

## 2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A240707	27-09-2024	Mr Jonathan Pritchard	Proposed Alterations & Extension to Existing Dwelling & All Associated Works	51 Heol Y Graig, Aberporth, Cardigan, SA43 2HD	Refuse
2	A240757	18-10-2024	Ryan Parry	Proposed demolition of the existing residential properties and redevelopment for residential development and associated works	Former Bodlondeb Care Home Penparcau Road, Aberystwyth, Ceredigion, SY23 1SJ	Approve Subject to Conditions
3	A240851	14-11-2024	Mr Craig Jones	Residential development, together with associated vehicular and pedestrian accesses, car parking, amenity areas, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure.	Land at Dol Y Dintir, New Mill Road, Cardigan, SA43 1NE	Approve Subject to Conditions

## 2.1. A240707



<b>Rhif y Cais / Application Reference</b>	A240707
<b>Derbyniwyd / Received</b>	27-09-2024
<b>Y Bwriad / Proposal</b>	Newidiadau Arfaethedig ac Estyniad i Annedd Presennol a'r Holl Waith Cysylltiedig
<b>Lleoliad Safle / Site Location</b>	51 Heol Y Graig, Aberporth, Aberteifi, SA43 2HD
<b>Math o Gais / Application Type</b>	Cynllunio - Deiliaid Tai
<b>Ymgeisydd / Applicant</b>	Mr Jonathan Pritchard, 51 Heol Y Graig, Aberporth, Aberteifi, SA43 2HD
<b>Asiant / Agent</b>	Mr M Edwards (Castle Arch. Designs Ltd), Bank House 9 Bridge Street, Castell Newydd Emlyn, SA38 9DX

## Y SAFLE A HANES PERTHNASOL

Y safle dan sylw yw rhif 51 Heol Y Graig, Aberporth, SA43 2HD. Byngalo un llawr 2 ystafell wely yw rhif 51 sydd wedi'i leoli'n ganolog o fewn strydlun Heol Y Graig ochr yn ochr â rhes o fyngalos eraill sy'n ymestyn holl ochr ddwyreiniol stryd Heol Y Graig. Mae'r eiddo wedi'i leoli yng Nghanolfan Gwasanaethau Gwledig Aberporth ac mae hefyd yn union gyfagos i Ardal Tirwedd Arbennig 5.

## MANYLION Y DATBLYGIAD

Mae'r cynnig dan sylw ar gyfer estyniad llawr cyntaf i'r byngalo sy'n bodoli eisoes ochr yn ochr ag estyniad amlap yn y cefn ar y llawr gwaelod a fyddai'n cymryd lle'r garej a'r lolfa haul presennol.

Mae'r estyniad arfaethedig ar y llawr cyntaf ar gyfer estyniad 'Codiad to' a fyddai'n codi proffil cyffredinol yr eiddo tua 150%, a fyddai'n golygu newid sylweddol yn nodwedd y byngalo presennol gan ei ddatblygu'n eiddo deulawr. Mae hyn yn wahanol i'r byngalos dormer cefn a gymeradwywyd yn flaenorol yn Heol Y Graig. Byddai'r estyniad i godi to'r llawr cyntaf yn codi proffil yr eiddo o tua 4 metr i tua 6-6.5 metr o uchder o lefel y ddaear gyda bondo'r estyniad arfaethedig tua 0.3meter yn fwy na'r llinell grib presennol.

Byddai'r ffenestri ar yr estyniad arfaethedig yn cynnwys dwy ffenestr siâp diemwnt ar ongl 20 gradd ar y drychiad blaen gyda'r nod o alluogi ffenestri ar y gofod cyfyngedig sydd ar gael rhwng y to presennol a tho amlap yr estyniad llawr cyntaf. Yng nghefn yr estyniad, mae'r ffenestri bron yn gyfan gwbl yn y cefn o'r llawr cyntaf arfaethedig, gyda drysau Ffrengig wedi'u lleoli'n ganolog gyda rhwystr gwydr yn atal mynediad i'r to. Gellir gweld ffenestri pellach hefyd ar do'r estyniad llawr cyntaf a fyddai'n cynnwys 3 ffenestr to.

Mae cynigion yn amlygu estyniad amlap yn y cefn yn lle'r garej a'r ystafell wydr presennol gyda'r nod o gynyddu arwynebedd llawr mewnol yr eiddo yn sylweddol o ryw 34m2 gyda'r nod o alluogi ardal cegin-fwyta agored llawer mwy a lolfa, a byddai'r ddau yn derbyn golau naturiol trwy ffenestr to yn y naill ystafell neu'r llall. Mae uchder y to fflat a fwriedir ar gyfer yr estyniad amlap cefn yn fwy na'r bondo i'r to llethr presennol o ryw 0.5 medr. Mae'r estyniad amlap yn bwriadu ymestyn blaen y garej sy'n bodoli gryn fedr i mewn i ddreif yr eiddo gyda'r nod o gynyddu arwynebedd llawr mewnol ymhellach.

Mae'r deunyddiau y bwriedir eu defnyddio ar gyfer gorffeniad ar gyfer llawer o'r estyniad llawr cyntaf a llawr gwaelod rendr yn cyd-fynd â'r eiddo presennol, gyda rhyw fath o gladin pren yn cael ei gynnig a fyddai'n cael ei addurno ar ddrychiad blaen yr eiddo presennol yn ogystal â drychiad blaen yr estyniad amlap.

## POLISI'AU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- S01 Twf Cynaliadwy
- S03 Datblygu mewn Canolfannau Gwasanaethau Gwledig
- DM06 Dylunio a Chreu Lleoedd o Safon Uchel
- DM10 Dylunio a Thirwedd
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- CCA 11 CCA Ardaloedd Tirwedd Arbennig Ebrill 2014
- CCA 3 CCA Safonau Parcio 2015
- CCA 6 CCA Amgylchedd Adeiledig a Dylunio 2015

- CCA 7 CCA Cadwraeth Natur 2015
- FW21 Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- PPW12 Polisi Cynllunio Cymru (Rhifyn Chwefror 12 2024)
- TAN5 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2009)
- TAN12 Cynllunio (2016)

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## YSTYRIAETHAU PERTHNASOL ERAILL

### DEDDF TROSEDD AC ANHREFN 1998

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

### DEDDF CYDRADDOLDEB 2010

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

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

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

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

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i gyflawni'r saith nod llesiant yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodir yn Neddf 2015. Wrth gyrraedd yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu diwallu heb beryglu gallu cenedlaethau'r dyfodol i ddiwallu eu hanghenion eu hunain.

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## YMATEBION YMGYNGHORI

Priffyrdd - Gwrthwynebiad wedi'i wrthdroi **Dim gwrthwynebiad yn destun amodau.** ar ôl cyflwyno dogfennau diwygiedig sy'n tynnu sylw at fannau parcio newydd

Draenio Tir -Dim gwrthwynebiad yn destun amodau.

Ecoleg - Dim gwrthwynebiad yn destun amodau.

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad

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## CASGLIAD

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

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## Egwyddor Datblygu

Mae'r safle wedi'i leoli o fewn Canolfan Gwasanaethau Gwledig fel y disgrifir ym Mholisiau Cynllun Datblygu Lleol S01 a S03 ond nid yw'n golygu hwyluso strwythur ar wahân gellir ei drosi'n annedd ar ei ben ei hun, yn hytrach dim ond codi estyniad llawr cyntaf i annedd sy'n bodoli eisoes, mae estyniadau o'r fath fel arfer yn dderbyniol mewn egwyddor yn dibynnu ar gyd-destun ei leoliad.

Gyda hynny mewn cof, mae'n debygol na fyddai datblygu'r estyniad arfaethedig yn arwain at uned ychwanegol o lety ac felly ni ystyrir ei fod yn tansellio strategaeth gyffredinol y Cynllun Datblygu Lleol fel y'i nodir yn S01 a S03 ac mae'n dderbyniol mewn egwyddor drwy bolisiau strategol yr Awdurdod Cynllunio Lleol, er bod pryder yn codi ynglŷn â ffurf yr estyniad a gynigir o ran ei ddyluniad a'i effaith weledol ar yr ardal leol.

## Cymeriad ac Amwynder Gweledol

Mae Polisi CM06 o Gynllun Datblygu Lleol Cyngor Sir Ceredigion yn nodi y dylai datblygiad gael ystyriaeth lawn a chyfrannu'n gadarnhaol at gyd-destun ei leoliad a'i amgylchedd. Dylai datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y cyd-destun corfforol, cymdeithasol, economaidd ac amgylcheddol lleol.

Ymhellach mae meini prawf polisi DM06 yn nodi'r sail y gall datblygu ymgorffori dulliau dylunio da wrth ymgorffori elfennau diwylliannol, hanesyddol, amgylcheddol a nodedig allweddol o'r ardal gyfagos tra hefyd yn cynhyrchu amgylchedd cynhwysol, diogel ac yn sicrhau cynaliadwyedd.

Mae Canllawiau Cynllunio Atodol yr Amgylchedd Adeiledig a fabwysiadwyd gan Gyngor Sir Ceredigion yn ategu DM06 ac yn rhoi canllawiau manylach ar weithredu'r polisi y dylid eu hystyried wrth ddatblygu strwythurau amrywiol.

## Dyluniad y Cynigion

O ran y deunyddiau arfaethedig, dadleuir bod meini prawf 1, 8 a 10 o bolisi'r Cynllun datblygu Lleol DM06 wedi'u bodloni yn hynny drwy ddefnyddio math o rendro a thoi sy'n cyd-fynd â'r presennol. Byddai'r datblygiad arfaethedig yn rhoi sylw i arbenigrwydd lleol o ran deunyddiau a ddefnyddir gan sicrhau hefyd bod deunyddiau newydd lle cânt eu defnyddio yn gydnaws â chymeriad yr ardal leol ac i'w perwyl hwnnw, er y byddai'n galluogi'r ffurf adeiledig wreiddiol. Byddai'n galluogi dyluniad arloesol tra'n sicrhau parch i'r ffurf a'r dyluniad gwreiddiol.

Mae pryder yn codi o ran ffurf y ffenestr a ddangosir yn y cynlluniau arfaethedig gan fod y cynnig, wrth geisio gwneud y gorau o'r gofod cyfyngedig sydd ar gael i'r ymgeisydd o ran drychiad blaen yr estyniad llawr cyntaf, yn cyflwyno ffurflen na fyddai'n cadw at faen prawf 2 drwy ategu'r safle drwy barchu golygfeydd i mewn ac allan a thrwy gyflwyno dyluniad annymunol. Cefnogir hyn gan ganllawiau a roddwyd trwy dudalen 77 o'r Nodiadau Canllawiau Cynllunio Atodol yr Amgylchedd Adeiledig a Dylunio y dylai ffenestru arddangos pwyslais fertigol yn gyffredinol i ategu arddulliau traddodiadol a geir yng Ngheredigion.

Ar ben hynny, o ran y ffenest wedi'i leoli yng nghefn yr estyniad r y llawr cyntaf, mae'r canllawiau a geir ar dudalen 77 o Ganllawiau Cynllunio Atodol yr Amgylchedd Adeiledig a Dylunio sy'n nodi y dylai ffenestri:

*Ddim yn rhy fawr ac ni ddylai fod ffenestr ormodol mewn perthynas â wal solet;*

Dadleuir felly bod gormod o ffenestri wedi'i nodi yng nghefn yr estyniad llawr cyntaf arfaethedig a bod y cynnig yn ormodol mewn perthynas â'r wal solet.

Felly, er nad oes pryder yn cael ei godi o ran y deunyddiau a ddefnyddir, mae rhywfaint o bryder yn parhau o ran gweithredu'r ffenestri cefn arfaethedig.

## Egwyddor estyniad ar y llawr cyntaf

Mae'r cynnig wrth law yn golygu codi estyniad ar y llawr cyntaf o fewn strydlyn Heol y Graig, tra bod rhai enghreifftiau yn bodoli o ddatblygiadau deulawr yn Heol y Graig a ffyrdd ategol, bydd yr adran hon yn dadlau bod ffurf arfaethedig yr estyniad ar y llawr cyntaf yn amhriodol yn unol â pholisïau Cynllun Datblygu Lleol DM06 a DM17 yn ogystal â chanllawiau a roddwyd trwy Ganllawiau Cynllunio Atodol yr Amgylchedd Adeiledig a Dylunio. Bydd yr adran hon o ddadansoddiad yn sefydlu'r polisïau perthnasol a'u meini prawf (yn ogystal â'r Canllawiau Cynllunio Atodol perthnasol) yn gystal cyn ymchwilio i'r mathau penodol o elfennau deulawr sy'n bodoli a sut nad ydynt yn cyfiawnhau hwyluso estyniad llawr cyntaf y gellir ei weld yn fertigol.

## Polisïau Lleol a Chenedlaethol

Mae'n rhesymol asesu bod maen prawf 2, 3 a 10 polisi DM06 y Cynllun Datblygu Lleol yn ogystal â maen prawf 1, 4 a 5 o DM17, fel y'i cefnogir gan ganllawiau a roddwyd drwy'r Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio ar dudalennau 64-65 ar y cyd â pholisi cenedlaethol trwy baragraffau 4.3 a 4.8 p TAN 12 sy'n bwriadu diogelu cymeriad lleol mewn perthynas â'r dyluniadau arfaethedig. Gan fod Heol y Graig wedi'i chategoreiddio'n bennaf gan fyngalos un llawr, mae'r ymgeisydd a'r Asiant wedi ceisio cyfiawnhau estyniad o'r fath drwy nodi'r mathau presennol o dai deulawr yn ogystal ag estyniadau byngalos.

Ymhlith y tua 110 o'r eiddo sy'n wynebu'r strydoedd a elwir yn Heol y Graig, Ffordd-Y-Bedol a Heol yr Wylan, dim ond 21 sydd ag elfennau deulawr iddynt. Mae'r asiant wedi nodi trwy gyfathrebu presenoldeb elfennau deulawr o'r fath a'u defnyddio fel cyfiawnhad dros gymeradwyo'r estyniad llawr cyntaf posibl. Fodd bynnag, nid oes unrhyw enghraifft o'r fath yn cyfeirio at estyniad o fyngalo sy'n bodoli yn fertigol gan y math a gynigiwyd nac ar ffurf estyniad codiad to. Drwy gydol yr ardal hon, bydd dadansoddiad yn ymchwilio i fanylion yr elfennau deulawr sydd ar gael yn y fro a sut na ellir dod o hyd i unrhyw enghraifft o'r fath o estyniad ar y llawr cyntaf o fewn strydlyn Heol y Graig a dylid ei gwrthsefyll er budd cadw at bolisïau TAN12 a Chynllun Datblygu Lleol DM06 a DM17.

Fel y nodwyd, mae gan ryw 19% o eiddo o fewn y strydlyn elfennau deulawr, ac mae tua 10% ohonynt yn fyngalos dormer cefn na ellir eu gweld o'r strydlyn, mae tua 7% yn eiddo deulawr sy'n rhagflaenu datblygiad yr ystâd gyda byngalos ac mae rhyw 2% naill ai'n cadw at bolisi neu'n cael eu hargymell yn erbyn argymhelliad swyddogion yn y pwyllgor. Bydd y canlynol yn manylu ar y mathau o elfennau deulawr a sut nad oes cynsail yn bodoli ar gyfer estyniadau llawr cyntaf (y tu allan i fyngalos dormer sy'n wynebu'r cefn).

## Eiddo 2-lawr yn Heol Y Graig

Mae'r 8 eiddo y cyfeiriwyd atynt i'r gogledd o'r ystâd gan yr asiant, rhifau 2, 4, 6, 8, 10, 12, 14 ac 16 Heol y Graig wedi'u cyfeirio gan yr ymgeisydd fel ffurf o ddatblygiadau deulawr o fewn y strydlyn ac fe'u defnyddiwyd fel cyfiawnhad dros adeiladu estyniad llawr cyntaf o fewn y lleoliad. Fodd bynnag, fel y gwelir wrth rifo'r eiddo, mae'r datblygiadau deulawr yn rhagflaenu bron pob un o'r byngalos wedyn ac maent yn enghreifftiau o barhad o'r eiddo deulawr a elwir yn Angorfa, Morfaglas, Gwynfa, Craigwen, Awelfor a Hafodwen. Mae'r 19 o'r 51 eiddo wedi'u lleoli

gyferbyn â maes parcio Neuadd Bentref a Maes Hamdden Aber-porth cyn y trawsnewid i ystâd o fyngalos.

Ymhellach, mae'r ymgeisydd a'r asiant wedi nodi trwy ohebiaeth bod dau eiddo deulawr arall yn bodoli yn Heol y Graig a strydoedd cyfagos, gyda'r rheiny yn fwthyn Plas Y Don a Plum Tree (er nad yw'r ddau wedi'u lleoli ar Heol y Graig, ond yn hytrach Heol yr Wylan). Cymeradwywyd datblygiad yr eiddo deulawr a elwir ym Mhlas y Don yn erbyn argymhelliad swyddogion yn y pwyllgor yn unol â chyfeiriadau cais: A170402 ddiwedd Gorffennaf 2018 ac A181103 tua mis Ebrill 2019, lle mae swyddogion yr Awdurdod Cynllunio Lleol o dan yr olaf wedi nodi wrth argymhell gwrthod:

*'Nid yw annedd ddeulawr yn debygol o gael ei ystyried yn dderbyniol yn y lleoliad hwn gan y byddai allan o raddfa a chymeriad gyda'r byngalo o'i gwmpas ar draul ymddangosiad gweledol yr ardal'*

Felly, er bod yr ymgeisydd wedi datgan bod yr Awdurdod Cynllunio Lleol wedi derbyn datblygiadau o'r fath yn hanesyddol, mae'r Awdurdod Cynllunio Lleol wedi bod o'r farn trwy gydol y ffaith bod datblygiadau deulawr yn annerbyniol yn yr ardal yn enwedig yng ngoleuni natur yr ystâd a'r nifer o fyngalos sydd yno. Nid yw enghreifftiau o'r fath o ddirprwy bwyllgorau sy'n cymeradwyo cynsail datblygiadau deulawr yn gosod cynsail ond fe'u gwelir yn hytrach fesul achos.

Ar ben hynny, o ran Plum Tree Cottage, mae dyluniad yr eiddo a gymeradwywyd drwy A060116 wedi'i ddylunio yn y fath fodd lle mae'r cynnig yn asio'n dda ag uchder eiddo cyfagos fel rhifau 10, 11, 12 a 13 Heol yr Wylan, gan mai dim ond ychydig yn uwch y mae crib yr eiddo yn rhedeg, tra bod y crib a'r glustfeini yn rhedeg ochr yn ochr â'r ffordd. Wrth ddefnyddio anffurfiad naturiol y tir i alluogi cynnydd mewn uchder wrth gynnal uchder cefnen debyg gyda gweddill y stryd, barn yr Awdurdod Cynllunio Lleol yw na fyddai'r eiddo wrth law yn cael ei ystyried yn groes i feini prawf DM06 neu DM17, gan fod parch yn cael ei roi i eiddo cyfagos.

### Byngalos ac Estyniadau Llawr 1af

Fodd bynnag, nid yw'r cynnig dan sylw ar gyfer codi annedd newydd, y mae un enghraifft o gymeradwyaeth pwyllgor yn bodoli ohono, ond yn hytrach **ar gyfer codi estyniad codiad to llawr cyntaf y gellir ei ganfod yn fertigol i fyngalo presennol**. Mae'r asiant wedi nodi trwy gyfathrebiadau bod yna 11 eiddo yn Heol y Graig sy'n estyniadau ar y llawr cyntaf, gan ddadlau bod cynsail yn bodoli ar gyfer datblygiad o'r fath yn rhif 51. Fodd bynnag, mae'r estyniadau hyn i gyd o'r un math, gyda hynny yn wynebu estyniadau byngalos dormer.

Ystyrir estyniadau byngalos dormer cefn yn dderbyniol yn Heol y Graig ar eiddo byngalo sydd ar gael y mae eu crib a'u bondiau (toi) yn rhedeg yn gyfochrog â'r briffordd, oherwydd y gallu i guddio'r estyniad hwnnw o'r strydlun ac felly'n cadw at bob maen prawf o DM17 o safbwynt gweledol. Mae pryderon yn codi mewn perthynas ag eiddo y mae eu crib a'u bondiau yn rhedeg yn berpendicwlar gyda'r briffordd gan y byddai byngalo dormer o'r fath i'w gweld o'r strydlun ar Heol y Graig o'r ochr berthnasol ac yn torri maen prawf 1, 3 a 5 DM17.

Byddai datblygu estyniad llawr cyntaf sy'n ymestyn yn fertigol yn hytrach na thrwy estyniad dormer yn mynd yn groes i faen prawf 1 DM06, sef y byddai strydlun nodweddiadol lleol o fyngalos o uchder tebyg iawn o tua 3 metr i 3.5 metr yn cael ei amharu gan ymwthiad i eiddo tua 6 metr o uchder a fyddai hefyd wedi mynd yn groes i faen prawf 3 sy'n nodi bod rhaid cael cyfeiriad, lle bo'n briodol i batrymau a dwyseddau cynllun presennol gan gynnwys newidiadau o lefelau a gorwelion amlwg, y byddai uchder arfaethedig y strwythur i'w weld yn glir ledled y strydlun.

