

Pecyn Cyhoeddus



Cyngor Sir
CEREDIGION
County Council

Neuadd Cyngor Ceredigion, Penmorfa,
Aberaeron, Ceredigion SA46 0PA
ceredigion.gov.uk

Dydd Iau, 2 Mawrth 2023

Annwyl Syr / Fadam

Ysgrifennaf i'ch hysbysu y cynhelir Cyfarfod o Pwyllgor Rheoli Datblygu yn Hybrid, Dydd Mercher, 8 Mawrth 2023 am 10.00 am_i drafod y materion canlynol:

- 1. Ymddiheuriadau**
- 2. Materion Personol**
- 3. Datgelu buddiant personol a buddiant sy'n rhagfarnu**
- 4. Cadarnhau Cofnodion y Cyfarfod a gynhaliwyd ar 08 Chwefror 2023 (Tudalennau 3 - 6)**
- 5. Ystyried ceisiadau cynllunio a ohiriwyd mewn Cyfarfodydd blaenorol o'r Pwyllgor (Tudalennau 7 - 32)**
- 6. Ceisiadau Statudol, Llywodraeth Leol, Hysbysebion a Datblygu (Tudalennau 33 - 42)**
- 7. Ceisiadau Cynllunio y deliwyd â hwy o dan awdurdod dirprwyedig (Tudalennau 43 - 52)**
- 8. Apeliadau (Tudalennau 53 - 70)**
- 9. Unrhyw fater arall y penderfyna'r Cadeirydd fod arno angen sylw brys gan y Pwyllgor**

Atgoffir yr Aelodau y dylent lofnodi'r Gofrestr Bresenoldeb

Darperir Gwasanaeth Cyfieithu ar y Pryd yn y cyfarfod hwn ac mae croeso i'r sawl a fydd yn bresennol ddefnyddio'r Gymraeg neu'r Saesneg yn y cyfarfod.

Yn gywir



Miss Lowri Edwards

Swyddog Arweiniol Corfforaethol: Gwasanaethau Democrataidd

**At: Gadeirydd ac Aelodau Pwyllgor Rheoli Datblygu
Weddill Aelodau'r Cyngor er gwybodaeth yn unig.**

ddydd Mercher, 8 Chwefror 2023

Yn bresennol: Y Cynghorydd Rhodri Davies (Cadeirydd), Y Cynghorwyr Gethin Davies, Marc Davies, Meirion Davies, Ifan Davies, Rhodri Evans, Geraint Wyn Hughes, Hugh R M Hughes, Ceris Jones, Maldwyn Lewis, Gareth Lloyd, Siân Maehrlein a Carl Worrall

Hefyd yn Bresennol:- Y Cynghorwyr Keith Henson a Catrin M S Davies

Swyddogion yn bresennol: Mr Russell Hughes-Pickering, Swyddog Arweiniol Corfforaethol – Yr Economi ac Adfywio, Mrs Catrin Newbold – Rheolwr Gwasanaeth (Rheoli Datblygu), Mr Jonathan Eirug – Arweinydd Tîm Rheoli Datblygu, Gogledd, Ms Elin Prysor, Swyddog Arweiniol Corfforaethol – Cyfreithiol a Llywodraethu, Ms Nia Jones, Rheolwr Corfforaethol – Gwasanaethau Democrataidd, Mr Shaun Gretarix, Peiriannydd Gwasanaeth Interim, Rheoli Datblygiad Priffyrdd a Mrs Dana Jones, Gwasanaethau Democrataidd a Swyddog Safonau

(10:00am-12:05pm)

1 Personol

Estynnodd y Cadeirydd groeso i bawb i'r cyfarfod.

2 Ymddiheuriadau

Roedd y Cynghorydd Chris James wedi ymddiheuro am nad oedd modd iddo fynychu'r cyfarfod.

Dywedodd y Cynghorydd Maldwyn Lewis y byddai'n gadael y cyfarfod yn gynnar oherwydd ymrwymadau eraill.

3 Datgan Buddiannau Personol a/neu Fuddiannau sy'n Rhagfarnu

Datganodd y Cynghorydd Ifan Davies fudd personol ac sy'n rhagfarnu yng Nghais A211191.

