr Aelodau hefyd fod yr eiddo'n wag ar hyn o bryd a'i fod yn cael ei hysbysebu ar werth at ddibenion masnachol ac yn wir ei fod wedi bod ers peth amser - tua 18 mis. O ganlyniad roedd yr aelodau'n bryderus y byddai'r eiddo'n aros yn wag dros gyfnod hir o amser pe na bai defnyddiwr masnachol newydd yn cael ei ganfod ac y byddai eiddo gwag yn cael effaith andwyol ar y stryd, yr ardal gadwraeth ehangach a'r dref gyfan. Yn ogystal, nododd yr Aelodau bod 'cartrefi cychwynnol' 1 neu 2 ystafell wely fel y rhain mewn angen dirfawr yn Nhregaron. Nododd yr aelodau ymhellach mai tŷ annedd oedd yr adeilad yn wreiddiol a'i fod hefyd wedi cadw ei edrychiad fel tŷ.

Gwnaethpwyd awgrym yn ystod y SIP pe byddai'r cais yn cael ei ganiatáu, efallai y byddai'r Pwyllgor am ystyried gosod amod a fyddai'n atal ystafelloedd gwely ar y llawr gwaelod. Awgrymodd aelodau'r Panel hefyd y dylid rhoi Cynllun Gwacáu Llifogydd yn ei le ac y dylid gorfodi'r meddianwyr i gofrestru i dderbyn rhybuddion llifogydd rhad ac am ddim oddi wrth CNC. Dywedodd swyddogion yr ACLI y gallai fod yn anodd gorfodi amod sy'n atal ystafelloedd gwely ar y llawr gwaelod ac na fyddai'n mynd i'r afael â materion yn ymwneud â mynediad / allanfa.

Mynegwyd peth pryder hefyd gan y Panel mewn perthynas â phenderfyniadau apêl diweddar a'r cynsail y gallai penderfyniad ffafriol ei osod ar gyfer datblygiad tebyg neu bellach.

Terfynwyd y cyfarfod wedi hynny.

Ystryriwyd y cais ymhellach mewn cyfarfod o'r Grŵp Oeri ar y 26ain o Chwefror, 2025, lle gwnaed sylwadau tebyg gan aelodau'r grŵp.

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, Pontrhydygroes, 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.

REASON FOR DEFERRAL:

At the Development Management Committee meeting on the 12th February, 2025, Members resolved to refer the application to both the Site Inspection Panel (SIP) for further consideration in accordance with paragraph 5 of the Council's adopted criteria and also to the Council's Cooling Off Group in accordance with paragraph 2 (option 3) of the deferral process.

The SIP met on Friday 21st February, 2025 and comprised of Cllr's Carl Worrall (Chair), Rhodri Evans, Raymond Evans, Meirion Davies and Hugh Hughes. Also in attendance were Cllr. Ifan Davies as the local ward member and Dr. Sarah Groves-Phillips and Mrs. Catrin Newbold from the Council's Planning Service.

Mrs. Newbold presented the case, noting that Members had already had an opportunity to inspect the application site and its surroundings beforehand.

Firstly, Members noted NRW's concerns and acknowledged that the property lies within a flood risk area. Members also noted the provisions of TAN15 and the Chief Planning Officer letter from Welsh Government, dated 9th January 2024, which affirms that highly vulnerable development (e.g. dwellings) should not be permitted in Zone C2.

Notwithstanding this policy position, Members noted the presence of a reception area and customer counter within the ground floor of the property, which indicated that the lawful use of the property was within the A2 use class (Financial and Professional Services). This meant that the property currently benefited from a permitted change to a mixed use for any purposes within Class A2 and as a single flat above. Members of the SIP considered this to be a strong fallback position.