Felly, argymhellir **gwrthod** y cais wrth law gan y byddai'r cynnig yn cyflwyno math o ddatblygiad sy'n anghydnaws â'i leoliad, a fyddai'n achosi ymyrraeth weledol sylweddol, yn methu â chysoni â ffurf ddiwylliannol, dylunio ac adeiledig y dirwedd gyfagos yn ogystal â nodweddiad traddodiadol o fewn meini prawf polisi'r Cynllun Datblygu Lleol DM17. Yn ogystal, nid yw'r cynnig yn ategu'r safle a'r cyffiniau yn y fro trwy barchu safbwyntiau i mewn a'r tu allan i'r safle a chynhyrchu ffurf gydlynol mewn perthynas ag uchder a chyfan o'r ffurf adeiledig bresennol yn unol â maes prawf 2 o bolisi'r Cynllun Datblygu Lleol DM06, ac nid yw'r cynnig chwaith yn cyfeirio at lefelau presennol a gorwelion amlwg y fro yn unol â maen prawf 3. Yn unol â'r canllawiau a roddir trwy'r Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio ar estyniadau, nid yw'r cynnig dan sylw yn cyd-fynd â nodweddiad yr ardal gyfagos.

### Estyniadau Amlap

Er bod estyniadau amlap yn gyffredinol i'w hosgoi lle bynnag y bo modd yn unol â ffigur 24 o'r Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio a geir ar dudalen 69, o ystyried natur anffodus yr eiddo wrth law gyda chrib a chlustfeini yn rhedeg yn berpendicwlar i'r ffordd, aseswyd y byddai estyniad amlap o'r fath yn dderbyniol am ddau reswm, sef diffyg dewis arall yn rhesymol i gynyddu arwynebedd llawr heb effeithio'n niweidiol ar yr eiddo ac y byddai'r estyniad amlap yn unig yn disodli'r garej sydd ar ddod a'r lolfa haul sy'n bodoli eisoes.

Er bod yr estyniadau amlap hyn fel arfer yn annymunol, deallir gan yr Awdurdod Cynllunio Lleol y dylid cynnal estyniadau cefn mwy na 'A240707 r cyfartaledd gydag elfennau amlap achos wrth achos oherwydd cyfyngiadau'r safle. Er bod hyn wedi'i godi gyda'r ymgeisydd/asiant ochr yn ochr â'r posibilrwydd i gynyddu cyfaint mewnol y byngalo ymhellach i gefn yr eiddo trwy estyniad cefn, ni dderbyniwyd y cyfaddawd a rhoddyd mynnu i'r estyniad ar y llawr cyntaf.

### **Amwynder Preswyl**

Mae Maen Prawf 7 Polisi Cynllun Datblygu Lleol DM06 yn diogelu amwynder preswylwyr eiddo cyfagos rhag niwedd sylweddol mewn perthynas â phreifatrwydd, sŵn a rhagolygon. O'r herwydd, rhaid ystyried eiddo cyfagos a'r effaith y gallai'r datblygiad hwn ei chael ar eu preifatrwydd a'u hedrychiad.

Yn ogystal, mae'r Canllawiau Cynllunio Atodol ar yr Amgylchedd Adeiledig a Dylunio yn ymchwilio i fanylder dyfnach ar sut i ddarparu digon o le amwynder wrth atal edrych dros, lle awgrymir bwlch o 21 metr rhwng ffenestri gwrthwynebu ystafelloedd y gellir byw ynddynt ochr yn ochr â bwlch o 10.5 metr rhwng prif ffenestri a wal wag.

Gan nad oes unrhyw ffenestri newydd yn cael ei gynnal i gyfeiriad naill ai wal neu ffenestr gyferbyniol o fewn gofod o ryw 34 metr, ni chodir unrhyw bryder ynghylch amwynder preswyl eiddo cyfagos yn unol â maen prawf 7 o bolisi Cynllun Datblygu Lleol DM06 fel y'i cefnogir gan y canllawiau pannu atodol uchod.

## Datganiad Ecoleg

Mae polisïau DM14 a DM15 Cynllun Datblygu Lleol Cyngor Sir Ceredigion yn ceisio cynnal a gwella bioamrywiaeth yn ogystal â diogelu safleoedd pwysig gwarchoddedig. Ni chaniateir datblygiad a allai effeithio ar safleoedd, cynefinoedd neu rywogaethau a warchodir naill ai'n uniongyrchol, yn anuniongyrchol neu ar y cyd, dim ond os gellir ei ddangos trwy gydol proses cais y bydd y cynnig yn cyfrannu at amddiffyn, gwella neu reoli'r safle, cynefinoedd, rhywogaethau, neu amgylchiadau eraill o'r fath a amlinellir yn y polisïau.

Mae cynllunwyr ecoleg mewnol yr Awdurdod Cynllunio Lleol wedi asesu'r cais uchod yn erbyn polisi ac nid ydynt wedi cyflwyno unrhyw wrthwynebiad yn amodol ar gyflyru'r defnydd o'r Datganiad Seilwaith Gwyrdd a gyflwynwyd ac astudiaeth gwmpasu ystlumod rhagarweiniol pe bai cymeradwyaeth yn ogystal â chynnwys gwybodaeth awgrymedig.

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## Priffyrdd

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol ynghylch y cais a gyflwynwyd ac yn wreiddiol roedd wedi cyflwyno gwrthwynebiad i'r cynnig wrth law oherwydd y lle parcio sydd ar gael ar y safle. Yn yr ymateb cychwynnol a gyhoeddwyd, nodwyd pe bai ystafell wely ychwanegol yn cael ei hwyluso, y byddai angen mwy o ddarpariaeth parcio i ddarparu ar gyfer y cynnydd o 2 i 3 ystafell wely ar y safle yn unol â thudalen 18 Safonau Parcio Cyngor Sir Ceredigion Canllawiau Cynllunio Atodol. Ar ben hynny, wrth drosi'r garej ar y safle yn ofod amwynder preswyl a chynnig cynnydd mewn maint rhyw 1 metr i'r dreif sydd ar hyn o bryd, codwyd pryder pellach ynghylch capasiti'r manau parcio presennol ar y safle yn rhif 51 i ddarparu ar gyfer 3 cerbyd.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol ynghylch y cais a gyflwynwyd ac yn wreiddiol roedd wedi cyflwyno gwrthwynebiad i'r cynnig wrth law oherwydd y lle parcio sydd ar gael ar y safle. Yn yr ymateb cychwynnol a gyhoeddwyd, nodwyd pe bai ystafell wely ychwanegol yn cael ei hwyluso, y byddai angen mwy o ddarpariaeth parcio i ddarparu ar gyfer y cynnydd o 2 i 3 ystafell wely ar y safle yn unol â thudalen 18 Safonau Parcio Cyngor Sir Ceredigion Canllawiau Cynllunio Atodol. Ar ben hynny, wrth drosi'r garej ar y safle yn ofod amwynder preswyl a chynnig cynnydd mewn maint rhyw 1 metr i'r dreif sydd ar hyn o bryd, codwyd pryder pellach ynghylch capasiti'r manau parcio presennol ar y safle yn rhif 51 i ddarparu ar gyfer 3 cerbyd.

Fodd bynnag, yn dilyn cyflwyno dogfennau cynllun bloc diwygiedig yn tynnu sylw at le parcio newydd ei ddarparu i flaen yr eiddo, tynnwyd y gwrthwynebiad hwn yn ôl, ac roedd safiad yr Awdurdod Priffyrdd Lleol wedi newid i dim gwrthwynebiad yn amodol ar amodau traffig safonol yn ogystal â chyflyru'r defnydd o'r cynllun bloc sydd newydd ei ddiwygio.

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ARGYMHELLIAD:

## Gwrthod

**Mae'r cynnig wrth law yn bwriadu cyflwyno estyniad 'codiad to' ar y llawr cyntaf i fyngalo sydd ar gael yn Heol y Graig sydd wedi'i gatgoreiddio'n bennaf gan fyngalos. Byddai cyflwyno estyniad o'r fath yn groes i bolisïau a chanllawiau lleol a roddwyd drwy DM06, DM17 a'r Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio yn ogystal â pholisi cenedlaethol trwy TAN12 ynghylch datblygiad sy'n effeithio ar gymeriad a ffurf adeiledig yr ardal/tirwedd.**

**CYFEIRIR Y CAIS AT Y PWYLLGOR RHEOLI DATBLYGU DRWY GAIS Y CYNGHORYDD GETHIN DAVIES AM Y RHESWM (RHESYMAU) CANLYNOL:**

**"Ni fydd y cynllun a'r newidiadau i'r eiddo yn effeithio ar stryd Heol y Graig."**

<b>Rhif y Cais / Application Reference</b>	A240707
<b>Derbyniwyd / Received</b>	27-09-2024
<b>Y Bwriad / Proposal</b>	Proposed Alterations & Extension to Existing Dwelling & All Associated Works
<b>Lleoliad Safle / Site Location</b>	51 Heol Y Graig, Aberporth, Cardigan, SA43 2HD
<b>Math o Gais / Application Type</b>	Householder Planning
<b>Ymgeisydd / Applicant</b>	Mr Jonathan Pritchard, 51 Heol Y Graig, Aberporth, Cardigan, SA43 2HD
<b>Asiant / Agent</b>	Mr M Edwards (Castle Arch. Designs Ltd), Bank House 9 Bridge Street, Newcastle Emlyn, SA38 9DX

## THE SITE AND RELEVANT PLANNING HISTORY

The site in question is number 51 Heol Y Graig, Aberporth, SA43 2HD. Number 51 is a single-storey 2 bedroom bungalow located centrally within the street-scene of Heol Y Graig alongside a row of other bungalows which extend the entire eastern side of the length of Heol Y Graig. The property is located within the Rural Service Centre of Aberporth and is also directly adjacent to Special Landscape Area 5.

## DETAILS OF DEVELOPMENT

The proposal at hand is for a first-floor extension to the extant bungalow alongside a rear wrap around extension on the ground floor which would replace the existing garage and conservatory.

The proposed first-floor extension unlike the previously approved rear dormers within Heol Y Graig is for a vertically perceptible 'Roof Lift' extension which would raise the overall profile of the property by some 150%, which would entail the dramatic recharacterisation of an existing bungalow to a two-storey property. The proposed first-floor roof lift extension would raise the profile of the property from some 4 metres tall to some 6-6.5 metres tall from the ground level with the eaves of the proposed extension exceeding the existing ridgeline by about 0.3 metres.

Fenestration on the proposed extension would include two diamond shaped windows at a 20 degree angle on the front elevation aiming to enable fenestration on the limited space available between the extant roof and the proposed roofing of the first-floor extension. To the rear of the extension, fenestration comprises almost the entire rear elevation of the proposed first-floor, with French doors located centrally with a glass barrier preventing access to the roof. Further fenestration can also be found on the roof of the first-floor extension would contain 3 rooflights.

Proposals highlight a rear wrap around extension replacing the existing garage and conservatory with the aim of vastly increasing the internal floorspace of the property by some 34m<sup>2</sup> aimed at enabling a far larger open kitchen-dining area and lounge, both of which would receive natural lighting via a rooflight in either room. The height of the flat roof proposed for the rear wrap around extension exceeds that of the eaves to the existing sloped roof by some 0.5 metres. The wrap around extension intends to extend the front of the extant garage by some metre into the driveway of the property with the aim of further increasing internal floor space.

The proposed materials are for a rendered finish matching that of the extant property for much of the first-and ground floor extension, with some form of timber cladding proposed which would be adorned on the front elevation of the extant property as well as the front elevation of the wrap around extension.

## RELEVANT PLANNING POLICIES AND GUIDANCE

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

- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- DM22 General Environmental Protection and Enhancement
- SPG11 Special Landscape Areas SPG April 2014
- SPG3 CCC Parking Standards SPG 2015
- SPG6 Built Environment and Design SPG 2015



- SPG7 Nature Conservation SPG 2015
  - FW21 Future Wales: The National Plan 2040
  - PPW12 Planning Policy Wales (Edition 12, February 2024)
  - TAN5 Nature Conservation and Planning (2009)
  - TAN12 Design (2016)
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## 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.

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## CONSULTATION RESPONSES

Highways - Objection turned **No objection STC** following the submission of amended documents highlighting new parking spaces

Land Drainage - No objection STC

Ecology - No objection STC

Natural Resources Wales - No objection

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## 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".

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### Principle of Development

The site is located within a Rural Service Centre as described in LDP policies S01 and S03 but does not entail the facilitation of a separate structure capable of conversion to a standalone dwelling, rather the application only entails the erection of a first-floor extension to an existing dwelling, such extensions are typically acceptable in principle depending on the context of its location.

With that in mind, the development of the proposed extension would likely not result in an additional unit of accommodation and as such is not considered to undermine the overall strategy of the LDP as laid out in S01 and S03 and is acceptable in principle by way of strategic policies of the LPA, though concern arises with regard to the form of extension proposed in terms of its design and visual impact to the locale.

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## Design and Visual Impact Statement

Policy DM06 of Ceredigion County Councils Local Development Plan notes 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.

Further, the criteria of policy DM06 lay out the basis through which development can incorporate good methods of design whilst incorporating key cultural, historical, environmental and distinctive elements of the surrounding area whilst also producing an inclusive, safe environment and ensures sustainability.

The Design and Built Environment SPG adopted by Ceredigion County Council complements DM06 and renders more detailed guidance on the implementation of the policy which should be considered when developing various structures.

## Design of the Proposals

Regarding the proposed materials, criteria 1, 8 and 10 of LDP policy DM06 are argued to have been met in that by utilising a form of rendering and roofing which matches the existing, the proposed development would have regard to local distinctiveness in terms materials utilised whilst also ensuring that new materials where used are sympathetic to the character of the locality and to that end the original built form also, whereas the use of cladding, minimal though it may be, would enable an innovative design whilst ensuring respect is had to the original form and design.

Concern arises with regards to the form of window depicted in proposed plans in that the proposal, whilst attempting to make the most out of the limited space available to the applicant with regards to the front elevation of the first-floor extension, introduces a form which would not adhere to criterion 2 by complementing the site by respecting views in and out and by introducing an undesirable design. This is supported by guidance rendered via page 77 of the Built Environment and Design SPG notes that windows should generally exhibit a vertical emphasis to complement traditional styles found in Ceredigion.

Furthermore, with regard to the fenestration located to the rear of the first-floor extension, guidance found on page 77 of the Built Environment and Design SPG note that windows should:

*Not be too big and there should not be an excessive window area in relation to a solid wall;*

It is therefore argued that too much fenestration is indicated within the rear of the proposed first-floor extension and that the proposed is excessive in relation to the solid wall.

Therefore though no concern is raised with regards to the materials utilised, some concern persists with regards to the implementation of the proposed rear fenestration.

## Principle of a First-Floor Extension

The proposal at hand entails the erection of a first-floor extension within the street-scene of Heol Y Graig, whilst some examples do exist of two-storey developments within Heol Y Graig and ancillary roads, this section will argue that the proposed form of the first-floor extension is inappropriate as per LDP policies DM06 and DM17 as well as guidance rendered via the Built Environment and Design SPG. This section of analysis will first establish the relevant policies and their criteria (as well as the relevant SPG) before delving into the specific types of two-storey elements that do exist and how they do not justify the facilitation of a vertically perceptible first-floor extension.

### Local and National Policies

It is reasonable to assess that criteria 2, 3 and 10 of LDP policy DM06 as well as criteria 1, 4 and 5 of DM17, as supported by guidance rendered via the Built Environment and Design SPG on pages 64-65 in conjunction with national policy via paragraphs 4.3 and 4.8 of TAN12 intend to safeguard the character of the locale in relation to proposed designs. As Heol Y Graig is primarily categorised by single floor bungalows, the applicant and Agent have attempted to justify such an extension by noting existing forms of two-storey houses as well as bungalow extensions.

Among the approximately 110 properties which front the streets known as Heol Y Graig, Ffordd-Y-Bedol and Heol Yr Wylan, only 21 have two-storey elements to them. The agent has noted via communications the presence of such two-storey elements and utilised them as justification for the potential approval of the first-floor extension. However, no such example gives reference to an extension of an extant bungalow vertically by the amount and type proposed nor in the form of a roof lift extension. Throughout this section, analysis will delve into the details of the extant two-storey elements located within the locale and how no such example of a first-floor extension can be found within the street-scene of Heol Y Graig and should be resisted in the interest of adherence with TAN12 and LDP policies DM06 and DM17.

As noted, some 19% of properties within the street-scene have two-storey elements, of which approximately 10% are rear dormers unobservable from the street-scene, approximately 7% are two-storey properties which predate the development of the estate with bungalows and some 2% are either adherent to policy or were recommended against officer recommendation at committee. The following will detail the types of two-storey elements and how no precedent exists for first-floor extensions (outside of rear facing dormers) exist.

### 2-Storey Properties in Heol Y Graig

The 8 properties referenced to the north of the estate by the agent, numbers 2, 4, 6, 8, 10, 12, 14 and 16 of Heol Y Graig have been referenced by the applicant as being a form of two-storey developments within the street-scene and utilised as justification for the premise of a first-floor extension within the locale. However, as can be observed by the numbering of the properties, the two-storey developments precede almost all bungalows subsequently and are examples of a continuation of the two-storey properties known as Angorfa, Morfaglas, Gwynfa, Craigwen, Awelfor and Hafodwen located opposite the Aberporth Village Hall and Recreation Ground car park prior to the transition into an estate of bungalows.

Further, the applicant and agent have noted via correspondence that two further two-storey property exists within Heol Y Graig and branching streets, with those being Plas Y Don and Plum Tree cottage (though both are not located on Heol Y Graig, but rather Heol yr Wylan). The development of the two-storey property known as Plas y Don was approved against officer recommendation at committee as per application references: A170402 in late July 2018 and A181103 around April 2019, wherein officers of the LPA under the latter have noted in recommending refusal that:

*'A two-storey dwelling is not likely to be considered to be acceptable in this location as it would be out of scale and character with the surrounding bungalow to the detriment of the visual appearance of the area'*

Therefore, though the applicant has stated that the LPA has accepted such developments historically, the LPA has been of the opinion throughout that two-storey developments are unacceptable within the area especially in light of the nature of the estate and dominance of bungalows within. Such instances of committee delegation approving the premise of two-storey developments do not set precedent but are rather observed on a case by case basis.

Furthermore, with regard to Plum Tree Cottage, the design of the property approved via A060116 is designed in such a way wherein the proposal blends in fairly well with the height of neighbouring properties such as numbers 10, 11, 12 and 13 of Heol yr Wylan, in that the properties ridgeline runs only slightly higher, whilst the ridgeline and eaves run parallel to the road. In using the natural deformation of the land to enable an increase in height whilst maintaining a similar ridge height with the rest of the street, it is the opinion of the LPA that the property at hand would not be considered as being contrary to the criterions of DM06 or DM17, as respect is had to neighbouring properties.

### Bungalows and 1st Floor Extensions

However, the proposal at hand is not for the erection of a new dwelling, of which, as noted, one example committee approval does exist, but rather **for the erection of a vertically perceptible first-floor roof lift extension to that of an existing bungalow**. The agent has noted via communications that there exists within Heol Y Graig 11 properties which house first-floor extensions, arguing that precedent exists for such a development in number 51. These extensions however are all of the same type, with that **being rear facing dormer extensions**.

Rear dormer extensions are seen as acceptable within Heol Y Graig on extant bungalow properties whose ridgelines and eaves (roofing) runs parallel with the highway, owing to the ability to conceal said extension from the street-scene and thus adhering to all criterions of DM17 from a visual perspective. Concerns arise with regards to properties whose ridgelines and eaves run perpendicular with the highway as such a dormer would be visible from the street-scene located on Heol Y Graig from the relevant side and breach criterions 1, 3 and 5 of DM17.

The development of a first-floor extension extending vertically as opposed to by way of a dormer extension would contravene criterion 1 of DM06, in that the locally distinctive street-scene of bungalows of a very similar height of around 3 metres to 3.5 metres would be disrupted by the incursion of a property of around 6 metres in height which would also contravene criterion 3 which notes that developments must have reference, where appropriate, to existing layout patterns and densities including changes of levels and prominent skylines, of which the proposed height of the structure would be clearly visible throughout the street-scene.

The recommendation therefore made is one to **refuse** the application at hand as the proposals would introduce a form of development which is incompatible with its location, would cause a significant visual intrusion, fail to harmonise with the cultural, design and built form of the surrounding landscape as well as traditional features within as per the criterions of LDP policy DM17. Additionally, the proposal does not complement the site and its surroundings within the locale by respecting views in and out of the site and producing a cohesive form in relation to height and proportion of the existing built form as per criterion 2 of LDP policy DM06, nor does the proposal reference the existing levels and prominent skylines of the locale in line with criterion 3. As per guidance rendered via the Built Environment and Design SPG on extensions, the proposal at hand does not fit in with the characteristics of the surrounding area.