Datganodd y Cynghorydd Elizabeth Evans fudd personol ac sy'n rhagfarnu yng Nghais A211019.

Datganodd y Cynghorydd Rhodri Evans fudd personol ac sy'n rhagfarnu yng Nghais A211019.

4 Cofnodion Cyfarfod y Pwyllgor a gynhaliwyd ar 11 Ionawr 2023

PENDERFYNWYD cadarnhau bod Cofnodion y Cyfarfod a gynhaliwyd ar 11 Ionawr 2023 yn gywir.

Materion yn codi

Dim.

5 Ceisiadau cynllunio a ohiriwyd yng Nghyfarfodydd blaenorol y Pwyllgor

Ystyriwyd Adroddiad y Swyddog Arweiniol Corfforaethol – yr Economi ac Adfywio am y ceisiadau cynllunio canlynol, a ystyriwyd yn ystod cyfarfod blaenorol ac yr oedd gofyn i'r Pwyllgor eu hystyried ymhellach:-

A211191 Newid defnydd tir at ddefnydd twristiaeth, er mwyn caniatáu codi pâr o gabanau i'w defnyddio fel llefy gwylliau, ynghyd â'r gwaith cysylltiedig gan gynnwys lleoedd parcio a gosod systemau draenio, Hafodhir Uchaf, Bethania, Llanon

GWRTHOD y cais am y rhesymau canlynol:-

1. Mae'r cynnig mewn lleoliad anaddas ac ystyrir ei fod yn mynd yn groes i bolisiau S01, S04 ac LU14 Cynllun Datblygu Lleol Ceredigion 2007-2022 (Mabwysiadwyd 25 Ebrill, 2013)

A210592 Codi annedd, Plot y tu ôl Brynmorwel, Brynhoffnant, Llandysul

GWRTHOD y cais am y rhesymau canlynol:-

1. Barnir bod y datblygiad arfaethedig yn cael effaith niweidiol ar amwynder preswyl yr eiddo cyfagos, gan fynd yn groes i DM06 CDLI.
 2. Byddai'r cynnig yn niweidiol i ddiogelwch y briffordd, gan fynd yn groes i Nodyn Cyngor Technegol 18 Polisi Cynllunio Cymru a Pholisi DM06 CDLI sy'n mynnu, ymhlith pethau eraill, bod datblygiad newydd yn darparu amgylchedd diogel trwy sicrhau bod dyluniadau adeiladau a llwybrau mynediad cysylltiedig yn gweithredu egwyddorion diogelwch sylfaenol
 3. Yn absenoldeb cytundeb cyfreithiol adran 106 wedi'i lofnodi, mae'r datblygiad arfaethedig wedi methu bodloni Polisi S05 Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 2013).
 4. Ni chyflwynwyd Aseiad Effaith Cymunedol ac Ieithyddol (CLIA) i gefnogi'r cais, felly nid yw'r awdurdod cynllunio lleol mewn sefyllfa i asesu effeithiau'r datblygiad arfaethedig ar broffil Ieithyddol Brynhoffnant, gan fynd yn groes i DM01 Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 2013)
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A220511 Codi annedd fforddiadwy, Lleine, Ferwig, Aberteifi
Pleidleisiodd yr aelodau fel a ganlyn -

O blaid yr argymhelliad i WORTHOD y cais:- Rhodri Davies a Mark Strong (2)

Yn erbyn yr argymhelliad i WORTHOD y cais:- Ifan Davies, Marc Davies, Meirion Davies, Rhodri Evans, Geraint Wyn Hughes, Hugh Hughes, Ceris Jones. Gareth Lloyd, Siân Maehrlein a Carl Worrall (10)

Yn dilyn y bleidlais, y penderfyniad felly oedd **CYMERADWYO'R** cais yn unol â gwaredu hawliau datblygu a ganiateir.