Members also observed that the property was currently unoccupied and was being advertised for sale for commercial purposes and indeed had been for some time – around 18 months. Members were consequently concerned that the property would remain vacant over a long period of time should no new commercial user be found and that an empty property would have a detrimental impact upon the street scene, the wider conservation area and the town as a whole. Additionally, Members noted that 1 or 2 bed 'starter homes' such as these were in desperate need in Tregaron. Members further noted that the building was originally a dwelling and had also retained its appearance as a house.

A suggestion was made during the SIP that in the event that the application is approved, that the Committee may want to consider attaching a condition which would prevent sleeping accommodation being located on the ground floor. Members of the Panel also suggested that a Flood Evacuation Plan should be put into place and that the occupiers should be made to sign up to receive NRW's free flood warnings. Officers of the LPA commented that a condition preventing sleeping accommodation on the ground floor might be difficult to enforce and would not address issues concerning access / egress.

Some concern was also expressed by the Panel with regards to recent appeal decisions and the precedent that a favourable decision might set for similar or further development.

The meeting was subsequently closed.

The application was further considered at a meeting of the Cooling Off Group on the 26th February, 2025, whereby similar observations were made by the group members.

1.5. 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 ddiiben 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 goll'i'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 gyfanrwydd 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 parcio

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 anghydawns, 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 oledf 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 goledf, 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 tirwedd 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 mwyaf o'r cyfleoedd ar gyfer cerdded, beicio a defnyddio trafndiaeth 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 chynghori 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 Bioddiogelwch, 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 parcio, 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

RHESWM DROS OHIRIO:

Yng nghyfarfod y Pwyllgor Rheoli Datblygu ar 12 Chwefror, 2025, penderfynodd yr Aelodau gyfeirio'r cais i'r Pwyllgor Safle i'w ystyried ymhellach yn unol â Pharagraffau 1, 2, 3, 4, 5, a 7 o feini prawf mabwysiedig y Cyngor a hefyd at y Grŵp Oeri yn unol â pharagraff 2 (opsiwn 3) o'r broses ohirio.

Cyfarfu'r Pwyllgor Safle ar ddydd Gwener 21 Chwefror, 2025 ac roedd yn cynnwys y Cynghorwyr Ifan Davies (Cadeirydd), Carl Worrall, Gareth Lloyd, Chris James, Hugh Hughes, Gethin Davies, Marc Davies, Meirion Davies, David Raymond Evans, Rhodri Evans, a Sian Maehrlein.

Hefyd yn bresennol roedd Dr. Sarah Groves-Phillips, Mrs. Catrin Newbold, a Mr. Owain Evans o'r Adran Cynllunio.

Darparodd Mr Evans daflenni o rai o'r cynlluniau arfaethedig i'r aelodau a chyflwynodd yr achos, gan roi esboniad byr o'r datblygiad arfaethedig o ran ei dderbynioldeb mewn egwyddor, ei gymysgedd o dai a'r angen am dai fforddiadwy, effaith y datblygiad ar y ddarpariaeth barcio bresennol, a statws y tir fel safle a neilltuwyd yn y Cynllun Datblygu Lleol.

Tynnwyd sylw'r aelodau at y manau o'r safle a gynigir ar gyfer y cyfleuster parcio ceir cyhoeddus a gedwir, cyfeiriad y fynedfa arfaethedig i gerbydau a cherddwyr drwy'r safle, a manau ar gyfer datblygiad preswyl.

Gwnaeth yr aelodau y sylwadau / ymholiadau a ganlyn:

- Ategwyd a derbyniwyd statws neilltuedig y tir at ddibenion preswyl
- Yr ardal agosaf at fynedfa'r safle fyddai orau ar gyfer y ddarpariaeth barcio a gedwir o ystyried ei agosrwydd at gyfleusterau masnachol / hamdden
- A ellir y datblygwr darparu 1-2 awr o barcio am ddim i ymwelwyr?
- Eglurder ynglŷn â'r angen am dai fforddiadwy yng Nghei Newydd ac yn rhanbarth Aberaeron – gofynwyd am bresenoldeb Swyddog Tai yng nghyfarfod mis Mawrth y Pwyllgor
- Mae'r safle wedi ei leoli'n gynaliadwy o fewn Ceinewydd ac y gallai lletya trigolion parhaol gael effaith gadarnhaol ar y gymuned a'r economi leol drwy'r flwyddyn.
- A yw dyluniad y fflatiau yn briodol yng Nghei Newydd o ran ei gymeriad hanesyddol
- Mae effaith economaidd y datblygiad yn anodd i'w asesu, ond derbyniwyd y gellid colli'r holl ddarpariaeth parcio yn ôl disgrisiwn y perchennog tir.

Ystyriwyd y cais ymhellach mewn cyfarfod o'r Grŵp Ailfeddwl ar 26 Chwefror, 2025, lle gwnaed sylwadau tebyg gan aelodau'r grŵp. Nodwyd y materion canlynol hefyd:

- Nododd yr aelodau ymrwymiad Llywodraeth Cymru i ddarparu 20,000 o gartrefi carbon isel newydd i'w rhentu yn y sector cymdeithasol erbyn 2026.
- Nododd yr aelodau bod y cais hwn wedi derbyn cryn dipyn yn fwy o wrthwynebiadau na'r olaf (A181235).
- Nododd yr aelodau fod manteision economaidd a chymdeithasol y tai a'r trigolion parhaol i'w croesawu yn ardal y lefelau uchaf o ail gartrefi yng Ngheredigion.

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, it promotes

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

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

REASON FOR DEFERRAL:

At the Development Management Committee meeting on the 12th February, 2025, Members resolved to refer the application to both the Site Inspection Panel (SIP) for further consideration in accordance with Paragraph 1, 2, 3, 4, 5, and 7 of the Council's adopted criteria and also to the Council's Cooling Off Group in accordance with paragraph 2 (option 3) of the deferral process.

The SIP met on Friday 21st February, 2025 and comprised of Cllrs Ifan Davies (Chair), Carl Worrall, Gareth Lloyd, Chris James, Hugh Hughes, Gethin Davies, Marc Davies, Meirion Davies, David Raymond Evans, Rhodri Evans, and Sian Maehrlin.

Also in attendance were Dr. Sarah Groves-Phillips, Mrs. Catrin Newbold, and Mr. Owain Evans from the Council's Planning Service.

Mr. Evans provided handouts of some of the proposed plans to members and presented the case, providing a brief explanation of the proposed development in respect of its acceptability in principle, its housing mix and the affordable housing need, the impact of the development on the existing parking provision, and the status of the land as an allocated site within the Local Development Plan.

Members' attention was directed to the areas of the site proposed for the retained public car parking facility, the direction of the proposed vehicular and pedestrian access through the site, and areas for residential development.

Members made the following observations / queries:

- The allocated status of the land for residential purposes was reiterated and accepted
- The area nearest the site entrance would best accommodate the retained parking provision given its proximity to commercial / leisure facilities
- Whether 1-2 hours free parking could be provided for visitors
- ~~Clarity over the affordable housing need in New Quay and the Aberaeron region~~ requested the presence of a Housing Officer at March DMC

- The site is sustainably located within New Quay and that accommodating permanent residents could have a positive impact on the community and local economy all-year
- Whether the design of the flats is appropriate in New Quay in respect of its historic character
- The economic impact of the development is difficult to assess, however it was accepted that the entire parking provision could be lost at the discretion of the landowner

The application was further considered at a meeting of the Cooling Off Group on the 26th February, 2025, whereby similar observations were made by the group members. The following matters were noted in addition:

- Members noted Welsh Government's commitment to deliver 20,000 new low carbon homes for rent within the social sector by 2026
- Members noted that this application has received substantially more objections than the last (A181235)
- Members noted that the economic and social benefits of the housing and permanent residents was welcome in the area of Ceredigion's highest levels of second homes