### Wrap Around Extensions

Whilst wrap around extensions are generally to be avoided wherever possible as per figure 24 of the Built Environment and Design SPG found on page 69, given the unfortunate nature of the property at hand with ridgeline and eaves running perpendicular to the road, it has been assessed that such a wrap around extension would be deemed acceptable for two reasons, namely the lack of an alternative to reasonably increase floorspace without detrimentally affecting the property and that the wrap around extension would merely serve to replace the extant garage and pre-existing conservatory.

Whilst these wrap arounds are typically undesirable, it is understood by the LPA that a greater than average rear extensions with wrap around elements should be supported the instance of A240707 on a case by case basis owing to the constraints of the site. Though this was raised with the applicant/agent alongside the possibility to further increase the internal volume of the bungalow to the rear of the property via rear extension, the compromise was not accepted and insistence given to the first-floor extension.

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## **Residential Amenity**

Criterion 7 of Local Development Plan Policy DM06 protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. As such, nearby properties and the impact this development may have on their privacy and outlook must be taken into account.

Additionally, the SPG on Built Environment and Design delves into deeper detail on how to provide adequate amenity space whilst preventing overlooking, wherein a 21 metre gap between opposing windows of habitable rooms is suggested alongside a 10.5 metre gap between main windows and a blank wall.

As no new fenestration is proposed in the direction of either an opposing wall or window within a space of some 34 metres, no concern is

raised with regards to the residential amenity of neighbouring properties in accordance with criterion 7 of LDP policy DM06 as supported by the above supplementary planning guidance.

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## **Ecology Statement**

Policies DM14 and DM15 of Ceredigion County Council's Local Development Plan seek to maintain and enhance biodiversity as well as safeguarding protected important sites. Development which may affect protected sites, habitats, or species either directly, indirectly or in combination, will only be permitted if it can be demonstrated throughout the process of an application that the proposal will contribute to the protection, enhancement, or positive management of the site, habitat, species, or other such circumstances outlined in the policies.

Inhouse ecology planners of the LPA have assessed the above application against policy and have issued no objection subject to the conditioning of the use of the submitted Green Infrastructure Statement and preliminary bat scoping study in the event of approval as well as the inclusion of suggested informatives.

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## **Highways**

The Local Highway Authority has been consulted regarding the presented application and had originally issued an objection to the proposal at hand owing to the available parking space on site. In the initial response issued, it was noted that in the event of an additional bedroom being facilitated, increased parking provision would be required to cater to the increase from 2 to 3 bedrooms on site as per page 18 of the Ceredigion County Council Parking Standards SPG. Furthermore, in converting the garage on site to residential amenity space and proposing an increase in size some 1 metre into the extend driveway, further concern was raised as to the capacity of the current parking spaces on site at number 51 to accommodate 3 vehicles.

However, following the submission of amended block plan documents highlighting a newly provided parking space to the front of the property, this objection was retracted and the stance of the Local Highways Authority had changed to that of no objection subject to the conditioning of standard traffic related conditions as well as the conditioning of the use of the newly amended block plan.

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## **RECOMMENDATION:**

### **Refuse**

**The proposal at hand intends to introduce a first-floor 'roof lift' extension to an extant bungalow located within Heol Y Graig which is overwhelmingly categorised by bungalows. The introduction of such an extension would be contrary to local policies and guidance rendered via DM06, DM17 and the Built Environment and Design SPG as well as national policy via TAN12 regarding development which affects the character and built form of the area/landscape.**

**APPLICATION IS REFERRED TO THE DEVELOPMENT MANAGEMENT COMMITTEE BY REQUEST OF CLLR GETHIN DAVIES FOR THE FOLLOWING REASON(S):**

***"The design and changes to the property will not impact on the street of Heol Y Graig."***

## 2.2. A240757



<b>Rhif y Cais / Application Reference</b>	A240757
<b>Derbyniwyd / Received</b>	18-10-2024
<b>Y Bwriad / Proposal</b>	Proposed demolition of the existing residential properties and redevelopment for residential development and associated works
<b>Lleoliad Safle / Site Location</b>	Former Bodlondeb Care Home Penparcau Road, Aberystwyth, Ceredigion, SY23 1SJ
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Ryan Parry, Wales & West Housing Association, Cwrt Y Llan Church Lane, Newcastle Emlyn, SA38 9AB
<b>Asiant / Agent</b>	Mr Dylan Green (Asbri Planning), Asbri Planning Ltd, Unit 9, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn ymwneud â pharsel o dir sy'n mesur tua 0.6 hectar o ran maint ac mae'n cynnwys safle'r hen gartref gofal, Bodlondeb a theras o bum eiddo (1-5 Yr Hen Ysgol) yn ardal Penparcau yn Aberystwyth. Mae'r safle wedi'i ffinio gan erddi cefn Rhyd Y Bont i'r gogledd, Heol y Bont i'r dwyrain, parc Penparcau i'r de ac eiddo preswyl presennol oddi ar Heol Rheidol i'r gorllewin. Mae'r safle'n disgyn tua 2.0 metr o'r dwyrain i'r gorllewin dros bellter o 107 metr, sy'n cyfateb i raddiant 1:50 ar hyd y safle, a thua 4.3 metr o'r de i'r gogledd dros bellter o 45 metr, sy'n cyfateb i raddiant 1:10.

Roedd yr hen Gartref Gofal Bodlondeb, sydd bellach yn y broses o gael ei ddymchwel, yn adeilad sylweddol, ar ein ben ei hun, wedi'i adeiladu â brics, ar uchder o ddau a thri llawr. Mae mynediad i'r safle yn deillio oddi ar Heol y Bont ac mae cysylltiadau i gerddwyr â Ffordd Rheidol a pharc Penparcau o'r safle ei hun. Mae'r mynediad hwn hefyd yn gwasanaethu eiddo cyfagos sef Gwynfa a Talardd. Mae amrywiaeth eang o nodweddion tirwedd ar y safle ar hyn o bryd sy'n cynnwys rhai coed gwasgaredig gan gynnwys coeden llwyfen sy'n destun Gorchymyn Cadw Coed, ardaloedd o brysgwydd ac ardaloedd o laswellt nas cynhelir.

O ran hanes cynllunio mae'r caniatâd canlynol yn berthnasol:-

800241 - Estyniad cegin a thoiled - Cymeradwywyd yn seiliedig ar amodau 15/05/1980);

921437 - Newid Neuadd yr Eglwys yn 5 annedd - Cymeradwywyd yn seiliedig ar amodau (03/02/1993);

A240523 - Hysbysiad ymlaen llaw o'r bwriad i ddymchwel yr adeiladau sy'n gysylltiedig â hen gartref gofal Bodlondeb – Cymeradwyo ymlaen llaw (02/10/24).

## MANYLION Y DATBLYGIAD

Mae'r cais yn un llawn ac mae'n gofyn am ganiatâd i ddymchwel yr eiddo preswyl presennol a gwaith ailddatblygu ar gyfer datblygiad preswyl a gwaith cysylltiedig (er y gwneir cais i ddymchwel, nodir bod caniatâd eisoes wedi'i roi ar gyfer dymchwel hen gartref gofal Bodlondeb ond nid felly ar gyfer Rhif 1 - 5 Yr Hen Ysgol).

Mae'r datblygiad arfaethedig yn gofyn am ddymchwel anheddau preswyl presennol yr Hen Ysgol ac ailddatblygu'r safle hwnnw a'r ardal a oedd yn gartref i hen adeilad Bodlondeb ar gyfer codi 18 annedd breswyl a gwaith cysylltiedig gan gynnwys parcio ceir a thirlunio.

Mae'r cais yn cynnwys cymysgedd o dai fel a ganlyn:-

- 6 fflat ar deras, 1 ystafell wely, 2 berson, syn unedau fforddiadwy – plot 1-6'

- 7 Tŷ 2 ystafell wely, 4 person, sy'n unedau fforddiadwy – plot 7 – 13

- 4 Tŷ, 3 ystafell wely, 5 person, sy'n unedau fforddiadwy – plot 14 – 17

- 1 Tŷ, 6 ystafell wely, 9 person, sy'n uned fforddiadwy – plot 18.

Mae'r eiddo wedi'u cynllunio o amgylch perimedr deheuol y safle, ger y parc, yn ogystal ag ar hyd blaen y safle, ar hyd Heol y Bont. Bydd y mynediad presennol i'r safle yn cael ei gadw a bydd heol gerbydau wedi'i mabwysiadu, sy'n 5.5m o led a llwybr troed 2m o led yn cael ei darparu ar hyd yr ymyl ddeheuol. Mae lle troi wedi'i leoli ym mhen gorllewinol y datblygiad.

Mae'r unedau preswyl wedi'u lleoli'n briodol ledled ardal y safle, gyda digon o dirlunio wedi'i gynnig i ddarparu amwynder. Mae'r anheddau i gyd i'w hadeiladu i ddau lawr ac maent i'w gorffen gyda rendr tywod/sment wedi'u paentio a chladin ffeibr sment llechi llwyd llorweddol a tho o lechi concrit sy'n cyd-gloi.

Mae'r ddarpariaeth parcio o fewn y datblygiad fel a ganlyn:-

- fflatiau 1 ystafell wely, 1 lle parcio car yr un;
- Tai 2 ystafell wely, 2 le parcio yr un;
- Tai 3 ystafell wely neu fwy, 2 le parcio ceir.

Darperir manau agored yn bennaf mewn dwy ardal benodol, er y bydd ardaloedd wedi'u tirlunio yn cael eu darparu o fewn y safle.

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

DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg

DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol

DM05 Datblygu Cynaliadwy a Lles Cynllunio

DM06 Dylunio a Chreu Lle o Safon Uchel

DM09 Dylunio a Symud

DM10 Dylunio a Thirwedd

DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd

DM12 Seilwaith Cyfleustodau

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Lleol

DM17 Y Dirwedd yn Gyffredinol

DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd

DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol

LU02 Gofynion sy'n ymwneud â phobl Datblygiadau Preswyl

LU04 Diwallu Amrywiaeth o Anghenon Tai

LU05 Sicrhau Cyflenwi Datblygiadau Tai

LU06 Dwysedd Tai

LU08 Anheddau Newydd yn Lle'r Rhai Presennol

LU24 Darparu Mannau Agored Newydd

LU32 Datblygiadau newydd a'r Hierarchaeth Gwastraff

S01 Twf Cynaliadwy

S02 Datblygiad mewn Canolfannau Gwasanaeth Trefol (DCGT)

S05 Tai Fforddiadwy

Cymru'r Dyfodol: Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (rhifyn 12, Chwefror 2024)

TAN12 Dyluniad (2016)

TAN18 Trafnidiaeth (2007)

TAN2 Cynllunio a Thai Fforddiadwy (2006)

TAN5 Cadwraeth Natur a Chynllunio (2009)

## **YSTYRIAETHAU PERTHNASOL ERAILL**

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

Mae adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn rhoi dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau gan ystyried effaith debygol gweithredu'r swyddogaethau hyn ar droseddau ac anhrefn yn ei ardal, ac i wneud popeth y gallu yn rhesymol i atal troseddau ac anhrefn. Mae'r ddyletswydd hon wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai cynnydd sylweddol nac annerbyniol mewn troseddau ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

### **DEDDF CYDRADDOLDEB 2010**

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

- Gwaredu neu leihau anfanteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig;

- Cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle bo'r anghenion yn wahanol rai pobl eraill;
- Annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle bo'u cyfranogiad yn anghyfartal o isel.

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

## DEDDF LLESANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

## YMATEBION YMGYNGHORI

Ecoleg Ceredigion - Dim gwrthwynebiad yn seiliedig ar amodau

Priffyrdd Ceredigion - Dim gwrthwynebiad yn seiliedig ar amodau

Cyngor Tref Aberystwyth - Gwrthwynebu'r datblygiad ar y seiliau canlynol:-

- Gwrthwynebiad i'r bwriad i ddymchwel yr hen ysgol, gan nodi ei phwysigrwydd i dreftadaeth fel adeilad hynaf Penparcau.
- Pryderon am gynnydd mewn traffig. Rydym yn anghytuno â'r wybodaeth a ddarparwyd a hoffem i asesiad effaith traffig llawn a manwl gael ei ddarparu.
- Gwrthwynebiad i'r bwriad i dorri coed. Dylid cadw'r coed Onnen i gyd, ac eithrio'r rhai sydd â chlefyd. Dylai unrhyw blannu a wneir i wrthwyso colli coed fod gyda rhywogaethau coed cyfatebol.

Hoffem hefyd ofyn am y canlynol, pe bai'r cais yn cael ei gymeradwyo er gwaethaf ein gwrthwynebiad:

- Bod o leiaf hanner y llety yn cael ei ddyrannu ar gyfer pobl hŷn lleol.
- Bod gwrychoedd a choed yn cael eu plannu o amgylch y newidydd trydanol arfaethedig, er mwyn lleihau ei effaith weledol ar drigolion. Dylid cwblhau asesiad sŵn o'r newidydd hwn hefyd.
- Bod mynediad i gerddwyr a beicwyr yn cael ei ddarparu i'r safle o bob cyfeiriad, er mwyn gwella hygyrchedd a lleihau nifer y symudiadau traffig.

Cyfoeth Naturiol Cymru - Dim gwrthwynebiad.

Cefnffyrdd Llywodraeth Cymru - Ni chyflwynwyd cyfarwyddiadau. Bodlon â'r cais.

Hawl Tramwy Ceredigion – Nid oes unrhyw hawliau tramwy cyhoeddus yn cael eu heffeithio gan y datblygiad.

Dŵr Cymru - Dim gwrthwynebiad yn seiliedig ar amodau.

Awdurdod Tân Canolbarth a Gorllewin Cymru - Sylwadau

Draenio Ceredigion - Sylwadau

## CASGLIAD

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

"Os ystyrir y cynllun datblygu at bwrsas gwneud penderfyniad o dan Ddeddfau Cynllunio bydd yn rhaid gwneud y penderfyniad hwnnw yn unol â'r cynllun oni bai fod ystyriaeth materion yn cyfleu fel arall".

Mae'r cais hwn yn gofyn am ganiatâd cynllunio llawn ar gyfer dymchwel adeilad a chodi 18 uned fforddiadwy ar y safle hwn yn anheddiad Penparcau, Aberystwyth.

Mae'r polisi cynllunio cenedlaethol yn cydnabod rôl Aberystwyth fel ardal twf rhanbarthol ar gyfer rhanbarth Canolbarth Cymru.

Mae Polisi S01 Cynllun Datblygu Lleol yn ymwneud â Thwf Cynaliadwy ac mae'n nodi gofyniad i ddatblygu oddeutu 6,544 o anheddau erbyn diwedd cyfnod y cynllun yn 2022. Strategaeth y Cynllun Datblygu Lleol yw y bydd 51% o ddatblygiadau tai newydd ar draws y Sir yn dod yn eu blaen yn y Canolfannau Gwasanaethau Trefol, 24% yn y Canolfannau Gwasanaethau Gwledig a 25% mewn aneddiadau a lleoliadau eraill (gan gynnwys aneddiadau cyswllt).

Mae safle'r cais, er nad yw wedi'i ddyrannu, o fewn ffin aneddiadau diffiniedig Aberystwyth a nodir fel Canolfan Gwasanaethau Trefol (CGT) o fewn y Cynllun Datblygu Lleol (CDLI).

Mae Polisi S02 y Cynllun Datblygu Lleol yn ymwneud â 'Datblygu mewn Canolfannau Gwasanaethau Trefol' ac yn achos Aberystwyth, mae angen datblygu sy'n cyfrannu at gynnal ei arwyddocâd cenedlaethol a'i rôl fel canolfan strategol ar gyfer Canolbarth Cymru ac mae'n cefnogi amcanion cyfredol a chynlluniau gweithredu sy'n ymwneud â'i Statws Adfywio Strategol. Ar ben hynny, mae'n ei gwneud yn ofynnol i'r datblygiad fod o fewn ffin aneddiadau ddiffiniedig ac yn unol â Datganiad y Grŵp Aneddiadau gan fodloni holl bolisiau cynllunio eraill.

Cyfanswm y gofyniad ar gyfer darparu tai yn Aberystwyth fel y nodir yn y Cynllun Datblygu Lleol yw 1877. Mae'r ffigurau monitro tai CDLI diweddaraf (Rhagfyr 2024) yn dangos mai dim ond 669 o anheddau sydd wedi'u cwblhau yn y Ganolfan Gwasanaethau Trefol gyda chaniatâd ar hyn o bryd ar gyfer 310 o anheddau eraill. Felly, gan gyfrif am ddymchwel ac addasiadau (-71) mae lle i 969 o anheddau



eraill yn Aberystwyth. O'r herwydd, ystyrir y byddai'r cais yn cydymffurfio â Pholisïau S01 a S02 y Cynllun Datblygu Lleol a derbynir yr egwyddor datblygu.

Mae Polisi LU08 yn ymdrin â anheddau newydd yn lle'r rhai presennol. Bwriad y cais yw dymchwel pum uned sydd wedi eu lleoli ar hen safle Yr Hen Ysgol a chodi chwe fflat ar deras yn ei le. Mae'r polisi hwn yn ei gwneud yn ofynnol i anheddau newydd gael eu lleoli o fewn neu wrth ymyl ôl troed yr annedd wreiddiol; adlewyrchu ffurf, swmp, maint a graddfa'r annedd wreiddiol a pharchu neu wella dyluniad yr annedd(anheddau) gwreiddiol, yr anheddau cyfagos a'r ardal. Mae'r anheddau newydd arfaethedig wedi'u lleoli ar ôl troed adeilad yr Hen Ysgol. Nodir nad yw'r Hen Ysgol yn destun unrhyw ddynodiad ffurfiol nac yn cael ei ystyried i fod mewn unrhyw ardal gadwraeth. Er hynny, mae'r adeiladau newydd yn ceisio adlewyrchu statws yr adeilad presennol o ran dyluniad a chymeriad. Mae'r cais yn cydymffurfio â pholisïau LU08.

Mae polisi DM01 'Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg' yn ei gwneud yn ofynnol i Asesiad Effaith Cymunedol ac Ieithyddol (AECI) gael ei gyflwyno ar gyfer datblygu tai mewn canolfannau gwasanaeth lle byddai'r ddarpariaeth yn dod yn eu blaen ar gyfradd gyflymach na'r hyn y cyfeirir ato yn Natganiad y Grŵp Aneddiadau.

Ni fyddai'r ddarpariaeth tai arfaethedig yn dod ymlaen ar raddfa gyflymach na'r hyn y cyfeirir ato yn y Datganiad Grŵp Aneddiadau, ac o'r herwydd, ystyrir y gellir cyflawni'r datblygiad heb effeithio'n negyddol ar broffil Cymunedol ac Ieithyddol Aberystwyth.

Mae Polisi S05 y Cynllun Datblygu Lleol sy'n ymdrin â Thai Fforddiadwy yn ei gwneud yn ofynnol i bob datblygiad preswyl ddarparu tai fforddiadwy ar y safle neu gyfrannu tuag at ddarpariaeth tai fforddiadwy. Yn yr achos hwn, mae'r datblygiad yn cynrychioli darpariaeth o 100% o dai fforddiadwy ac mae pob un wedi'i ddynodi o ran maint a math yn seiliedig ar yr angen gofynnol am dai yn Aberystwyth. Mae'r datblygiad arfaethedig yn bodloni polisi S05 y Cynllun Datblygu Lleol.

Mae Polisi DM06 yn ceisio diogelu amwynder preswylwyr eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, swm a golygfeydd. Ni fydd eiddo preswyl yng nghyffiniau'r safle yn cael eu heffeithio gan yr argymhellad.

DM06 yw polisi'r 'creu lle' yn y Cynllun Datblygu Lleol ac mae'n nodi y dylai Datblygu roi sylw llawn, a chyfrannu'n gadarnhaol at gyddestun ei leoliad a'i amgylchoedd. Dylai'r datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y cyd-destun ffisiolegol, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dylunio arloesol wrth ystyried arbenigrydd lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a deunydd. Dylai cais datblygu hefyd ategu'r safle a'i amgylchoedd o ran cynllun, parchu golygfeydd i mewn ac allan o'r safle, gan gynhyrchu ffurf gydlynol mewn perthynas â graddfa, uchder a maint y ffurf adeiledig bresennol.

Mae'r CCA Dylunio ac Amgylchedd Adeiledig a fabwysiadwyd yn gwneud y DM06 yn weithredol ac mae'n rhoi arweiniad ar y materion y mae angen eu hystyried wrth ddatblygu amrywiol adeiladau.

Ystyrir bod maint a dyluniad y datblygiad arfaethedig yn adlewyrchu ffurf adeiledig a geir yn yr ardal gyfagos o ran uchder. Fodd bynnag, ni ystyrir bod gan yr ardal gyfagos arddull neu hunaniaeth bensaernïol sylweddol, gydag amrywiadau o ran adeiladau brics, rendro a cherrig yn yr ardal leol. Yn unol â hynny, mae'r palet deunyddiau a ddefnyddir o fewn y cynllun yn cydnabod elfen gynhenid yr ardal leol yn glir.