Nid oedd yr aelodau wedi cytuno ag argymhelliad y Swyddogion am y rhesymau canlynol:-

- Roedd yr annedd arfaethedig gerllaw'r anheddiad a chadarnhawyd hyn pan ymwelodd y panel archwilio safle â'r safle

Tudalen 5

- Rhoddir sylw i'r mater ynghylch maint trwy ddirymu'r hawliau datblygu a ganiateir ar yr annedd

6 Ceisiadau Datblygu, Hysbysebu, Statudol a'r Awdurdod Lleol

Ystyriwyd Adroddiad y Swyddog Arweiniol Corfforaethol – yr Economi ac Adfywio ynghylch Ceisiadau cynllunio datblygu, hysbysebu; statudol a'r awdurdod lleol:-

A211019 Cynllun Amddiffyn rhag Llifogydd Aberaeron gan gynnwys adeiladu morglawdd creigiau sy'n estyn allan o Bier y Gogledd, adnewyddu ac ailadeiladu pen Pier y De, adeiladu waliau llifogydd, adeiladu llifddor yn harbwr mewnol Pwll Cam a gwneud gwelliannau i'r amddiffynfeydd presennol ar Draeth y De, Harbwr Aberaeron a Thraeth y De, Aber

CYMERADWYO'R cais yn unol ag amodau.

Yn dilyn y bleidlais, daeth yr Aelod Lleol, y Cynghorydd Elizabeth Evans, i mewn i'r Siambr i ddiolch i Mr Rhodri Llwyd, Swyddog Arweiniol Corfforaethol – Prifffyrdd a Gwasanaethau Amgylcheddol a'i dîm am eu holl waith wrth gyflwyno'r cais cynllunio hwn. Dywedodd y byddai cymeradwyo'r cais hwn yn sicrhau diogelwch preswylwyr yn Aberaeron a ffyniant y Dref ar gyfer y dyfodol.

A220097 Codi pâr o dai pâr, Isfryn, Talsarn Llanbedr Pont Steffan

CYFEIRIO'R cais i'r Panel Archwilio Safle yn unol â Pharagraff 3 y meini prawf a gymeradwywyd gan y Cyngor a hefyd, gohirio'r cais er mwyn caniatáu amser pellach neu gyfnod 'callio' i ystyried y pwyntiau a fynegwyd gan Aelodau, er mwyn ystyried arwyddocâd y gwyro ac ystyried y risgiau, cyn adrodd yn ôl i'r Pwyllgor.

A220885 Codi un annedd teuluol a dau dŷ fforddiadwy ar dir y rhoddwyd caniatâd cynllunio iddo yn flaenorol at ddefnydd preswyl, Tir Gerllaw Sŵn Y Gwynt, Bontgoch, Tal-y-bont

Anerchodd Mr David Owen (ymgeisydd) y Pwyllgor yn unol â'r weithdrefn Weithredol ar gyfer Aelodau'r Cyhoedd sy'n annerch y Pwyllgor Reoli Datblygu

Tudalen 6

GOHIRIO'R cais er mwyn caniatáu amser pellach neu gyfnod 'callio' i ystyried y pwyntiau a fynegwyd gan Aelodau, er mwyn ystyried arwyddocâd y gwyro ac ystyried y risgiau, cyn adrodd yn ôl i'r Pwyllgor.

7 Ceisiadau Cynllunio y bu i Swyddog Arweiniol Corfforaethol – yr Economi ac Adfywio ymdrin â nhw:-

PENDERFYNWYD nodi rhestr y ceisiadau cynllunio y bu i Adroddiad y Swyddog Arweiniol Corfforaethol – yr Economi ac Adfywio ymdrin â nhw.

8 Apeliadau Cynllunio

CYTUNWYD nodi'r apeliadau a oedd wedi dod i law.

Cadarnhawyd y cofnodion yng nghyfarfod y Pwyllgor a gynhaliwyd ar 08 Mawrth 2023

Cadeirydd:- _____

Dyddiad: _____

1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymheliad / Recommendation
1	A200553	10-07-2020	D Jones	Erection of a managers dwelling.	Land Adjacent To Nantllan Business Park, Clarach, Aberystwyth, SY23 3DT	Refuse
2	A220097	06-02-2022	Mr Stuart Roper	Erection of a pair of semi detached houses	Isfryn, Talsarn Lampeter. SA48 8QE	Refuse