Mae Polisi LU24 yn ymdrin â darparu Mannau Agored Newydd ac mae'n ei gwneud yn ofynnol i safleoedd datblygu preswyl ddarparu mannau agored.

Mae CCA Mannau Agored Ceredigion yn cyflwyno eglurder pellach ar ddarparu'r mannau agored sy'n ofynnol ac mae'n nodi y dylid darparu'r gofyniad mannau agored ar gyfer y safle hwn fel lle gwyrdd naturiol sy'n hygyrch i'r gymuned a gofod chwarae naturiol heb offer.

Mae manylion wedi'u darparu gyda'r cais sy'n dangos y bydd digonedd o dir yn cael ei glustnodi a'i ddefnyddio fel man agored cyhoeddus. Ystyrir bod y ddarpariaeth arfaethedig yn dderbyniol ac yn bodloni meini prawf y polisi fel y'u nodir ym mholisïau LU24 y Cynllun Datblygu Lleol.

Byddai mynediad i gerbydau i'r datblygiad arfaethedig ar hyd heol yr A4120 i'r dwyrain o safle'r cais. Mae'r mynediad yn defnyddio'r un fynediad sydd i'w chael ar hyn o bryd ar gyfer cyn Gartref Gofal Bodlondeb.

Ymgynghorwyd â Llywodraeth Cymru (Trafnidiaeth) a'r Awdurdod Priffyrdd Lleol ynghylch y cais gan dderbyn y data a dadansoddiad yr arolwg traffig a gynhwysir yn yr Asesiad Trafnidiaeth a gyflwynwyd (gan Acstro Ltd, dyddiedig Hydref 2024), ac nid ydynt yn gwrthwynebu'r datblygiad arfaethedig yn seiliedig ar amodau. Daeth yr Asesiad i'r casgliad na fyddai unrhyw effaith ar y rhwydwaith priffyrdd yn yr ardal gyfagos.

Mae'r Cynllun Teithio Llesol sydd â'r bwriad i gefnogi cynnydd mewn cerdded a beicio ac sydd i'w gyflwyno fel rhan o'r cynllun hwn drwy geisio gwelliannau i'r rhwydwaith cerddwyr yn yr ardal yn dderbyniol i'r Awdurdod Priffyrdd Lleol.

Er y cydnabyddir bod cyswllt i gerddwyr ar hyn o bryd o'r safle i Rheidol Road y bwriad yw cau'r fynedfa bresennol honno. Mae trafodaethau gyda'r datblygwyr i barhau i ddarparu cyswllt cerddwyr o'r safle i'r ardal fasnachol ym Mhenparcau drwy Ffordd Rheidol wedi profi'n aflwyddiannus ac mae'r datblygwyr wedi darparu rhesymeg ar safbwynt cynllunio, peirianneg, priffyrdd, Diogel drwy Ddyluniad a hyfywedd pam na ellir mynd ar drywydd y cysylltiad llwybr troed. Yn ogystal, mae'r ACLI hefyd wedi bod yn aflwyddiannus wrth geisio cael cyfraniad ariannol gan y datblygwyr i gynnal a chadw parc cyfagos Penparcau i wneud iawn am gollir cyswllt i gerddwyr. Er hynny, ystyrir nad oes angen darparu cysylltiadau pellach i gerddwyr i wneud y datblygiad yn dderbyniol ac nid yw hyn ynddo'i hun yn cyfiawnhau gwrthod y bwriad ar y sail yma yn unig.

Mae'r ddarpariaeth parcio a argymhellir ar gyfer y datblygiad yn dderbyniol ac yn cydymffurfio â'r safonau gofynnol fel yr amlygir yn y CCA Parcio Ceredigion.

Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a symudiadau priffyrdd, ac mae digon o gapasiti o fewn y rhwydwaith priffyrdd presennol i amsugno'r traffig a gaiff ei greu o ganlyniad i'r datblygiad hwn ac felly mae'n cydymffurfio ag egwyddorion creu lleoedd sef Polisi Cynllunio Cymru, Cymru y Dyfodol, TAN18, a pholisïau DM03 a DM04 Cynllun Datblygu Lleol Ceredigion.

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.

Cynhaliwyd Arfarniad Ecolegol Rhagarweiniol o'r safle. Nodwyd bod y safle'n cynnwys glaswelltir wedi'i led-wella, prysgwydd trwchus, adeiladau, heol a choed gwasgaredig gan gynnwys coeden llwyfen sy'n destun Gorchymyn Cadw Coed (ac i'w chadw). Nodwyd pedair coeden categori B a phedair coeden categori C i'w gwaredu a chynhigiwyd plannu coed ychwanegol ar y safle i wneud iawn am y golled. Ystyriwyd fod y safle'n anaddas ar gyfer cynnal moch daear, dyfrgi, llygod y dŵr, a pathew y cyll ond roedd yn cynnig cynefin addas ar gyfer cynnal ymlusgiaid ac amffibiaid. Cynhaliwyd arolwg ystlumod hefyd a oedd yn cadarnhau nad oedd ystlumod yn defnyddio'r adeiladau.

Ymgynghorwyd â'r Ecolegydd Cynllunio Sirol wrth ystyried y cais cynllunio ac ni nodwyd unrhyw wrthwynebiad yn seiliedig ar amodau.

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.

I grynhoi, ystyrir bod y cais yn dderbyniol ac y gellir ei gefnogi. Ar wahân i'r gwrthwynebiad gan y Cyngor Tref, sydd wedi'u nodi, nid oes unrhyw wrthwynebiadau perthnasol i'r cynllun yn ei chyfanrwydd ac argymhellir cymeradwyo'r cais yn seiliedig ar amodau.

#### **RHESWM DROS ADRODD I'R PWYLLGOR RHEOLI DATBLYGU:**

Adroddir ar y cais i'w ystyried gan y Pwyllgor Rheoli Datblygu oherwydd ei ddsbarthiad fel datblygiad 'mawr'.

#### **ARGYMHELLIAD:**

CYMERADWYO'R cais.

<b>Rhif y Cais / Application Reference</b>	A240757
<b>Derbyniwyd / Received</b>	18-10-2024
<b>Y Bwriad / Proposal</b>	Proposed demolition of the existing residential properties and redevelopment for residential development and associated works
<b>Lleoliad Safle / Site Location</b>	Former Bodlondeb Care Home Penparcau Road, Aberystwyth, Ceredigion, SY23 1SJ
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Ryan Parry, Wales & West Housing Association, Cwrt Y Llan Church Lane, Newcastle Emlyn, SA38 9AB
<b>Asiant / Agent</b>	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 relates to a parcel of land measuring approximately 0.6ha in size and comprises the site of the former Bodlondeb care home and a terrace of five properties (1-5 Yr Hen Ysgol) in the Penparcau area of Aberystwyth. The site is bounded by the rear gardens of Rhyd Y Bont to the north, Heol Y Bont to the east, Penparcau park to the south and existing residential properties off Rheidol Road to the west. The site falls approximately 2.0 metres from east to west over a distance of 107 metres, which equates to a 1:50 gradient for the length of the site, and approximately 4.3 meters from south to north over a distance of 45 metres, which equates to a 1:10 gradient.

The former Bodlondeb Care Home, which is now in the process of being demolished, was a substantial, detached, brick-built building being two and three storeys in height. Access to the site is derived off Heol y Bont and there are pedestrian linkages to Rheidol Road and Penparcau park from the site itself. This access also serves the neighbouring properties of Gwynfa and Talardd. There is a broad range of existing landscape features within the site which includes some scattered trees including an Elm tree which is the subject of a Tree Preservation Order, areas of scrub and areas of unmaintained grass.

In terms of planning history the following permissions are of relevance:-

800241 - Kitchen and toilet extension - Approved subject to conditions (15/05/1980);

921437 - Conversion of Church Hall into 5 dwellings - Approved subject to conditions (03/02/1993);

A240523 - Prior Notification of proposed demolition of the buildings associated with the former Bodlondeb care home – Prior Approval granted (02/10/24).

## DETAILS OF DEVELOPMENT

The application is in full and seeks permission for the demolition of the existing residential properties and redevelopment for residential development and associated works (although demolition is sought it is noted that consent has already been granted for the demolition of the former Bodlondeb care home but not No.s 1 - 5 Yr Hen Ysgol).

The proposed development seeks to demolish the existing residential dwellings at yr Hen Ysgol and the redevelopment of that site and the area which housed the former Bodlondeb building for the erection of 18 residential dwellings and associated works including car parking and landscaping works.

The proposal includes the following housing mix:

- 6 x 2P1B Terrace Flats, affordable Units - Plots 1 – 6
- 7 x 4P2B House, affordable Units - Plots 7 - 13
- 4 x 5P3B House, affordable Units- Plots 14 – 17
- 1 x 9P6B House affordable Units - Plot 18.

The properties are designed around the southern perimeter of the site, adjacent to the park, as well as along the site frontage, along Heol y Bont. The existing access to the site will be retained and a 5.5m wide adopted carriageway with a 2m wide footway along its southern side will be provided. A turning head is located at the western end of the development.

The residential units are appropriately located throughout the site area, with sufficient landscaping proposed to provide amenity. The dwellings are all to be built to two-storeys and are to be finished with painted textured sand/cement render and grey slate horizontal fibre cement cladding and roofed with interlocking concrete slates.

Parking provision within the development is as follows:

- 1 Bedroom flats 1 car parking space each;
- 2 Bedroom houses 2 car parking spaces each;
- 3 Bedroom houses or bigger 2 car parking spaces.

Open space are provided in primarily two significant areas although enhanced landscape areas are to be provided within the site.

## RELEVANT PLANNING POLICIES AND GUIDANCE

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking

DM09 Design and Movement

DM10 Design and Landscaping

DM11 Designing for Climate Change

DM12 Utility Infrastructure

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

DM20 Protection of Trees| Hedgerows and Woodlands

DM22 General Environmental Protection and Enhancement

LU02 Requirements Regarding All Residential Developments

LU04 Meeting a Range of Housing Needs

LU05 Securing the Delivery of Housing Development

LU06 Housing Density

LU08 Replacement of Existing Dwellings

LU24 Provision of New Open Space

LU32 Development and the Waste Hierarchy

S01 Sustainable Growth

S02 Development in Urban Service Centres (USCs)

S05 Affordable Housing

Future Wales: The National Plan 2040

PPW12 Planning Policy Wales (Edition 12, February 2024)

TAN12 Design (2016)

TAN18 Transport (2007)

TAN2 Planning and Affordable Housing (2006)

TAN5 Nature Conservation and Planning (2009)

## **OTHER MATERIAL CONSIDERATIONS**

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

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

### **EQUALITY ACT 2010**

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

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

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

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

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

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

## **CONSULTATION RESPONSES**

Ceredigion Ecology - No objection STC

Ceredigion Highways - No objection STC

Cyngor Tref Aberystwyth Town Council - Object the development on the following grounds:-

- Opposition to the proposed demolition of the old school, noting its importance to heritage as the oldest building in Penparcau.
- Concerns over increased traffic. We disagree with the information provided and would like a full and detailed traffic impact assessment to be provided.
- Opposition to proposed felling of trees. All of the Ash trees should be retained, save for those which are diseased. Any planting done to offset loss of trees should be with like-forlike tree species.

We would also like to request the following, should the application be approved despite our objection:

- That at least half of the accommodation be allocated for local elderly persons.
- That hedges and trees be planted around the proposed electrical transformer, to reduce its visual impact on residents. A sound assessment of this transformer should also be completed.
- That pedestrian and cycle access be provided to the site from all directions, to improve accessibility and reduce the number of traffic movements.

NRW - No objection.

WG Trunk Roads - No direction issued. Content with proposal.

Ceredigion ROW - No public rights of way impacted by development.

Dŵr Cymru / Welsh Water - No objection STC.

Mid and West Wales Fire Authority - Comments

Ceredigion Drainage - Comments

## **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 demolition of a building and the erection of 18 affordable units on this site in the settlement of Penparcau, Aberystwyth.

National planning policy recognises the role of Aberystwyth as a regional growth area for the Mid Wales region.

Policy S01 of the LDP relates to Sustainable Growth and this identifies that approximately 6,544 dwellings are required to be developed by the end of the plan period in 2022. 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 application site, whilst not allocated, lies within the defined settlement boundary of Aberystwyth which is identified as an Urban Service Centre (USC) within the Local Development Plan (LDP).

Policy S02 of the LDP relates to 'Development in Urban Service Centres' and in relation to Aberystwyth requires development which contributes to the maintenance of its national significance and its role as a strategic centre for Mid Wales and supports current objectives and action plans relating to its Strategic Regeneration Status. Furthermore, it requires the development to be within the defined settlement boundary and accords with the Settlement Group Statement and satisfies all other plan policies.

The total requirement for housing delivery within the Aberystwyth as set out in the LDP is 1877. The latest LDP housing monitoring figures (December 2024) shows that only 669 dwellings have been completed in the Urban Service Centre with extant permission for a further 310 dwellings. Therefore, accounting for demolitions and conversions (-71) there is capacity for a further 969 dwellings in Aberystwyth. As such, it is considered that the proposals would comply with Policies S01 and S02 of the LDP and the principle of development is accepted.

Policy LU08 deals with the replacement of existing dwellings. The proposal looks to demolish five units located at the former Yr Hen Ysgol site and erect six terraced flats in its place. That policy requires replacement dwellings to be located within or adjacent to the footprint of the original dwelling(s); reflect the form, bulk, size and scale of the original dwelling(s) and respect or enhance the design of the original

dwelling(s), that of surrounding properties and the locality. The proposed replacement dwellings is sited on the footprint of the Hen Ysgol building. It is noted that Yr Hen Ysgol is not subject to any formal designation or considered in any conservation area. Notwithstanding, the replacement buildings does seek to reflect the status of the existing building in terms of design and character. The proposal is compliant with policy LU08.

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 negatively impacting the Community and Linguistic profile of Aberystwyth.

Policy S05 of the LDP which deals with Affordable Housing requires all residential development to provide onsite affordable housing or a contribution towards affordable housing provision. In this instance the development represents a 100% provision of affordable housing and have all been designated in terms of size and type based on the required housing need in Aberystwyth. The proposed development satisfies policy S05 of the LDP.

Policy DM06 seeks to protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook. Residential properties in the immediate vicinity of the site will not be affected by the proposal.

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.

The scale and design of the proposed development is considered to reflect that of built form found in the immediate area in terms of height. However, the surrounding area is not considered to possess a significant architectural style or identity, with variations in brick, rendered, and stone buildings within the local area. Accordingly, the material palette utilised within the scheme clearly recognises the vernacular of the local area.

Policy LU24 deals with the provision of New Open Space and requires residential development sites to provide open space.

Ceredigion Open Space SPG provides further clarity on the provision of open space required and indicates that the open space requirement for this site should be provided as Communal Accessible Natural Greenspace and un-equipped Natural Play space.

Details have been provided with the application which indicate a sufficient amount of land will be earmarked and utilised as public open space. It is considered that this proposed provision is acceptable and meets the policy criteria as set under policy LU24 of the LDP.

Vehicular access to the proposed development would be via the A4120 road to the east of the application site. The access utilises the same access which presently served the former Bodlondeb Care Home.

Welsh Government (Transport) and the Local Highway Authority have been consulted on the application and accepts the traffic survey data and analysis contained within the submitted Transport Assessment (by Acstro Ltd, dated October 2024), and offer no objection to the proposed development subject to conditions. The Assessment concluded that there would be no impact on the highway network in the immediate area.

The Active Travel Plan which seeks to support an increase in the level of walking and cycling and is to be introduced as part of this scheme by seeking improvements to the pedestrian network in the area is acceptable to the Local Highway Authority.

Whilst it is acknowledged that there currently is a pedestrian link from the site to Rheidol Road the intention is to close that existing access. Negotiations with the developer to continue to provide a pedestrian link from the site to the commercial area in Penparcau via Rheidol Road has proved unsuccessful and the developer has provided reasoning on a planning, engineering, highway, Secure by Design and viability perspective why the footpath connection cannot be pursued. Additionally, the LPA have also been unsuccessful in seeking financial contribution from the developer to maintain the adjoining Penparcau park to compensate for the loss of the pedestrian link. Notwithstanding, it is considered that there is no requirement to provide any further pedestrian connections to make the development acceptable and this in itself does not justify rejecting the proposal on this ground alone.

The parking provision proposed for the development is acceptable and complies with the required standards as highlighted in the Ceredigion Parking SPG.

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 and is therefore compliant with the place making principles of PPW, Future Wales, TAN18, and policies DM03 and DM04 of the Ceredigion Local Development Plan.

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.

A Preliminary Ecological Appraisal was carried out and the site. The site was identified as consisting of semi-improved grassland, dense scrub, buildings and road and scattered trees including an Elm tree which is the subject of a Tree Preservation Order (and to be retained). Four category B trees and four category C trees were identified for removal and additional tree planting has been proposed on site to compensate for the loss. The site was considered unsuitable to support badger, otter, water vole, and hazel dormouse but offered suitable habitat to support reptile and amphibians. A bat survey was also undertaken which confirmed that no bats utilised the buildings.

The County Planning Ecologist has been consulted during the consideration of the planning application and raises no objection subject to conditions.

The Council's own technical services department have advised SUDs approval is required and provide details of how to minimize the risk of any 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.

In conclusion it is considered that the proposal is acceptable and can be supported. Apart from the objection from the Town Council, which are noted, there are no material objections to the overall scheme and it is recommended that the application be approved subject to conditions.

**REASON FOR REPORTING TO THE DEVELOPMENT MANAGEMENT COMMITTEE:**

The application is reported for the consideration of the Development Management Committee in view of its classification as a 'major' development.

**RECOMMENDATION:**

APPROVE the application

## 2.3. A240851





<b>Cyfeirnod y Cais / Application Reference</b>	A240851
<b>Cafwyd / Received</b>	14-11-2024
<b>Y Bwriad / Proposal</b>	Datblygiad preswyl, ynghyd â mynedfeydd cysylltiedig i gerbydau a cherddwyr, maes parcio, ardaloedd amwynder, tirweddau a datblygu ategol: paratoi'r safle, clirio, triniaeth, ail-broffilio a gosod gwasanaethau a seilwaith newydd.
<b>Lleoliad y Safle / Site Location</b>	Tir yn Nôl y Dintir, Heol y Felin Newydd, Aberteifi, SA43 1NE
<b>Math o Gais / Application Type</b>	Caniatâd Cynllunio Llawn
<b>Ymgeisydd / Applicant</b>	Mr Craig Jones, Cymdeithas Tai Wales & West, Cwrt Y Llan Church Lane, Castellnewydd Emlyn, SA38 9AB
<b>Asiant / Agent</b>	Mr Michael Southall (Amity Planning), Creative Quarter A8 Arcêd Morgan, Caerdydd, CF10 1AF

## Y SAFLE A HANES CYNLLUNIO PERTHNASOL

Mae safle'r cais yn cyfeirio at lain o dir maes glas o ryw 1.9 hectar sydd wedi'i lleoli ar ymyl gogledd-ddwyreiniol Aberteifi. Mae'r safle yn fras yn hirsgwar ac yn cynnwys glaswelltir tonnog wedi'i amgylchynu gan gloddiau brodorol cymysg. Mae'r safle'n amddifad o unrhyw adeiladau neu strwythurau a dywedir bod y cae yn cael ei bori'n achlysurol gan dda byw, defaid yn bennaf.

Mae'r safle y tu allan i ffin anheddiad Aberteifi fel y'i diffinnir gan Gynllun Datblygu Lleol (CDLI) Ceredigion, ond yn union gyfagos iddi. I'r gorllewin o'r safle mae ystadau preswyl presennol Heol y Wern a Heol Derw, i'r gogledd mae nifer fach o anheddau ar hyd Heol y Felin Newydd -- yr agosaf yw annedd fawr ar wahân o'r enw Y Winllan -- ac i'r dwyrain mae tir amaethyddol agored gerllaw cefnfordd yr A487.

Mae rhan fach o ogledd y safle o fewn Ardal Diogelu Agregau. Nid yw'r safle o fewn unrhyw barth llifogydd mewn perthynas ag afonydd, moroedd, neu gyrsiau dŵr fel y nodir yn y Map Llifogydd ar gyfer Cynllunio.

### Hanes Cynllunio:

- 751931: Caniatâd Cynllunio Amlinellol -- Datblygiad preswyl -- GWRTHODWYD 18-02-1976
- 771280: Caniatâd Cynllunio Amlinellol -- Estyniad i'r ystâd breswyl bresennol -- GWRTHODWYD 04-01-1978
- 780596: Caniatâd Cynllunio Amlinellol -- Estyniad i ystâd breswyl -- CYMERADWYWYD YN DESTUN AMODAU 11-10-1978
- 920157: Caniatâd Cynllunio Amlinellol -- Codi siop fwyd adwerthu a Gorsaf Betrol gysylltiedig -- GWRTHODWYD 09-06-1992 [Apêl wedi'i chyflwyno ac wedi'i thynnu'n ôl]
- A040429: Caniatâd Cynllunio Llawn -- Unedau adwerthu di-fwyd -- TYNNWYD YN ÔL 07-08-2006
- A100957: Caniatâd Cynllunio Llawn -- Codi gorsaf betrol pedwar pwmp ynghyd â chiosg cysylltiedig, lle golchi gyda jet a lle golchir ceir awtomatig, canolfan ailgyrchu a gwaith ategol -- TYNNWYD YN ÔL 04-03-2011

## MANYLION Y DATBLYGIAD

**Cyflwynir y cais ar ran Cymdeithas Tai Wales and West -- landlord cymdeithasol cofrestredig -- yn gofyn am ganiatâd cynllunio llawn ar gyfer datblygu 51 annedd fforddiadwy, ffurfio mynedfa i'r briffordd ac i gerddwyr drwy'r safle i safonau mabwysiadwy, darparu manau agored cyhoeddus, basn arafu ar gyfer dŵr wyneb, a'r holl waith cysylltiedig.**

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

- 3 Fflat Llawr Gwaelod 1-Gwely 2-Berson (**51m.sg**)
- 3 Fflat Llawr Cyntaf 1-Gwely 2-Berson (**55m.sg**)
- 10 Byngalo 1-Gwely 2-Berson (**50m.sg**)
- 1 Byngalo Hygyrch i Gadeiriau Olwyn 2-Wely 4-Person (**96m.sg**)
- 20 Tŷ 2-Wely 4-Person (**83m.sg**)
- 10 Tŷ 3-Gwely 5-Person (**95m.sg**)
- 4 Tŷ 4-Gwely 6-Person (**110m.sg**)

Bydd yr anheddau arfaethedig yn cael eu cynnal a'u cadw a'u rheoli ar gyfer rhent cymdeithasol gan Gymdeithas Tai Wales and West i ddiwallu anghenion penodol o ran tai a nodwyd gan gofrestr dai Cyngor Sir Ceredigion a'u dyrannu yn unol â Pholisi Dyraniadau Cyffredin y Cyngor.

Cynigir yr anheddau gyda thoeau traddodiadol ar oledf o dan deils o ddau liw yn y drefn honno (llwyd tywyll / coch tywyll) gyda waliau allanol mewn amrywiaeth o rendrad wedi'i baentio â thywod/sment a gorffeniad brics coch. Mae drysau i'w darparu mewn cyfansawdd wedi'i steilio gyda ffenestri, cafnau dŵr ac ati, ffasiâu, a soffitiau mewn UPVC.

Byddai mynedfa i gerbydau i'r safle yn cael ei darparu gan fynedfa newydd o Heol y Felin Newydd i'r de o'r safle, gyda throedffordd 2m i'w darparu ar hyd Heol y Felin Newydd i gysylltu â throedffordd sy'n bodoli eisoes wrth y gyffordd â Ffordd Aberystwyth. Mewn manau eraill, bydd mynedfa i gerddwyr yn cael ei darparu mewn dau fan o fewn y safle -- o ganol y safle tua'r gorllewin i Heol y Wern, gyda chynlluniau'n dangos ramp dangosol yn cysylltu â ffordd bonyn fabwysiedig bresennol, ac i'r gogledd o'r safle i Heol y Felin Newydd.

Mae cynllun y safle yn gweld y brif fynedfa yn ymrannu i ddau gyfeiriad, gan rannu'r safle yn dri phatrwm preswyl llinol yn fras sy'n rhedeg o'r de-ddwyrain i'r gogledd-orllewin. Yng nghornel ogledd-orllewinol y safle, cynigir basn arafu, plannu brodorol a llwybrau cerdded i

gerddwyr mewn cysylltiad â'r strategaeth ddraenio o ystyried mai dyma ardal isaf y safle ac i ddarparu mannau agored anffurfiol.

Cynigir Ardal Chwarae Leol ffurfiol o 375m.sg ar y ffin ddwyreiniol i ymgorffori nodweddion chwarae naturiol a mannau eistedd cyhoeddus gyda mannau gwyrdd cymunedol a thirweddau naturiol yn cael eu darparu mewn mannau eraill ar draws y safle.

Cynigir draenio dŵr budr i gysylltu â'r brif garthffos yn Heol y Wern drwy system fudr disgyrchiant a bydd dŵr wyneb yn destun systemau draenio cynaliadwy yn amodol ar gydsyniad Corff Cymeradwyo System Ddraenio Gynaliadwy Ceredigion.

## **POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL**

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

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (Rhifyn 12, Chwefror 2024)
- TAN2 Cynllunio a Thai Fforddiadwy (2006)
- TAN5 Cynllunio a Chadwraeth Natur (2009)
- TAN12 Dylunio (2016)
- TAN18 Trafnidiaeth (2007)
- TAN20 Cynllunio a'r Gymraeg (2017)
- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaeth Trefol
- S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- S05 Tai Fforddiadwy
- LU02 Gofynion sy'n ymwneud â phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai
- LU24 Darparu Mannau Agored Newydd
- LU30 Diogelu
- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM08 Arwyddion Dwyieithog ac Enwau Llefydd
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirweddau
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- Canllawiau Cynllunio Atodol Cymuned a'r Gymraeg 2015
- Canllawiau Cynllunio Atodol Mannau Agored Ebrill 2014
- Canllawiau Cynllunio Atodol Safonau Parcio Cyngor Sir Ceredigion 2015
- Canllawiau Cynllunio Atodol Asesiad Trafnidiaeth 2015
- Canllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio 2015
- Canllawiau Cynllunio Atodol Cadwraeth Natur 2015
- Canllawiau Cynllunio Atodol Tai Fforddiadwy 2014

## **YSTYRIAETHAU PERTHNASOL ERAILL**

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

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

### **DEDDF CYDRADDOLDEB 2010**

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

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

Rhoddwyd ystyriaeth ddyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri

goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt sy'n fwy nag ar unrhyw berson arall.

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

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i gyflawni'r saith nod llesiant yn y Ddeddf. Paratowyd yr adroddiad hwn gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodir yn Neddf 2015. Wrth gyrraedd yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu diwallu heb beryglu gallu cenedlaethau'r dyfodol i ddiwallu eu hanghenion eu hunain.

## YMATEBION I'R YMGYNGHORIAD / CONSULTATION RESPONSES

### Cyngor Tref Aberteifi Town Council:

*Mae'r Cyngorwyr yn cymeradwyo'r cais ond yn pwysleisio pwysigrwydd cwrdd â'r cyngor technegol cyfredol ar gyfer darparu draeniad oherwydd natur hanesyddol llifogydd ar y safle a'r ardal o'i amgylch*

*Councillors approve this application but stress the importance of meeting current technical advice for drainage provision, due to the historic nature of flooding on the site and surrounding area.*

### Asiantaeth Cefnffyrdd:

Ni roddwyd cyfarwyddyd

### Priffyrdd:

Dim gwrthwynebiad yn destun amodau

### Draenio Tir:

Mae'r safle'n gyfagos i ardal sydd â risg isel o lifogydd dŵr wyneb. Mae angen cymeradwyaeth system ddraenio gynaliadwy.

### Ecoleg:

Dim gwrthwynebiad yn destun amodau

### Cyfoeth Naturiol Cymru:

Dim gwrthwynebiad yn destun amodau

### Dŵr Cymru Welsh Water:

Dim gwrthwynebiad yn destun amodau

### Heneb:

Nid oes angen gweithredu pellach ar sail yr amgylchedd hanesyddol.

### CADW:

Dim ymateb

### Tân ac Achub Canolbarth a Gorllewin Cymru:

Dim gwrthwynebiad

### Sylwadau Trydydd Partïon:

Cafwyd sylwadau wedi'u llofnodi gan gyfanswm o 33 unigolyn yn gwrthwynebu a chafwyd llythyr gan Ymgynghorydd Cynllunio a oedd wedi'i gyfarwyddo ar ran trigolion yn gwrthwynebu (nifer amhenodol) -- sylwadau wedi'u crynhoi fel a ganlyn:

- Mae'r safle y tu allan i ffin anheddiad y CDLI
- Maint y datblygiad yn groes i lwybr tai Aberteifi -- ni ellir ei ystyried yn safle eithriedig gwledig
- Pryderon ynghylch cynhyrchu traffig, gallu cyffyrdd, tagfeydd, diogelwch ar y ffyrdd, parcio
- Mwy o alw ar drafnidiaeth gyhoeddus
- Effaith ar wasanaethau lleol (ysgolion, practisiau meddygol, deintyddion)
- Niwed ecolegol i rywogaethau a chynefin
- Dyluniad yn anghyson â'r datblygiad o'i gwmpas
- Pryderon y bydd y datblygiad yn edrych dros eiddo eraill
- Pryderon am y gallu i ddraenio dŵr budr
- Pryderon am lifogydd dŵr wyneb
- Mwy o lygredd sŵn / golau / aer
- Effaith ar gyflenwad trydan / dŵr
- Diffyg Cynllun Rheoli Amgylcheddol Adeiladu ac Asesiad o Ganlyniadau Llifogydd
- Nid yw'r rhybuddion cywir wedi eu rhoi i dirfeddianwyr
- Ymholiadau mewn perthynas â safleoedd eraill yn Aberteifi sy'n eiddo i Tai Wales and West

Yn dilyn newid i'r cynllun i ddarparu cyswllt llwybr troed o'r safle tua'r gorllewin i Heol-y-Wern, cyfarwyddwyd ail-ymgyngoriad o 14 diwrnod i'r holl gymdogion yr ymgynghorwyd â nhw drwy llythyr yn wreiddiol. Mae sylwadau pellach a ddarparwyd gan drydydd partïon (gan gynnwys y rhai a roddodd sylwadau yn flaenorol) yn cael eu crynhoi fel a ganlyn:

- Gwaethygu ymddygiad gwrthgymdeithasol (tipio anghyfreithlon, gweithgaredd annymunol, defnyddio cilfan wrth ymyl cartrefi symudol)
- Gwaethygu trosedd, sŵn, fandaliaeth
- Nid oes angen cysylltiadau llwybrau troed â Heol y Felin Newydd a Heol y Wern
- Nid ydy'r cyswllt llwybr troed i Heol y Wern wedi derbyn cymeradwyaeth yr heddlu
- Byddai cyswllt llwybr troed i Heol y Wern yn effeithio ar breifatrwydd a diogelwch eiddo cyfagos
- Ymholiadau ynghylch cywirdeb datganiadau ecolegol mewn perthynas â moch daear a nadroedd gwair
- Cais am Asesiad Rheoliadau Cynefinoedd (ARhC) i'w gynnal a'i wneud yn gyhoeddus

## CASGLIAD

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

Mae'r cynlluniau datblygu perthnasol ar gyfer Ceredigion yn cynnwys Cymru'r Dyfodol: y Cynllun Cenedlaethol 2040 (Cymru'r Dyfodol) a Chynllun Datblygu Lleol Ceredigion 2007-2022 (CDLI). Nid oes Cynllun Datblygu Strategol wedi'i fabwysiadu ar gyfer rhanbarth Canolbarth Cymru. Er bod CDLI Ceredigion wedi cyrraedd ei ddyddiad dod i ben, dyma'r cynllun datblygu statudol ar gyfer y Sir o hyd gan y'i mabwysiadwyd cyn Deddf Cynllunio (Cymru) 2015.

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

## Egwyddor Datblygu

Cymru'r Dyfodol yw'r fframwaith datblygu cenedlaethol ac mae'n nodi'r cyfeiriad ar gyfer twf yng Nghymru hyd at 2040. Yn unol â Pholisi 25 Cymru'r Dyfodol, dylai anghenion tai rhanbarthol Canolbarth Cymru gael eu diwallu drwy ddatblygu o fewn Ardaloedd Twf Rhanbarthol. Er nad yw maint yr Ardaloedd Twf Rhanbarthol wedi'i ddiffinio, mae Cymru'r Dyfodol yn nodi bod nifer o brif aneddiadau wedi'u lleoli yn yr ardaloedd hyn. Un o'r aneddiadau hyn yw Aberteifi a nodir fel un sydd o fewn Ardal Twf Rhanbarthol Dyffryn Teifi.

Mae Strategaeth CDLI Ceredigion yn cyd-fynd â Chymru'r Dyfodol gan ei bod yn ceisio cyfeirio'r rhan fwyaf o ddatblygiadau tai (51%) i brif drefi'r Sir, sy'n cynnwys Aberteifi, gan eu bod yn cael eu hystyried y lleoliadau mwyaf cynaliadwy yn y Sir. At ddibenion y CDLI, cyfeirir at y prif drefi fel 'Canolfannau Gwasanaeth Trefol' ac yna 'Canolfannau Gwasanaethau Gwledig', 'Aneddiadau Cyswllt' a 'Lleoliadau Eraill' yn hierarchaeth yr aneddiadau.

Mae maint y 'Canolfannau Gwasanaeth Trefol' yn cael ei ddiffinio gan ffiniau aneddiadau. Mae'r rhain wedi'u llunio i ganiatáu digon o gyfleoedd datblygu i gwrdd â'r twf a gynlluniwyd ar ei gyfer o dan y CDLI, tra'n parhau i sicrhau bod datblygiad yn cysylltu'n dda â'r ffurf adeiledig bresennol. Mae Polisi S02 y CDLI felly yn ei gwneud yn ofynnol i ddatblygiadau tai mewn 'Canolfannau Gwasanaethau Trefol' ddod ymlaen o fewn ffin ddiffiniedig yr anheddiad. Yn yr achos hwn, er y byddai'r datblygiad arfaethedig yn byw gerllaw ffurf adeiledig bresennol Aberteifi, byddai wedi'i leoli y tu allan i ffin yr anheddiad. Felly, at ddibenion y CDLI, ystyrir bod y safle arfaethedig yn dod o fewn 'Lleoliadau Eraill'.

Yn gyffredinol, ystyrir datblygiad y tu allan i 'Ganolfannau Gwasanaeth' yn gynaliadwy dim ond lle mae'n caniatáu i'r gymuned bresennol fodloni rhai o'i hanghenion. Mae Polisi S04 y CDLI felly'n nodi mai dim ond lle mae'n diwallu angen amlwg am dai fforddiadwy yn yr ardal leol neu angen am anedd menter wledig y gellir cyfiawnhau datblygiadau tai mewn 'Lleoliadau Eraill'. O ran lleoliad ffisegol, rhaid lleoli tai fforddiadwy yn union wrth ymyl grŵp presennol o anheddau yn unol â pholisi cynllunio cenedlaethol.

Yn unol ag egwyddorion datblygu cynaliadwy a chynllunio cenedlaethol, rhaid gwarchod cefn gwlad. Mae'n bwysig felly bod y gyfradd datblygu tai mewn 'Lleoliadau Eraill' yn cael ei rheoli. Am y rheswm hwnnw, mae Polisi S04 y CDLI ond yn gefnogol o dai fforddiadwy mewn lleoliadau o'r fath ar yr amod nad oes mwy na'r ddarpariaeth a ddyrannwyd, a bod y cydbwysedd rhwng y ddarpariaeth yn y 'Ganolfan Wasanaeth' a'r 'Aneddiadau Cyswllt' a 'Lleoliadau Eraill' yng Ngrŵp perthnasol yr Aneddiadau yn unol â'r hyn a nodir yn y CDLI.

Neilltuodd y CDLI 564 o unedau i Grŵp Aneddiadau Aberteifi gyda disgwyl i 420 o'r unedau hyn ddod ymlaen o fewn 'Canolfan Gwasanaeth Trefol' Aberteifi. Cafodd y 144 uned arall eu neilltuo i 'Aneddiadau Cyswllt' a 'Lleoliadau Eraill'. Ym mis Rhagfyr 2024, mae 152 o unedau wedi'u cyflwyno o fewn 'Aneddiadau Cyswllt' a 'Lleoliadau Eraill' yng Ngrŵp yr Aneddiadau. Ar ôl rhoi cyfrif am ddymchweliadau ac addasiadau, mae hyn yn golygu bod 6 uned wedi mynd y tu hwnt i'r ddarpariaeth a ddyrannwyd. Mewn cyferbyniad, bu ymrwymadau ar gyfer 375 o'r 420 o unedau a neilltuwyd i 'Ganolfan Gwasanaeth Trefol' Aberteifi. Ar ôl rhoi cyfrif am ddymchweliadau ac addasiadau, mae hyn yn gadael gofyniad sy'n weddill o 59 uned ar gyfer y 'Ganolfan Gwasanaeth Trefol'.

O ran dosbarthiad unedau preswyl, neilltuodd y CDLI 74.5% o'r twf a ragwelir o ran tai yng Ngrŵp yr Aneddiadau i 'Ganolfan Gwasanaeth' Aberteifi. Mae'r 25.5% sy'n weddill wedi'u neilltuo i 'Aneddiadau Cyswllt' a 'Lleoliadau Eraill' Grŵp yr Aneddiadau. Mae Ffigurau Tai'r CDLI ym mis Rhagfyr 2024 yn nodi ymrwymadau ar gyfer 511 o unedau preswyl yng Ngrŵp yr Aneddiadau ar ôl rhoi cyfrif am addasiadau a dymchweliadau. Mae 70.6% o'r unedau hyn wedi dod ymlaen yn y 'Ganolfan Wasanaeth', tra bod y 29.4% sy'n weddill o'r unedau wedi dod ymlaen o fewn 'Aneddiadau Cyswllt' a 'Lleoliadau Eraill'. Felly, nid yw'r dosbarthiad a geisir yn cael ei gyflawni a byddai datblygiad pellach y tu allan i'r 'Ganolfan Wasanaeth' yn gwaethygu'r anghydbwysedd hwn.

Ystyrir y datblygiad arfaethedig yn groes i bolisiau strategol y CDLI ac mae'n ofynnol i Awdurdodau Cynllunio Lleol benderfynu ar geisiadau yn unol â'r polisiau sydd wedi'u cynnwys yn y cynllun datblygu oni bai bod ystyriaethau perthnasol yn nodi fel arall. Fodd bynnag, mae Polisi Cynllunio Cymru: Rhifyn 12 yn nodi bod angen cymuned am dai fforddiadwy yn un ystyriaeth berthnasol o'r fath y mae'n rhaid ei hystyried wrth benderfynu ar geisiadau cynllunio perthnasol. Cynghorir awdurdodau cynllunio i gyfeirio at eu Hasesiad o'r Farchnad Dai Leol i helpu i benderfynu ar yr angen am dai fforddiadwy.

Mae Asesiad Ceredigion o'r Farchnad Dai Leol 2022 yn nodi'r anghenion diweddaraf o ran tai yn y Sir. Mae'r Asesiad yn nodi angen gros blynyddol o 75 uned fforddiadwy rhwng 2022 a 2027 ar gyfer Ardal Marchnad Tai Dyffryn Teifi, sy'n cynnwys Aberteifi. Wrth roi cyfrif am

gyflenwad cynlluniedig a throsiant y stoc bresennol, mae'r offeryn yn amcangyfrif angen net blynyddol o 43 o unedau fforddiadwy ar gyfer Ardal Marchnad Dai Dyffryn Teifi am 5 mlynedd gyntaf yr Asesiad.

Mae'r Asesiad diweddaraf o'r Farchnad Dai Leol yn nodi bod angen tai fforddiadwy yn yr ardal ac yn unol â Pholisi 7 Cymru'r Dyfodol, mae disgwyl i awdurdodau cynllunio archwilio pob cyfle i gynyddu'r cyflenwad o dai fforddiadwy mewn ymateb i anghenion lleol a rhanbarthol. Mae Polisi Cynllunio Cymru: Rhifyn 12 yn nodi y gallai mân estyniadau i aneddiadau sy'n bodoli eisoes fod yn dderbyniol, yn enwedig lle maent yn diwallu angen lleol am dai fforddiadwy.

O ystyried agosrwydd y safle at Aberteifi, ystyrir y byddai'r datblygiad yn cyd-fynd yn dda â'r ffurf adeiledig bresennol ac, yn amodol ar gysylltiadau swyddogaethol â'r setliad presennol, gellir ei ystyried yn lleoliad cynaliadwy lle gellir cael gafael ar wasanaethau a chyfleusterau trwy ddulliau teithio llesol a chynaliadwy, tra hefyd yn cyfrannu tuag at ddiwallu anghenion tai fforddiadwy.

Ar y sail hon, tra'n cydnabod y gwrthdaro â CDLI Ceredigion o ran ei leoliad y tu allan i ffin yr anheddiad a gwaethygu datblygiad anghytwys sy'n cael ei gyflwyno o fewn grŵp yr aneddiadau, byddai'r datblygiad arfaethedig yn darparu nifer sylweddol o anheddau fforddiadwy mewn lleoliad sy'n cyd-fynd yn dda â'r anheddiad presennol ac yn gwneud cyfraniad nodedig at ddarparu tai fforddiadwy yn Aberteifi a'i rhanbarth.