1.1. A200553



Tudalen 9

Rhif y Cais / Application Reference	A200553
Derbyniwyd / Received	10-07-2020
Y Bwriad / Proposal	Erection of a managers dwelling.
Lleoliad Safle / Site Location	Land Adjacent To Nantllan Business Park, Clarach, Aberystwyth, SY23 3DT
Math o Gais / Application Type	Outline Planning Permission - All/Some Matters Reserved
Ymgeisydd / Applicant	D Jones, Brynhyfryd, Talybont, Ceredigion, SY24 5DH
Asiant / Agent	Mr Byron Jenkins (Byron Jenkins Architectural Consultancy), Capel Afan, Llanafan, Aberystwyth, Ceredigion, SY23 4AY

Y SAFLE A HANES PERTHNASOL

Ar hyn o bryd, tir amaethyddol yn union i'r gorllewin o Barc Busnes Nantllan yw safle'r cais, hanner ffordd rhwng Llangorwen a Chlarach. Mae rhyw 15 uned ym Mharc Busnes Nantllan sy'n cynnwys, ymysg eraill, garejis ceir, warysau celfi a depo trefnwr angladdau. Ar hyn o bryd, mae dwy uned breswyl o fewn y cyfadeilad ac yn agos iawn i safle'r cais. Mae safle'r cais ynghyd â'r ffordd fynediad eithaf hir sy'n arwain ato ar dir sydd ar lethr sy'n disgyn yn raddol o'r Gogledd i'r De. Mae llwybr troed cyhoeddus 7/2/D yn croesi'r safle'n uniongyrchol.

Nid oes hanes cynllunio'n perthyn i'r safle hwn yn benodol. Fodd bynnag, gwrthodwyd ceisiadau ar gyfer anheddau a oedd yn gysylltiedig â'r parc yn agos at y mynediad i safle'r cais yn y 1980^{au}.

MANYLION Y DATBLYGIAD

Cyflwynir cais amlinellol a chedwir pob mater yn ôl ar gyfer codi yr hyn a ddisgrifir yn annedd i reolwr. Mae manylion a chynlluniau dangosol yn nodi darpariaeth o dŷ ag iddo'r paramedrau a ganlyn:

Isafswm lled o 6m
Uchafswm lled o 12m
Isafswm hyd o 8m
Uchafswm hyd o 18m
Isafswm uchder o 6m
Uchafswm uchder o 8.5m

Fel a nodir, mae lôn fynediad hir i'r eiddo ac mae'r tŷ wedi'i leoli yn wynebu'r de-orllewin. Bwriedir cael llwybr troed yno a cheisir cael mynediad i'r parc busnes ar yr ochr orllewinol.

Mae'r wybodaeth a gyflwynir gyda'r cais yn nodi bod yr ymgeisydd wedi dychwelyd i'r ardal ar ôl gweithio tramor er mwyn ymgymryd â rhedeg y Parc Busnes, a bod angen annedd i reolwr yn y lleoliad hwn i gynorthwyo gyda gweithrediad y parc ac ar sail diogelwch. Mae'r ymgeisydd yn barod i dderbyn cyfyngiad ar unrhyw ganiatâd sy'n cysylltu'r annedd a'r busnes, ac fel arall.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisiâu a ganlyn o'r Cynllun Datblygu Lleol yn berthnasol wrth wneud penderfyniad ynghylch y cais hwn:

DM06: Dylunio a Chreu Lle o Safon Uchel

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM17 Y Dirwedd yn Gyffredinol

DM18: Ardaloedd Tirwedd Arbennig

Tudalen 10

S01 Twf Cynaliadwy

S04: Datblygu Mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'

S05 Tai Fforddiadwy

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

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

Rhoddwyd ystyriaeth briodol i'r uchod wrth wneud penderfyniad ynghylch y cais hwn. Ystyrir nad yw'r datblygiad arfaethedig yn un sydd â goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt yn fwy nag ar unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth ymarfer ei swyddogaethau i gwrdd â'r saith nod llesiant sy'n rhan o'r 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.

YMATEB I'R YMGYNGHORI

Nid yw Priffyrdd Ceredigion yn gwrthwynebu'r cais yn ddibynnol ar amodau.

Nid yw Peirianyddion Draenio Ceredigion yn gwrthwynebu'r cais.

Nid oes gan Ddŵr Cymru/Welsh Water unrhyw sylwadau ar y cais.