I gloi felly, mae darparu cynllun sy'n darparu tai fforddiadwy 100% wedi cael cryn dipyn o bwys yn yr asesiad hwn ac ystyrir ei fod yn drech na'r gwrthdaro a nodwyd gyda'r CDLI. Felly, derbynnir yr egwyddor o ddatblygu.

Mewn perthynas â diogelu agregau, mae'r Awdurdod Cynllunio Lleol yn fodlon bod y datblygiad yn bodloni gofynion LU30 a bod y datblygiad yn gydnaws o ystyried yr ardal gyfyngedig sy'n dod o fewn yr ardal ddiogelu a chyd-destun preswyl cyffredinol yr ardal sy'n gwneud unrhyw gloddio yn yr ardal benodol hon yn annhebygol iawn.

### Effaith ar y Gymraeg a'r Gymuned

Mae Polisi DM01 y CDLI yn ei gwneud yn ofynnol i Asesiad o'r Effaith ar y Gymuned a'r Iaith gael ei gyflwyno gyda cheisiadau cynllunio ar gyfer datblygu sy'n arwain at dai newydd lle mae maint y datblygiad yn wahanol i'r hyn a ganiateir o dan S03 ac S04.

Cyflwynwyd Asesiad o'r Effaith ar y Gymuned a'r Iaith yn unol â DM01 i nodi'r gymuned Gymraeg bresennol yn Aberteifi mewn perthynas â thueddiadau cenedlaethol a ledled y sir. Dengys data'r cyfrifiad yr ystyrir bod gan 41.4% o boblogaeth Aberteifi y gallu i siarad Cymraeg, tra bod y ffigur ar gyfer Ceredigion gyfan yn codi i 45.3%.

Yn unol â DM01 a'r Canllawiau Cynllunio Atodol cysylltiedig, mae'r Asesiad o'r Effaith ar y Gymuned a'r Iaith yn nodi 11 effaith gadarnhaol, 8 effaith niwtral, a 0 effaith negyddol ar y Gymraeg drwy'r datblygiad ac yn ystyried y gall darparu tai fforddiadwy ar sail polisi Dyrannu'r Cyngor alluogi unigolion i aros yn rhan o'r gymuned.

Mae'r Awdurdod Cynllunio Lleol yn fodlon nad yw'r bwriad yn debygol o gael unrhyw effaith andwyol ar y gymuned a'r Gymraeg.

O ran gallu'r blynyddoedd cynnar ac ysgolion yn Aberteifi a'r ardaloedd cyfagos, mae Gwasanaethau Dysgu'r Cyngor wedi dweud bod 15 o warchodwyr plant wedi'u cofrestru yn yr ardal. Dywedwyd bod digon o allu'n bodoli yn narpariaeth Cyloch Meithrin yn Aberteifi, Cenarth a Llechryd, tra bod gallu ym Mhen-parc yn gyfyngedig.

O ran addysg gynradd ac uwchradd, mae'r ffigurau diweddaraf yn dangos bod gallu yn Ysgol Gynradd Aberteifi ac Ysgol Uwchradd Aberteifi yn y drefn honno.

O ran gwasanaethau lleol ehangach, mae'r datblygiad yn cynnig 100% o anheddau fforddiadwy i unigolion ar gofrestr tai'r Cyngor, ac felly mae trigolion y dyfodol yn fwy tebygol o fod yn defnyddio gwasanaethau lleol yn barod.

### Cymysgedd o Dai

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 canlynol o dai:

- 3 Fflat Llaur Gwaelod 1-Gwely 2 Berson (**51m.sg**)
- 3 Fflat Llaur Cyntaf 1-Gwely 2 Berson (**55m.sg**)
- 10 Byngalo 1-Gwely 2 Berson (**50m.sg**)
- 1 Byngalo 2-Gwely 4-Person sy'n Hygyrch i Gadair Olwyn (**96m.sg**)
- 20 o Dai 2-Gwely 4-Person (**83m.sg**)
- 10 o Dai 3-Gwely 5-Person (**95m.sg**)
- 4 o Dai 4-Gwely 6-Person (**110m.sg**)

Mae Uwch Swyddog Tai y Sir wedi rhoi'r data canlynol mewn perthynas â'r angen presennol am dai fforddiadwy yn Aberteifi a'r ardaloedd cyfagos -

- Llety 1-Gwely: **259 ymgeisydd**
- Byngalo 2 Wely sy'n Hygyrch i Gadair Olwyn: **9 ymgeisydd**
- Llety 2-wely: **93 ymgeisydd**
- Llety 3 gwely: **71 ymgeisydd**
- Llety 4-Gwely: **39 ymgeisydd**

Dywedodd yr Uwch Swyddog Tai ymhellach:

*Mae'r Awdurdod Lleol wedi gofyn am y byngalo hwn [2 wely hygyrch i gadeiriau olwyn] ar gyfer teulu sydd angen byngalo cadair olwyn yn ardal Aberteifi. Ar hyn o bryd mae 9 ymgeisydd am fyngalo cadair olwyn 2 wely yn ardal Aberteifi.*

*Bydd pob eiddo yn cael ei adeiladu i ofynion ansawdd datblygu Cymru [Cartrefi a Mannau Prydferth] a gofynion Cartrefi Gydol Oes sy'n cynnwys mynediad gwastad i bob drws allanol. Bydd gan y byngalos a fflatiau'r llawr gwaelod ystafelloedd gwlybwrddu gosod*

Ar y sail hon, ystyrir bod y datblygiad arfaethedig yn darparu cymysgedd o fathau a meintiau o dai i gyfrannu tuag at ddiwallu'r angen sefydledig a sylweddol am dai fforddiadwy ar draws ystod eang o fathau o lety, yn unol â LU02.

## **Dwysedd Tai**

O ran dwysedd tai, mae safle'r cais yn ei gyfanrwydd yn cynnwys tua 1.9ha. Yn seiliedig ar ddarparu 51 uned, mae hyn yn cyfateb i ddwysedd o tua 26.8 annedd fesul hectar. Mae Datganiad Grŵp Aneddiadau Aberteifi yn pennu 28 annedd yr hectar fel y dwysedd cyfartalog ar draws ei safleoedd a ddyrannwyd ac felly hefyd fel man cychwyn ar gyfer datblygu ar hap sy'n gysylltiedig â'r anheddiad.

Mae'r safle'n cyflwyno rhai cyfyngiadau o ran yr ardal y gellir ei datblygu oherwydd ei dopograffeg -- fodd bynnag, bwriedir defnyddio'r ardal fwyaf cyfyngedig yng nghornel ogledd-orllewinol y safle i ddarparu ar gyfer basn arafu mewn cysylltiad â thrin dŵr wyneb ar y safle, ac felly mae'r Awdurdod Cynllunio Lleol yn ystyried bod y defnydd cyffredinol o dir yn effeithiol ac effeithlon.

Dylid cydnabod hefyd fod y datblygiad yn darparu nifer uchel o fyngalos sydd angen plotiau mwy o faint ac felly yn lleihau dwysedd cyffredinol safleoedd preswyl. Fodd bynnag, mae'r eiddo hyn yn hanfodol wrth ddiwallu'r anghenion a nodwyd ac felly fe'u cefnogir i ddarparu'r cymysgedd o dai y gofynnir amdanynt.

Felly, gwelir y datblygiad yn unol â Pholisi CDLI LU06.

## **Tai Fforddiadwy**

Gan fod y cais yn cael ei gyflwyno ar ran landlord cymdeithasol cofrestredig, nid yw'r Awdurdod Cynllunio Lleol yn gofyn am gwblhau cytundeb A106 gan y gellir rheoli meddiannaeth yr anheddau yn ddigonol gan amod cynllunio.

## **Dosbarthu Tir Amaethyddol**

Mae Polisi Cynllunio Cymru yn ceisio gwarchod tir amaethyddol o raddau 1, 2 a 3a, ac yn datgan y dylid datblygu tir o'r fath dim ond os oes angen pennaf am y datblygiad ac nad yw eu tir neu dir a ddatblygwyd yn flaenorol mewn glaswellt amaethyddol is ar gael, neu fod gan dir gradd is sydd ar gael werth amgylcheddol a gydnabyddir gan dirlun, bywyd gwyllt, dynodiad hanesyddol neu archeolegol sy'n drech na'r ystyriaethau amaethyddol.

Mae Adroddiad Dosbarthu Tir Amaethyddol wedi'i ddarparu i ddod i'r casgliad bod y tir yn cael ei ddsbarthu fel Gradd 4 - Tir Amaethyddol o Ansawdd Gwael o ystyried cyfyngiadau difrifol sy'n cyfyngu ar yr ystod o gnydau a/neu lefel y cynnyrch oherwydd natur lethrog ei dopograffeg.

O'r herwydd, ni fydd datblygu'r tir yn arwain at gollu tir gorau a mwyaf amlbwrpas yn unol â Pholisi Cynllunio Cymru.

## **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 hynodrwydd 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 anghydnaws, methu cyd-fynd neu wella'r tiffurf, neu gollu nodweddion a phatrymau traddodiadol pwysig.

Mae cynlluniau wedi'u darparu ar gyfer pob math o dŷ yn ogystal â delweddiadau 3D o lefel stryd i hwyluso dealltwriaeth gliriach o'r strydlun canlyniadol. Er na fyddai'r rendriadau hyn yn cael eu cynnwys fel rhan o'r cynlluniau a gymeradwywyd, maent yn arwydd o gymeriad cyffredinol y datblygiad.

Mae'r anheddau wedi'u cyfyngu i adeiladau unllawr a deulawr ar draws y safle ac felly fe'u hystyrir o raddfa briodol mewn perthynas â chymeriad yr ardal. Mae'r ystadau presennol ar Heol y Wern, Heol Derw, Heol Gollen a Dol y Dintir yn darparu amrywiaeth o fathau o dai o natur a chymeriad cymedrol wedi'u gosod o fewn plotiau cymedrol -- ystyrir y byddai'r datblygiad arfaethedig yn cydweddu'n gyffredinol â phatrwm a chynllun presennol y datblygiad ac na fyddai'n arwain at ddim niwed i'r dirwedd, yn hytrach yn darllen fel estyniad naturiol i ffurf yr anheddiad.

O ran dyluniad, mae'r defnydd o ddeunyddiau a chymeriad gweledol yr anheddau arfaethedig wedi'u hystyried yn dda ac ni fyddent yn ymddangos yn anghydnaws, tra'n darparu diddordeb ar y strydlun trwy ddefnydd amrywiol rendrad brics coch a rendrad wedi'i baentio ar waliau allanol gyda mân nodweddion pensaernïol megis cynteddau agored i'w gweddau blaen. Ar ben hynny, rhoddir manylion am y triniaethau i'r ffin a gynigir mewn rheiliau pen pêl a rheiliau pen cylch sydd o ddiddordeb gweledol mwy na ffensys pren neu gladin.

Darperir tirlunio meddal i lefel dda ar draws tir y cyhoedd ac i ffyrntiau'r anheddau er mwyn sicrhau rhagor o ddiddordeb gweledol i'r strydlun -- hefyd yn hwyluso darparu nodweddion bio-gadw y gellir eu mabwysiadu i drin dŵr ffo wyneb y priffyrdd.

I gloi, ystyrir bod y datblygiad arfaethedig o safon uchel o ran ei gymeriad gweledol canlyniadol diolch i'w strydlun amrywiol o ran ffurf, graddfa a gorffeniad materol anheddau er mwyn osgoi datblygiad undonog ac anniddorol. Mae cynllun y safle yn darparu ar gyfer tirlunio meddal o ansawdd uchel drwy gydol y datblygiad a bydd yn cadw tirlunio meddal anffurfiol sylweddol i'w ffiniau i sicrhau bod y datblygiad canlyniadol yn cael ei sgrinio'n naturiol o fewn y dirwedd ac yn sicrhau nad oes dim anfantais weledol i amwynderau'r ardal.

Gwelir y datblygiad yn unol â DM06, DM10, DM17 a Chanllawiau Cynllunio Atodol Amgylchedd a Dylunio Adeiledig Ceredigion o'r CDLI a TAN 12.

## **Cynllun y Safle ac Amwynder Preswyl**

Mae maen prawf 7 o Bolisi DM06 yn ceisio gwarchod amwynder trigolion eiddo cyfagos rhag niwed arwyddocaol mewn perthynas â

phreifatrwydd, sŵn a golygfa. Mae eiddo preswyl yn agos i'r safle.

Ystyrir y gellir cyflawni'r datblygiad arfaethedig er mwyn sicrhau pellter gwahanu digonol rhwng ystafelloedd cyfanheddol anheddau unigol fel y nodir gyda Chanllawiau Cynllunio Atodol Amgylchedd Adeiledig a Dylunio Ceredigion. Ymhellach, ystyrir bod pob annedd yn elwa o ofod amwynder preifat awyr agored digonol er budd trigolion y dyfodol.

O ystyried pa mor agos yw'r safle i gefnffordd yr A487, darparwyd Asesiad Sŵn mewn perthynas ag effeithiau posibl yr hinsawdd sŵn bresennol ar drigolion y dyfodol a phenderfynu addasrwydd y safle at ddefnydd preswyl. Mae man agosaf unrhyw adeilad preswyl i'r A487 tua 40m o ymyl y lôn gerbydau, gyda ffin bresennol y safle, Heol y Felin Newydd ei hun, a'r llystyfiant presennol ar ymyl yr A487 yn ei groesi.

Mae arolygon a gynhaliwyd yn y lleoliad hwn yn dod i'r casgliad y byddai lefelau sŵn allanol yn ystod y dydd yn disgyn yn is na'r gwerth canllaw uwch o 55dB -- nid yw'r asesiad hwn yn cyfrif am unrhyw sgrinio neu blannu ychwanegol ar y ffin. O'r herwydd, mae'r asesiad yn dod i'r casgliad na fydd lefelau sŵn allanol yn yr ardd yn achosi effaith andwyol sylweddol i drigolion y dyfodol.

O ran lefelau sŵn mewnol, rhagwelir y bydd y plotiau agosaf yn profi lefelau sŵn rhwng 51-53dB a daw i'r casgliad y gellir cydymffurfio â rheoliadau adeiladu trwy osod gwydr dwbl thermol safonol. Mae'r asesiad yn nodi efallai y bydd angen cau ffenestri'r plotiau agosaf ac felly gellir darparu dull amgen o awyru gyda fentiau ffrâm drwedd acwstig yn unol â rheoliadau adeiladu.

Daw'r asesiad i'r casgliad: *"Mae'r asesiad hwn yn dangos yn wrthrychol y gellir datblygu'r safle uchod fel y'i cynigir heb i sŵn gael effaith andwyol sylweddol ar drigolion y dyfodol"*. Mae'r Awdurdod Cynllunio Lleol yn fodlon â chasgliadau'r asesiad sŵn ac yn ystyried y gellir darparu'r datblygiad heb niwed sylweddol i drigolion y dyfodol.

O ran yr effeithiau i drigolion presennol yn agos, dylid ystyried Rhifau 4 i 11 ar Heol y Wern y mae eu gerddi cefn yn rhannu ffin â'r safle. Fel y dangosir gan gynlluniau rhannau ac y cyfeirir ato mewn man arall yn yr adroddiad hwn, mae lefelau tir yn yr ardal hon yn goleddfu ar i fyny i safle'r cais ac felly bydd yr anheddau arfaethedig yn gyffredinol yn eistedd ar safle uchel o gymharu â Heol y Wern. Fodd bynnag, mae'r bwriad yn cadw'r clawdd aeddfed presennol sy'n croesi safle'r datblygiad oddi wrth yr anheddau hyn ac ymhellach yn darparu byffer o ~8m o fewn y safle rhwng y rhannau agosaf o ardaloedd amwynder yr anheddau presennol a'r rhai arfaethedig.

Ar y sail hon, mae'r Awdurdod Cynllunio Lleol o'r farn na fyddai'r datblygiad arfaethedig yn achosi niwed sylweddol i fwynderau preswyl unrhyw anheddau cyfagos yn amodol ar ddarparu / cadw triniaethau terfyn fel y cynigir, wedi'i sicrhau gan amod.

## Mannau Agored Cyhoeddus

Byddai'r datblygiad arfaethedig yn arwain at greu 104 o ystafelloedd gwely, ac o'r herwydd mae'n ofynnol darparu manau cyhoeddus yn unol â meincnodau a nodir gan Gyngor Cefn Gwlad Cymru 'Pecyn Cymorth Mannau Gwyrdd' (Cyfoeth Naturiol Cymru bellach) a Safonau Meysydd Chwarae Cymru. Mae Canllawiau Cynllunio Atodol Mannau Agored Ceredigion yn rhoi eglurder pellach o ran darparu manau agored sydd eu hangen a nodir fel 2.8ha fesul 1000 o bobl. Mae'r fformiwla ar gyfer cyfrifo cyfanswm y manau agored sydd eu hangen fel a ganlyn:

$$2.8\text{ha fesul } 1000 \text{ o'r boblogaeth } 2.8\text{ha}/1000 * \text{nifer yr ystafelloedd gwely} = \text{lle cyffredinol.}$$

$$2.8\text{ha}/1000 * 104 = 0.2912\text{ha neu } 2912 \text{ msg}$$

Mae Canllawiau Cynllunio Atodol y Mannau Agored yn cyfrifo cyfran ofynnol y manau agored cyhoeddus hyn fel a ganlyn:

- Mannau Gwyrdd Naturiol Hygyrch Cymunedol:  $104 \times 0.002 = 0.2080\text{ha}$  (2,080m.sg)
- Man Chwarae Naturiol ag Offer:  $104 \times 0.0008 = 0.0832\text{ha}$  (832m.sg)

Mae'r datblygiad yn darparu:

- 1,403m.sg o fannau agored anffurfiol ar ffurf y basn arafu, llwybrau troed o amgylch y nodwedd, a manau cymunedol mewn manau eraill o fewn y safle; a
- "Ardal Chwarae Leol" 375m.sg gyda nodweddion chwarae naturiol ac amwynderau cysylltiedig

Er bod y ffigurau hyn 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 i'r ddarpariaeth gyffredinol o fannau agored. Mae ardaloedd o'r fath yn cynnwys gerddi preifat, glannau afonydd, rhandiroedd, a llwybrau beicio / cerddwyr – y mae pob un ohonynt yn amgylcheddau pwysig sy'n cynnig naill ai mynediad i fannau agored neu deimlad o fod o fewn neu wedi'ch amgylchynu gan fannau 'gwyrdd'. Bydd pob annedd arfaethedig yn elwa o'i amwynder preifat ei hun i'w gerddi cefn a blaen.

Yn yr achos hwn, bydd y safle hefyd yn cadw 4,610 m.sg o ardaloedd wedi'u tirlunio'n anffurfiol ar ffiniau'r safle i gadw gwyrddni sylweddol efallai na fydd yn cael ei ddarparu fel manau gwyrdd ffurfiol, ond bydd yn cyfrannu at amgylchedd cyffredinol yr ardal. Mae'n bosibl y bydd rhannau o'r ardaloedd anffurfiol hyn sydd wedi'u tirlunio yn ymarferol yn dibynnu ar lefelau'r tir sy'n deillio o hynny, sef mewn ardaloedd o amgylch mynediad i'r safle ac ar y ffin ogledd-ddwyrainol.

O ran y man chwarae naturiol ag offer, caiff y darpariaethau hyn eu defnyddio'n bennaf gan blant a fyddai'n byw gerllaw. Gellir cydnabod bod cyfran sylweddol o'r anheddau (unedau 1 ystafell wely) yn llai tebygol o gael eu meddiannu gan unrhyw blant ac felly efallai y bydd y galw cyffredinol am gyfleusterau o'r fath yn llai na'r disgwyl ar safleoedd datblygu ar gyfer tai cyffredinol sydd fel arfer yn darparu nifer uwch o anheddau mwy. Ar ben hynny, mae mân ostyngiadau i'r darpariaethau hyn wedi caniatáu i blotiau ychwanegol gael eu cynnwys yng nghynllun cyffredinol y safle i gynyddu'r tai fforddiadwy a ddarperir.

Felly, er bod llai o fannau agored cyhoeddus yn cael eu cynnig na'r hyn a nodir yn LU24, mae'r Awdurdod Cynllunio Lleol o'r farn bod y darpariaethau'n dderbyniol i gydnabod yr amgylchedd cyffredinol a'r gwyrddni a gedwir yn anffurfiol, y cymysgedd arfaethedig o dai, a'r angen hollbwysig i ddarparu tai fforddiadwy.

Mae Polisi DM03 yn cynghori y bydd datblygiadau'n cael eu lleoli 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 trafnidiaeth gyhoeddus. Dylid cyflawni hyn drwy ddarparu cysylltiadau â'r llwybrau presennol o ddatblygiadau newydd, adfer seilwaith nad yw'n cael ei ddefnyddio mwyach lle byddant yn gwasanaethu datblygiad newydd mewn ffordd gynaliadwy, a darparu gwell iechyd ac ansawdd bywyd trwy ymgorffori nodweddion mewn datblygiad sy'n manteisio ar gysylltiadau â dulliau teithio heblaw ceir.

Nid yw'r Awdurdod Prifffyrdd Lleol wedi codi dim gwrthwynebiad yn destun amodau mewn perthynas â darparu'r mynedfeydd i gerbydau a cherddwyr fel y cynigir. Ystyrir bod y cyfleusterau parcio a throi mewnol yn bodloni gofynion Canllawiau Cynllunio Atodol Safonau Parcio Ceredigion a byddant yn cael eu sicrhau gan amod.

Bydd y droedffordd arfaethedig ar hyd Heol y Felin Newydd i Ffordd Aberystwyth hefyd yn cael ei sicrhau cyn i unrhyw anedd gael ei meddiannu er mwyn sicrhau bod y ddarpariaeth yn cael ei chyflawni fel y cynigir.

Bydd manylion llawn y ramp i gerddwyr o ganol y safle i Heol y Wern yn cael eu diogelu drwy amod o fewn amserlen resymol i sicrhau darpariaethau priodol a hwyluso symudiad pobl rhwng yr ardaloedd preswyl arfaethedig a phresennol er budd meithrin cymuned gydlynol a hyrwyddo creu lleoedd. Bydd y ramp yn darparu mynediad gwastad o fewn pellter byr i'r arhosfan bysiau ar Heol y Wern sy'n gwasanaethu pob ardal yn nhref Aberteifi ac ymhellach mewn manau eraill i Landudoch a Thraeth Poppit i'r de-orllewin.

### **Draenio Dŵr Budr a Dŵr Wyneb**

Bydd angen Cymeradwyaeth SDCau ar gyfer y datblygiad cyn dechrau unrhyw waith ar y safle, a ganiateir gan Gorff Cymeradwyo Draenio Cynaliadwy Ceredigion. Bydd gwybodaeth yn cael ei chynnwys ar unrhyw ganiatâd i roi cyngor felly.

Bydd y datblygiad yn cysylltu â'r brif garthffos bresennol sy'n gwasanaethu'r safle, yn amodol ar y caniatâd priodol gan Ddŵr Cymru Welsh Water (DCWW).

O ran draenio dŵr budr, cynigir bod y datblygiad yn cysylltu trwy system disgyrchiant â charthffos y prif gyflenwad yn Heol y Wern, yn amodol ar gydsyniadau priodol gan DCWW. Yn dilyn hysbysiad yn ystod haf 2023 bod Gwaith Trin Dŵr Gwastraff Aberteifi wedi cyrraedd ei gapasiti, mae Dŵr Cymru wedi argymhell amod i'w osod i gyfyngu ar feddiannaeth yr anheddau hyd at adeg pan fydd y gwaith uwchraddio i'r Gwaith Trin Dŵr Gwastraff wedi'i gwblhau -- ar hyn o bryd wedi'i gynllunio ar gyfer 31ain Mawrth 2027. Bydd hyn yn cael ei osod fel yr argymhellir.

Ar ben hynny, mae DCWW wedi cadarnhau bod capasiti ar gael ar hyn o bryd yn y cyflenwad dŵr i ddarparu ar gyfer y datblygiad.

Bydd nodiadau cynghori CDCC yn cael eu cynnwys fel gwybodaeth am unrhyw ganiatâd.

### **Bioamrywiaeth a Seilwaith Gwyrdd**

Cyflwynwyd Datganiad Seilwaith Gwyrdd, Cynllun Gwella Ecolegol, Adroddiad Arfarnu Ecolegol, Datganiad Dull Lliniaru Ymlusgiaid, Arolwg Coed, Cynllun Cynnal a Chadw a Rheoli'r Dirwedd, Strategaeth Goleuo a Strategaeth Blannu i gefnogi'r cais.

Mae'r safleoedd dros 1km o'r safle gwarchoddedig agosaf (ACA / SoDdGA) ac felly deuir i'r casgliad bod y datblygiad yn codi ychydig iawn o debygolrwydd o effeithiau ar y nodweddion hyn.

Mae'r Ecolegydd Cynllunio yn fodlon â'r wybodaeth a roddwyd mewn perthynas â rhywogaethau, coed a chloddiau gwarchoddedig yn destun amodau sy'n sicrhau mesurau a amlinellir yn y dogfennau ategol. Mae'r Ecolegydd Cynllunio yn fodlon felly y gellir sicrhau enillion net bioamrywiaeth yn destun amodau, yn unol â DM14, DM15 ac yn unol â chanllawiau Cyfarwyddiaeth Gynllunio Llywodraeth Cymru 23/10/2019 ar gyfer enillion bioamrywiaeth net.

### **Ymateb i Wrthwynebiadau [Sylwadau'r awdurdod cynllunio lleol mewn print trwm]**

- Mae'r safle y tu allan i ffin anheddiad y CDLI
  - **Ymdriniwyd â hyn yn 'Egwyddor Datblygu'**
- Maint y datblygiad yn groes i lwybr tai Aberteifi -- ni ellir ei ystyried yn safle eithriedig gwledig
  - **Ymdriniwyd â hyn yn 'Egwyddor Datblygu'**
- Pryderon ynghylch cynhyrchu traffig, gallu cyffwrdd, tagfeydd, diogelwch ar y ffyrdd, parcio
  - **Nid yw'r Awdurdod Prifffyrdd Lleol nac Asiantaeth y Cefnffyrdd wedi codi dim gwrthwynebiadau, yn destun amodau**
- Mwy o alw ar drafnidiaeth gyhoeddus
  - **Byddai cynnydd yn y defnydd o drafnidiaeth gyhoeddus yn fwy tebygol o gynnal a gwella gwasanaethau. Ystyrir fel arall bod y safle wedi'i leoli o fewn pellter cerdded i wasanaethau allweddol**
- Effaith ar wasanaethau lleol (ysgolion, practisau meddygol, deintyddion)
  - **Ymdriniwyd â hyn yn 'Effaith ar y Gymraeg a'r Gymuned'**
- Niwedd ecolegol i rywogaethau a chynefin
  - **Ymdriniwyd â hyn yn 'Bioamrywiaeth a Seilwaith Gwyrdd'**
- Dyluniad yn anghyson â'r datblygiad o'i gwmpas
  - **Ymdriniwyd â hyn yn 'Dylunio, Effaith ar y Dirwedd a'r Effaith Weledol'**
- Pryderon y bydd y datblygiad yn edrych dros eiddo eraill
  - **Ymdriniwyd â hyn yn 'Cynllun y Safle ac Amwynder Preswyl'**
- Pryderon am allu draenio dŵr budr
  - **Ymdriniwyd â hyn yn 'Draenio Dŵr Budr a Dŵr Wyneb'**
- Pryderon am lifogydd dŵr wyneb
  - **Ymdriniwyd â hyn yn 'Draenio Dŵr Budr a Dŵr Wyneb'**
- Mwy o lygredd sŵn / golau / aer
  - **Ymdriniwyd â hyn yn rhannol yn 'Cynllun y Safle ac Amwynder Preswyl'. Nid yw'r safle wedi ei leoli mewn Ardal Rheoli**



- Effaith ar gyflenwad trydan / dŵr
  - **Mae'r Grid Cenedlaethol wedi cadarnhau bod capasiti'r grid ar gael i'r datblygwr. Mae DCWW wedi cadarnhau capasiti cyflenwad dŵr.**
- Diffyg Cynllun Rheoli Amgylcheddol Adeiladu ac Asesiadau o Ganlyniadau Llifogydd
  - **Caiff Cynllun Adeiladu Rheoli Amgylcheddol ei orfodi gan amod cynllunio, yn unol â argymhellion yr Ecolegydd Cynllunio. Nid yw'r safle o fewn unrhyw barth llifogydd a nodir yn y Map Llifogydd ar gyfer Cynllunio.**
- Nid yw'r rhybuddion cywir wedi eu rhoi i dirfeddianwyr
  - **Mae'r awdurdod cynllunio lleol yn fodlon bod hysbysiadau Erthygl 10 wedi'u rhoi i'r tirlfeddianwyr perthnasol yn ôl y gofyn**
- Ymholiadau mewn perthynas â safleoedd eraill yn Aberteifi sy'n eiddo i Tai Wales and West
  - **Nid yw'r materion hyn yn ystyriaethau cynllunio perthnasol o ran y cais dan sylw**

Mewn perthynas â'r ail-ymgyngoriad:

- Gwaethygu ymddygiad gwrthgymdeithasol (tipio anghyfreithlon, gweithgaredd annymunol, defnyddio cilfan wrth ymyl cartrefi symudol)
  - **Nid yw'r ACLI yn cytuno bod datblygiad preswyl yn ei hanfod yn cynyddu'r tebygolrwydd o ymddygiad gwrthgymdeithasol**
- Gwaethygu trosedd, sŵn, fandaliaeth
  - **Nid yw'r ACLI yn cytuno bod datblygiad preswyl yn ei hanfod yn cynyddu'r tebygolrwydd o ymddygiad gwrthgymdeithasol**
- Nid oes angen cysylltiadau llwybrau troed â Heol y Felin Newydd a Heol y Wern
  - **Mae'r ACLI a'r Awdurdod Priffyrdd Lleol o'r farn bod angen y cysylltiadau i gerddwyr rhwng y safle arfaethedig er budd athreiddedd y safle, galluogi / hyrwyddo teithio actif, a meithrin cydlyniant cymunedol rhwng preswylwyr presennol a newydd.**
- Nid yw cyswllt llwybr troed i Heol y Wern wedi derbyn cymeradwyaeth yr heddlu
  - **Mae'r Awdurdod Cynllunio Lleol yn cydnabod sylwadau Swyddog Dylunio Atal Trosedd (SDAT) Heddlu Dyfed Powys (HDP) sydd wedi'u cynnwys yn y dogfennau a gyflwynwyd mewn perthynas â'r cyswllt llwybr troed i Heol y Wern -- fodd bynnag, nid yw'r ACLI yn ystyried bod cynnwys llwybr troed yn y lleoliad hwn yn cynyddu'r tebygolrwydd o drosedd yn ei hanfod.**
- Byddai cyswllt llwybr troed i Heol y Wern yn effeithio ar breifatrwydd a diogelwch eiddo cyfagos
  - **Er y byddai'r llwybr troed yn cynyddu nifer yr ymwelwyr ar y ffordd bresennol o Heol y Wern, mae cyd-destun y safle yn gwbl breswyl fel y mae ac nid oes unrhyw gyfyngiad ar ddefnydd aelodau'r cyhoedd o'r briffordd gyhoeddus a throedffyrdd. Mater i'r perchennog yw darparu triniaeth ffin ddigonol a diogel.**
- Ymholiadau ynghylch cywirdeb datganiadau ecolegol mewn perthynas â moch daear a nadroedd gwair
  - **Mae'r Ecolegydd Cynllunio wedi cadarnhau bod y Gwerthusiad Ecolegol Rhagarweiniol (GER) a ddarparwyd yn ddilys -- fodd bynnag, yng ngoleuni sylwadau a thystiolaeth gan drydydd parti, maent wedi argymhell cynnal arolwg pellach mewn perthynas â moch daear cyn dechrau ar y gwaith i sicrhau nad oes unrhyw niwed i rywogaethau a warchodir. Bydd hyn yn cael ei sicrhau drwy amod cynllunio.**
- Cais am Asesiad Rheoliadau Cynefinoedd (ARhC) i'w gynnal a'i wneud yn gyhoeddus
  - **Daeth yr Ecolegydd Cynllunio i'r casgliad nad oedd angen ARhC oherwydd pellter y safle o'r cwrs dŵr agosaf sydd wedi'i gysylltu'n hydrolegol â'r Ardal Cadwraeth Arbennig (ACA) (dros 300m)**
- Nid yw 7 diwrnod gwaith yn ddigon hir i ganiatáu i ymgynoreion statudol / anstatudol a'r cyhoedd ymateb i ail-ymgyngoriad
  - **Cyhoeddwyd ail-ymgyngoriad ar 17 Chwefror tan 3 Mawrth, sef cyfanswm o 14 diwrnod (10 diwrnod gwaith). Mae'r ACLI o'r farn bod hyn yn briodol.**

## ARGYMHELLIAD:

Cymeradwyo gydag Amodau

**MAE'R CAIS YN DDATBLYGIAD MAWR AC FELLY MAE'R CAIS YN CAEL EI GYFEIRIO AT Y PWYLLGOR RHEOLI DATBLYGU YN UNOL Â CHYNLLUN DIRPRWYO'R CYNGOR**

**Rhif y Cais /**  
**Application Reference** A240851  
**Derbyniwyd / Received** 14-11-2024

**Y Bwriad / Proposal** Residential development, together with associated vehicular and pedestrian accesses, car parking, amenity areas, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure.

**Lleoliad Safle / Site Location** Land at Dol Y Dintir, New Mill Road, Cardigan, SA43 1NE

**Math o Gais / Application Type** Full Planning

**Ymgeisydd / Applicant** Mr Craig Jones, Wales & West Housing Association, Cwrt Y Llan Church Lane, Newcastle Emlyn, SA38 9AB

**Asiant / Agent** Mr Michael Southall (Amity Planning), Creative Quarter A8 Morgan Arcade, Cardiff, CF10 1AF

## THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a parcel of greenfield land of some 1.9 hectares located to the north-eastern edge of Cardigan. The site is broadly rectangular and comprises of undulating grassland bound by mixed native hedgerows. The site is devoid of any buildings or structures and it is stated that the field is occasionally grazed by livestock, mainly sheep.

The site lies outside of, but immediately adjoins, the settlement boundary of Cardigan as defined by the Ceredigion Local Development Plan (LDP). To the west of the site lies the existing residential estates of Heol y Wern and Heol Derw, to the north are a small number of dwellings along New Mill Road -- the nearest being a large detached dwelling known as Y Winllan -- and to the east lies open agricultural land adjacent to the A487 Trunk Road.

A small portion of the north of the site lies within an Aggregate Safeguarding Area. The site does not sit within any flood zone in relation to rivers, seas, or watercourses as set out by the Flood Map for Planning (FMfP).

### Planning History:

- 751931: Outline Planning -- Residential development -- REFUSED 18-02-1976
- 771280: Outline Planning -- Extension to existing residential estate -- REFUSED 04-01-1978
- 780596: Outline Planning -- Extension to residential estate -- APPROVED STC 11-10-1978
- 920157: Outline Planning -- Erection of retail foodstore and associated Petrol Filling Station -- REFUSED 09-06-1992 [Appeal Lodged and Withdrawn]
- A040429: Full Planning -- Non-food retail units -- WITHDRAWN 07-08-2006
- A100957: Full Planning -- Erection of four-pump petrol filling station together with associated kiosk, jet wash and automatic car-wash, recycling centre and ancillary works -- WITHDRAWN 04-03-2011

## DETAILS OF DEVELOPMENT

The application is submitted on behalf of Wales and West Housing Association (WWHA) -- a registered social landlord -- seeking full planning permission for the development of 51no. affordable dwellings, the formation of highway and pedestrian access through the site to adoptable standards, the provision of public open space, an attenuation basin for surface water, and all associated works.

The dwellings are to be provided as follows:

- 3no 1-Bed 2-Person GF Flats (**51sq.m**)
- 3no 1-Bed 2-Person FF Flats (**55sq.m**)
- 10no 1-Bed 2-Person Bungalows (**50sq.m**)
- 1no 2-Bed 4-Person Wheelchair-Accessible Bungalow (**96sq.m**)
- 20no 2-Bed 4-Person Houses (**83sq.m**)
- 10no 3-Bed 5-Person Houses (**95sq.m**)
- 4no 4-Bed 6-Person Houses (**110sq.m**)

The proposed dwellings shall be maintained and managed for social rent by WWHA to meet specific housing needs identified by Ceredigion County Council's housing register and allocated in accordance with the Council's Common Allocations Policy.

The dwellings are proposed with traditional pitched roofs under tiles of two colours respectively (dark grey / dark red) with external walls in a variety of sand/cement painted render and red brick finish. Doors are to be provided in styled composite with windows, rainwater goods, fascias, and soffits in UPVC.

Vehicular access to the site would be provided by a new entrance from New Mill Road to the south of the site, with a 2m footway to be provided along New Mill Road to connect with an existing footway at the junction to Aberystwyth Rd. Elsewhere, pedestrian access will be provided at two points within the site -- from the centre of the site westward to Heol y Wern, with plans showing an indicative ramp connecting to an existing adopted stub road, and to the north of the site onto New Mill Road.

The layout of the site sees the primary access fork in two directions, splitting the site into three broadly linear residential patterns running south-east to north-west. To the north-western corner of the site, an attenuation basin, native planting and pedestrian walkways are proposed in association with the drainage strategy given this is the lowest lying area of the site and to provide informal open space.

A formal Local Area of Play (LAP) of 375sq.m is proposed at the eastern boundary to incorporate natural play features and public seating areas with communal green spaces and natural landscaping provided elsewhere across the site.

Foul drainage is proposed to connect to the mains sewer at Heol y Wern by gravity foul system and surface water shall be subject to a sustainable drainage systems subject to the consent of the Ceredigion SuDS Approval Body (SAB).

## **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
- S02 Development in Urban Service Centres (USCs)
- S04 Development in Linked Settlements and Other Locations
- 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
- LU30 Safeguarding
- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM08 Bilingual Signs and Place Names
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement
- Community and the Welsh Language SPG 2015
- Open Space SPG April 2014
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Affordable Housing SPG 2014

## **OTHER MATERIAL CONSIDERATIONS**

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

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

### **EQUALITY ACT 2010**

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

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

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

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

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to

meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## CONSULTATION RESPONSES

### Cyngor Tref Aberteifi Town Council:

*Mae'r Cyngorwyr yn cymeradwyo'r cais ond yn pwysleisio pwysigrwydd cwrdd â'r cyngor technegol cyfredol ar gyfer darparu draeniad oherwydd natur hanesyddol llifogydd ar y safle a'r ardal o'i amgylch*

*Councillors approve this application but stress the importance of meeting current technical advice for drainage provision, due to the historic nature of flooding on the site and surrounding area.*

### Trunk Road Agency:

No direction issued

### Highways:

No objection subject to conditions

### Land Drainage:

Site is adjacent to an area at low risk of surface water flooding. 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

### Heneb:

No further action of historic environment grounds required.

### CADW:

No response

### Mid and West Wales Fire and Rescue:

No objection

### Third Party Representations:

Representations were received signed from a total of 33 individuals in objection and a letter received from a Planning Consultant instructed on behalf of objecting residents (number unspecified) -- comments summarised as follows:

- Site lies outside settlement boundary of the LDP
- Scale of development at odds with housing trajectory of Cardigan -- cannot be considered a rural exception site
- Concerns regarding traffic generation, junction capacity, congestion, road safety, parking
- Increased demand on public transport
- Impact to local services (schools, medical practices, dentists)
- Ecological harm to species and habitat
- Design out of character with surrounding development
- Concerns that development will overlook other properties
- Concerns over foul drainage capacity
- Concerns over surface water flooding
- Increased noise / light / air pollution
- Impact to electricity / water supply
- Lack of Construction Environmental Management Plan (CEMP) and Flood Consequences Assessment (FCA)
- Correct notices have not been served to landowners
- Queries with regard to other sites within Cardigan owned by Wales and West Housing

Following an amendment to the plan to provide a footpath link from the site westward into Heol-y-Wern, a 14-day re-consultation exercise was instructed to all neighbours originally consulted by letter. Further comments provided by third parties (including those who had provided comments previously) are summarised as follows:

- Exacerbation of anti-social behaviour (fly tipping, undesirable activity, use of layby by mobile homes)
- Exacerbation of crime, noise, vandalism

- Footpath links to New Mill Road and Heol y Wern are not required
- Footpath link to Heol y Wern has not received police approval
- Footpath link to Heol y Wern would impact on privacy and security of adjacent properties
- Queries over accuracy of ecological statements in respect of badgers and grass snakes
- Request for Habitats Regulations Assessment (HRA) to be carried out and made public
- 7 working days is not long enough to allow statutory / non statutory consultees and the public to respond to re-consultation

## CONCLUSION

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

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

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

### Principle of Development

Future Wales is the national development framework and sets out the direction for growth in Wales up to 2040. In accordance with Policy 25 of Future Wales, the regional housing needs for Mid Wales should be met by development within Regional Growth Areas. Whilst the extent of the Regional Growth Areas is not defined, Future Wales does identify a number of primary settlements as being located within these areas. One of these settlements is Cardigan which is identified as being within the Teifi Valley Regional Growth Area.

The Ceredigion LDP Strategy aligns with Future Wales in that it seeks to direct the majority of housing development (51%) to the County's main towns, which includes Cardigan, as they are considered the most sustainable locations in the County. For the purposes of the LDP, the main towns are referred to as ‘Urban Service Centres’ and are subsequently followed by ‘Rural Service Centres’, ‘Linked Settlements’ and ‘Other Locations’ in the settlement hierarchy.

The extent of the ‘Urban Service Centres’ is defined by settlement boundaries. These have been drawn to allow sufficient opportunities for development to occur to meet the growth planned for under the LDP, whilst still ensuring development relates well to the existing built form. LDP Policy S02 therefore requires housing development in ‘Urban Service Centres’ to come forward within the defined settlement boundary. In this case, although the proposed development would reside adjacent to the existing built form of Cardigan, it would be located outside of the settlement boundary. Therefore, for the purposes of the LDP, the proposed site is considered to fall within ‘Other Locations’.

Development outside of ‘Service Centres’ is generally only considered sustainable where it serves to allow the existing community to meet some of its needs. Policy S04 of the LDP therefore sets out that housing development in ‘Other Locations’ is only justified where it meets a demonstrated need for affordable housing in the locality or a need for a rural enterprise dwelling. In terms of physical location, affordable housing must be located immediately adjacent to an existing group of dwellings in line with national planning policy.

In accordance with sustainable development and national planning principles, the countryside must be conserved. It is therefore important that the rate of housing development in ‘Other Locations’ is managed. For that reason, LDP Policy S04 is only supportive of affordable housing in such locations providing the allocated provision is not exceeded, and the balance between the provision in the ‘Service Centre’ and the ‘Linked Settlements’ and ‘Other Locations’ in the relevant Settlement Group is in line with that set out in the LDP.

The LDP assigned 564 units to the Cardigan Settlement Group with 420 of these units expected to come forward within the Cardigan ‘Urban Service Centre’. The remaining 144 units were assigned to ‘Linked Settlements’ and ‘Other Locations’. As of December 2024, 152 units have come forward within ‘Linked Settlements’ and ‘Other Locations’ in the Settlement Group. After accounting for demolitions and conversions, this means that the allocated provision has been exceeded by 6 units. In contrast, there have been commitments for 375 of the 420 units assigned to the Cardigan ‘Urban Service Centre’. After accounting for demolitions and conversions, this leaves a remaining requirement of 59 units for the ‘Urban Service Centre’.

In terms of the distribution of residential units, the LDP assigned 74.5% of anticipated housing growth in the Settlement Group to the Cardigan ‘Service Centre’. The remaining 25.5% has been assigned to the Settlement Group's ‘Linked Settlements’ and ‘Other Locations’. The LDP Housing Figures as of December 2024 indicate commitments for 511 residential units in the Settlement Group after accounting for conversions and demolitions. 70.6% of these units have come forward within the ‘Service Centre’, whilst the remaining 29.4% of the units have come forward within ‘Linked Settlements’ and ‘Other Locations’. The distribution sought is therefore not being achieved and further development outside of the ‘Service Centre’ would exacerbate this imbalance.

The proposed development is considered contrary to the strategic policies of the LDP and Local Planning Authorities are required to determine applications in accordance with the policies contained within the development plan unless material considerations indicate otherwise. Planning Policy Wales: Edition 12 (PPW) however, identifies that a community's need for affordable housing is one such

material consideration which must be taken into account when determining relevant planning applications. Planning authorities are advised to refer to their Local Housing Market Assessment (LHMA) to help determine the need for affordable housing.

The 2022 Ceredigion LHMA sets out the latest estimated housing needs in the County. The Assessment identifies an annual gross need of 75 affordable units between 2022 and 2027 for the Teifi Valley Housing Market Area, which includes Cardigan. When accounting for planned supply and turnover of existing stock, the tool estimates an annual net need of 43 affordable units for the Teifi Valley Housing Market Area for the first 5 years of the Assessment.

The latest LHMA indicates there is a need for affordable housing in the area and in accordance with Policy 7 of Future Wales, planning authorities are expected to explore all opportunities to increase the supply of affordable housing in response to local and regional needs. Planning Policy Wales: Edition 12 (PPW) notes that minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing.

Given the site's proximity to Cardigan, it is considered that the development would relate well to the existing built form and, subject to functional linkages to the existing settlement, may be considered to be a sustainable location where services and facilities can be accessed by active and sustainable modes of transport, whilst also contributing towards meeting affordable housing needs.

On this basis, while acknowledging the conflict with the Ceredigion LDP in terms of its location outside of the settlement boundary and exacerbation of imbalanced development being brought forward within the settlement group, the proposed development would deliver a substantial number of affordable dwellings in a location that relates well to the existing settlement and make a noteworthy contribution to the provision of affordable housing in Cardigan and its region.

In conclusion therefore, the provision of a scheme delivering 100% affordable housing has been given significant weight in this assessment and it is considered to outweigh the conflict identified with the LDP. The principle of development is therefore accepted.

In respect of aggregate safeguarding, the LPA is satisfied that the development meets the requirements of LU30 and that the development is compatible given the limited area falling within the safeguarding area and the overall residential context of the area making any extraction in this specific area highly unlikely.

### **Impact on Welsh Language and Community**

LDP Policy DM01 requires a Community and Linguistic Impact Assessment (CLIA) to be submitted with planning applications for development that results in new housing where the scale of development differs from that permitted under S03 and S04.

A CLIA has been submitted in accordance with DM01 to identify the existing Welsh-speaking community within Cardigan relative to both national and countywide trends. Census data shows that 41.4% of the population of Cardigan are considered to have Welsh-speaking ability, while the Ceredigion-wide figure rises to 45.3%.

In line with DM01 and associated SPG, the CLIA identifies 11no positive impacts, 8no neutral impacts, and 0 negative impacts upon the Welsh language by way of the development and considers that the provision of affordable housing on the basis of the Council's Allocation policy can enable individuals to remain as part of the community.

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

In terms of early years and school capacities within Cardigan and surrounding areas, the Council's Learning Services has advised that 15 childminders are registered in the area. It was advised that plenty of capacity exists at Cylch Meithrin provision in Cardigan, Cenarth and Llechryd, whereas capacity at Penparc is limited.

In respect of primary and secondary education, latest figures demonstrate there to be capacity in both Ysgol Gynradd Aberteifi and Ysgol Uwchradd Aberteifi respectively.

In respect of wider local services, the development proposes 100% affordable dwellings for individuals on the Council's housing register, and therefore future occupants are more likely to already be utilising local services.

### **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:

- 3no 1-Bed 2-Person GF Flats (**51sq.m**)
- 3no 1-Bed 2-Person FF Flats (**55sq.m**)
- 10no 1-Bed 2-Person Bungalows (**50sq.m**)
- 1no 2-Bed 4-Person Wheelchair-Accessible Bungalow (**96sq.m**)
- 20no 2-Bed 4-Person Houses (**83sq.m**)
- 10no 3-Bed 5-Person Houses (**95sq.m**)
- 4no 4-Bed 6-Person Houses (**110sq.m**)

The County's Senior Housing Officer has provided the following data in respect of current affordable housing need in Cardigan and surrounding areas -

- 1-Bed Accommodation: **259 applicants**
- 2-Bed Wheelchair-Accessible Bungalow: **9 applicants**
- 2-Bed Accommodation: **93 applicants**

- 3-Bed Accommodation: **71 applicants**
- 4-Bed Accommodation: **39 applicants**

The Senior Housing Officer commented further:

*The Local Authority have requested this bungalow [2-bed wheelchair accessible] for a family in need of a wheelchair bungalow in the Cardigan area. There are currently 9 applicants for a 2-bed wheelchair bungalow in the Cardigan area.*

*All properties will be built to WDQR [Beautiful Homes and Spaces] requirements and Lifetime Homes requirements which includes level access to all external doors. The bungalows and ground floor apartments will have wetrooms installed along with level access to the front and rear entrances. Therefore, these units can be allocated to general needs applicants or applicants from the other registers above*

On this basis, the proposed development is considered to provide a mix of housing types and scales to contribute toward meeting the established and significant need for affordable housing across a wide-range of accommodation types, in line with LU02.

### **Housing Density**

In respect of housing density, the application site as a whole comprises approximately 1.9ha. Based on the delivery of 51 units, this equates to a density of circa 26.8 dwellings per hectare. The Settlement Group Statement for Cardigan sets 28 dwellings per hectare as the average density across its allocated sites and thus also as a starting point for windfall development related to the settlement.

The site presents some constraints in respect of its developable area on account of its topography -- however, the most constrained area at the north-western corner of the site is proposed to be utilised to accommodate an attenuation basin in association with the treatment of surface water on-site, and therefore the LPA considers the overall use of land to be effective and efficient.

It should also be acknowledged that the development provides a high number of bungalows which require larger plot sizes and therefore reduce the overall density of residential sites. However, these properties are crucial in meeting the identified needs and are therefore supported to provide the mix of housing sought.

The development is therefore seen in accordance with LDP Policy LU06.

### **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.

### **Agricultural Land Classification**

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

An Agricultural Land Classification Report has been provided to conclude that the land is classified as Grade 4 - Poor Quality Agricultural Land given severe limitations which restrict the range of crops and/or level of yields due to the sloping nature of its topography.

As such, the development of the land will not result in the loss of best and most versatile (BMV) land in line with PPW.

### **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.

Plans have been provided in respect of all house types as well as 3D visualisations from street-level to facilitate a clearer understanding of the resultant streetscene. While these renderings would not be included as part of the approved plans, they are indicative of the overall character of the development.

The dwellings are confined to one and two-storey buildings throughout the site and thus are considered to be of an appropriate scale in relation to the character of the area. The existing estates on Heol y Wern, Heol Derw, Heol Gollen and Dol y Dintir provide a variety of house types of modest nature and character set within modest plots -- it is considered that the proposed development would generally assimilate with the existing pattern and layout of development and not result in any landscape harm, instead reading as a natural extension to the form of the settlement.

In design terms, the use of materials and visual character of the proposed dwellings are well-considered and would not appear out-of-place in context, while providing interest upon the streetscene through the varied use of both red brick and painted render to external walls with minor architectural features such as open porches to their front elevations. Furthermore, details are provided of the boundary treatments proposed in both ball and hoop top railings which are of greater visual interest than timber or clad fences.

Soft landscaping is provided to a good level across the public realm and to the frontages of the dwellings to ensure further visual interest to the streetscene -- also facilitating the provision of adoptable bio-retention features to treat highway surface water run-off.

In conclusion, the proposed development is considered to be of a high standard in terms of its resultant visual character thanks to its varied streetscene in terms of the form, scale and material finish of dwellings to avoid monotonous and uninteresting development. The

site layout provides for high-quality soft landscaping throughout the development and will retain significant informal soft landscaping to its boundaries to ensure that the resultant development is naturally screened within the landscape and ensure no visual detriment to the amenities of the area.

The development is seen in accordance with DM06, DM10, DM17 and Ceredigion Built Environment and Design SPG of the LDP and TAN 12.

### Site Layout and Residential Amenity

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

It is considered that the proposed development can be delivered as to ensure adequate separation distances between habitable rooms of individual dwellings as specified with the Ceredigion Built Environment and Design SPG. Furthermore, it is considered that each dwelling benefits from adequate outdoor private amenity space for the benefit of future occupiers.

Given the proximity of the site to the A487 Trunk Road, a Noise Assessment has been provided in respect of the potential impacts of the existing noise climate on future residents and determine the suitability of the site for residential use. The nearest point of any residential building to the A487 is approximately 40m from the carriageway edge of the highway, intersected by the existing site boundary, New Mill Road itself, and existing vegetation at the edge of the A487.

Surveys undertaken at this location conclude that external noise levels in daytime would fall below the upper guideline value of 55dB -- this assessment not accounting for any additional boundary screening or planting. As such, the assessment concludes that external noise levels in garden will not cause significant adverse impact to future residents.

In respect of internal noise levels, the nearest plots are predicted to experience noise levels between 51-53dB and concludes that accordance with building regulations (BR) can be achieved by installation of standard thermal double glazing. The assessment states that it may be necessary for the nearest plots to have windows closed and therefore an alternative means of ventilation can be provided with acoustic through-frame vents in accordance with BR.

The assessment concludes: *"This assessment objectively demonstrates that the above the site can be developed as proposed without noise causing significant adverse impact to future residents"*. The LPA is satisfied with the conclusions of the noise assessment and considers the development can be provided without significant detriment to future occupiers.

In respect of impacts to existing occupiers in proximity, consideration should be given namely to Nos.4 to 11 on Heol y Wern whose rear gardens share a boundary with the site. As illustrated by section plans and referred to elsewhere in this report, land levels at this area slope upward into the application site and thus the proposed dwellings will generally sit at an elevated position relative to Heol y Wern. However, the proposal retains the existing mature hedgerow intersecting the development site from these dwellings and furthermore provides a buffer of ~8m within the site between the nearest parts of the amenity areas of the existing and proposed dwellings.

On this basis, the LPA considers that the proposed development would not result in significant harm to the residential amenities of any dwellings in proximity subject to the provision / retention of boundary treatments as proposed, secured by condition.

### Public Open Space (POS)

The proposed development would result in the creation of 104 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:

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

$$2.8\text{ha}/1000 \times 104 = 0.2912\text{ha or } 2912 \text{ sqm}$$

The Open Space SPG calculates the required proportion of this POS as follows:

- Communal Accessible Natural Green Space:  $104 \times 0.002 = 0.2080\text{ha}$  (2,080sq.m)
- Equipped Natural Play Space:  $104 \times 0.0008 = 0.0832\text{ha}$  (832sq.m)

The development provides:

- 1,403sq.m of informal open space in the form of the attenuation basin, footpaths around the feature, and communal areas elsewhere within the site; and
- 375sq.m "Local Area of Play" (LAP) equipped with natural play features and associated amenities

While these figures are 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, and cycle / pedestrian paths -- all of which are important environments that offer either access to open space or a feeling of being within or surrounded by 'green' space. Each proposed dwelling will benefit from its own private amenity space to their rear and front gardens.

In this case, the site will also retain 4,610sq.m of informal landscaped areas at the site's boundaries to retain significant greenery that may not be provided as formal green space, however will contribute to the overall environment of the area. Portions of these informal landscaped areas may prove functional depending on resulting land levels, namely in areas around the site access and at the north-eastern boundary.

~~In respect of the equipped natural play space, these provisions are primarily used by children who would reside nearby. It can be acknowledged that a significant proportion of the dwellings (1-bed units) are less likely to be occupied by any children and therefore the~~



overall demand for such facilities may be less than that expected on development sites for general housing which typically provide a greater number of larger dwellings. Furthermore, minor reductions to these provisions has allowed additional plots to be incorporated within the overall site plan to increase the delivery of affordable housing.

Therefore, while a lesser amount of POS is proposed than that set out by LU24, the LPA considers the provisions to be acceptable in recognition of the overall environment and greenery retained informally, proposed housing mix, and the over-riding need for the delivery of affordable housing.

## Highways and Movement

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 have raised no objection subject to conditions in respect of the provision of the vehicular and pedestrian accessways as proposed. The internal parking and turning facilities are considered to meet the requirements of the Ceredigion Parking Standards SPG and shall be secured by condition.

The proposed footway along New Mill Road to Aberystwyth Rd shall also be secured prior to the occupation of any dwelling to ensure the delivery of the provision as proposed.

Full details of the pedestrian ramp from the centre of the site onto Heol y Wern shall be secured by condition within a reasonable timeframe to ensure appropriate provisions and facilitate the movement of people between the proposed and existing residential areas in the interest of fostering a cohesive community and the promotion of placemaking. The ramp will provide level access within a short distance to the bus stop on Heol y Wern which serves all areas of Cardigan town and further elsewhere to St Dogmaels and Poppit Sands to the south-west.

## Surface and Foul Drainage

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

The development shall connect to the existing mains sewer serving the site, subject to the appropriate consents from Dwr Cymru Welsh Water (DCWW).

In respect of foul drainage, it is proposed that the development connect by gravity system to the mains sewer at Heol y Wern, subject to the appropriate consents from DCWW. Following notification during summer 2023 that Cardigan Wastewater Treatment Works is at capacity, DCWW have recommended a condition for imposition to restrict the occupancy of the dwellings until a point in time when upgrading works to the WwTW are completed -- currently planned for 31st March 2027. This shall be imposed as recommended.

Furthermore, DCWW have confirmed that capacity is currently available in the water supply to accommodate the development.

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

## Biodiversity and Green Infrastructure

A Green Infrastructure Statement (GIS), Ecological Enhancement Plan, Ecological Appraisal Report, Reptile Mitigation Method Statement, Tree Survey, Landscape Maintenance and Management Plan, Lighting Strategy and Planting Strategy have been submitted in support of the application.

The sites lies in excess of 1km from the nearest protected site (SAC / SSSI) and therefore it is concluded that the development raises a negligible likelihood of impacts on these features.

The Planning Ecologist is satisfied with the information provided in respect of protected species, trees, and hedgerows subject to conditions securing measures outlined within the supporting documentation. The Planning Ecologist is satisfied therefore that biodiversity net gain can be achieved subject to conditions, in line with DM14, DM15 and in accordance with the guidance of the WG Planning Directorate of 23/10/2019 for net biodiversity gain.

## Response to Objections [LPA Comments in Bold]

- Site lies outside settlement boundary of the LDP
  - **Addressed in 'Principle of Development'**
- Scale of development at odds with housing trajectory of Cardigan -- cannot be considered a rural exception site
  - **Addressed in 'Principle of Development'**
- Concerns regarding traffic generation, junction capacity, congestion, road safety, parking
  - **The Local Highways Authority and Trunk Road Agency have raised no objections, subject to conditions**
- Increased demand on public transport
  - **An increase in the use of PT would be more likely to sustain and enhance services. The site is otherwise considered to be located within walking distance of key services**
- Impact to local services (schools, medical practices, dentists)
  - **Addressed in 'Impact on Welsh Language and Community'**
- Ecological harm to species and habitat
  - ~~**Addressed in 'Biodiversity and Green Infrastructure'**~~
- Design out of character with surrounding development

- **Addressed in 'Design, Visual, and Landscape Impact'**
- Concerns that development will overlook other properties
  - **Addressed in 'Site Layout and Residential Amenity'**
- Concerns over foul drainage capacity
  - **Addressed in 'Surface and Foul Drainage'**
- Concerns over surface water flooding
  - **Addressed in 'Surface and Foul Drainage'**
- Increased noise / light / air pollution
  - **Partially addressed in 'Site Layout and Residential Amenity'. The site is not located in an Air Quality Management Area (AQMA) and a Lighting Strategy has been provided to the satisfaction of the LPA.**
- Impact to electricity / water supply
  - **The National Grid have confirmed available grid capacity to the developer. DCWW have confirmed water supply capacity.**
- Lack of Construction Environmental Management Plan (CEMP) and Flood Consequences Assessment (FCA)
  - **A CEMP shall be secured by planning condition in line with the recommendations of the Planning Ecologist. The site does not lie within any flood zone identified by the Flood Map for Planning.**
- Correct notices have not been served to landowners
  - **The LPA is satisfied that Article 10 notices were served to the relevant landowners as required**
- Queries with regard to other sites within Cardigan owned by Wales and West Housing
  - **These matters are not material planning considerations with regard to the application in question**

In respect of the re-consultation:

- Exacerbation of anti-social behaviour (fly tipping, undesirable activity, use of layby by mobile homes)
  - **The LPA does not agree that residential development inherently increases the likelihood of anti-social behaviour**
- Exacerbation of crime, noise, vandalism
  - **The LPA does not agree that residential development inherently increases the likelihood of anti-social behaviour**
- Footpath links to New Mill Road and Heol y Wern are not required
  - **The LPA and Local Highways Authority consider the pedestrian links between the proposed site to be required in the interest of site permeability, enabling / promoting active travel, and fostering community cohesion between existing and new residents**
- Footpath link to Heol y Wern has not received police approval
  - **The LPA acknowledges the comments of the Designing Out Crime Officer (DOCO) of Dyfed Powys Police (DPP) included within submitted documentation in respect of the footpath link to Heol y Wern -- however, the LPA does not consider that the inclusion of a footpath at this location inherently increases the likelihood of crime.**
- Footpath link to Heol y Wern would impact on privacy and security of adjacent properties
  - **While the footpath would increase footfall on the existing stub road from Heol y Wern, the context of the site is wholly residential as existing and there exists no restriction upon members of the public's use of the public highway and footways. The provision of adequate and secure boundary treatment is a matter for the homeowner.**
- Queries over accuracy of ecological statements in respect of badgers and grass snakes
  - **The Planning Ecologist has confirmed that the Preliminary Ecological Appraisal (PEA) provided is valid -- however, in light of representations and evidence from a third party, they have recommended that a further survey in respect of badgers be undertaken prior to the commencement of works to ensure no harm to protected species. This shall be secured by planning condition.**
- Request for Habitats Regulations Assessment (HRA) to be carried out and made public
  - **The Planning Ecologist concluded that an HRA was not necessary on account of the distance of the site from the nearest watercourse that is hydrologically connected to the Special Area of Conservation (SAC) (in excess of 300m)**
- 7 working days is not long enough to allow statutory / non statutory consultees and the public to respond to re-consultation
  - **Re-consultation was issued on 17th February until 3rd March, totalling 14 days (10 working days). The LPA considers this to be appropriate.**

## 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**