Mae Yr Arfordir a Chefn Gwlad Ceredigion yn cynghori bod llwybr troed cyhoeddus 7/2/D yn rhedeg drwy'r safle'n uniongyrchol. Byddai angen dargyfeirio'r llwybr troed petai'r caniatâd cynllunio'n cael ei roi.

Nid yw Cyfoeth Naturiol Cymru yn gwrthwynebu'r cynnig.

Ni dderbyniwyd sylwadau trydydd parti i'r cynnig.

CASGLIAD

Mae Adran 38(6) Deddf Cynllunio a Phrynu Gorfodol 2004 yn datgan:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise".

Mae'r cais hwn yn ceisio caniatâd cynllunio amlinellol i godi annedd i reolwr i gynorthwyo gyda gweithrediad Parc Busnes Nantllan.

Y brif sail ynghylch y cais yw a yw'r egwyddor o ddarparu annedd yn y lleoliad hwn yn dderbyniol ac, os nad ydyw, a oes unrhyw eithriadau polisi neu ystyriaethau perthnasol eraill a fyddai'n golygu bod y cynnig yn dderbyniol.

Tudalen 11

Mae safle'r cais yn union i'r gorllewin o Barc Busnes Nantllan a leolir rhyw hanner ffordd rhwng Clarach a Llangorwen. Er bod nifer o adeiladau yn yr ardal hon, o safbwynt polisi, ystyrir y byddai'r ardal hon yn cael ei diffinio'n un nad yw o fewn y naill anheddiad na'r llall ac felly mewn lleoliad cefn gwlad agored. Felly, ac mewn perthynas â Chynllun Datblygu Lleol Ceredigion, dynodir y safle yn un mewn 'lleoliad arall' ac yn amodol ar bolisi S04 sy'n ymdrin â chynigion datblygu mewn 'aneddiadau cyswllt a lleoliadau eraill'.

Mae'r polisi'n cymryd Polisi Cynllunio Cymru i ystyriaeth, sef y dylai'r datblygiad fod wedi'i leoli o fewn yr aneddiadau hynny lle y gellir darparu orau ar ei gyfer o ran seilwaith, mynediad a chynefin, a gwarchod y dirwedd, neu ei fod yn ffinio â'r aneddiadau hynny. Gall mewnlenni neu roi estyniadau bach ar aneddiadau sy'n bodoli fod yn dderbyniol, yn enwedig lle y mae'n bodloni'r angen am dai fforddiadwy yn lleol, ond mae'n rhaid i adeiladu o'r newydd mewn cefn gwlad agored i ffordd o aneddiadau sy'n bodoli neu ardaloedd a neilltuwyd ar gyfer datblygu mewn cynlluniau datblygu barhau i gael eu rheoli'n llym.

Mae Polisi S04 y Cynllun Datblygu Lleol yn ceisio rheoli lluosogi datblygiadau preswyl mewn 'lleoliadau eraill' a chaniatáu anheddau newydd dim ond lle y mae angen y gellir ei gyfiawnhau o ran mentrau gwledig, neu ei fod yn angenrheidiol ar sail angen am rywle fforddiadwy na chafodd ei ddiwallu.

Gan fod y cais yn cael ei gyflwyno ar gyfer codi annedd i reolwr mewn cysylltiad â'r parc busnes mewn lleoliad gwledig, yna dylid ystyried y cais a phenderfynu arno o dan brofion a gofynion Nodyn Cyngor Technegol (TAN) 6. Dylid caniatáu anheddau parhaol newydd dim ond i gefnogi mentrau gwledig sefydledig, gan gymryd:

- bod angen gweithredol clir yn bodoli;
- bod yr angen yn ymwneud â gweithiwr llawnamser;
- bod y fenter wedi'i sefydlu ers tair blynedd man lleiaf, ei bod yn gadarn yn ariannol a bod y rhagolygon yn dda o ran parhau felly;
- na ellid cyflawni'r angen gweithredol gan annedd arall neu drwy addasu adeilad addas sy'n bodoli ar y tir;
- bod gofynion cynllunio arferol eraill yn cael eu bodloni;

O ran angen gweithredol, mae'r ymgeisydd wedi datgan bod angen annedd ar gyfer gweithrediad llwyddiannus Parc Busnes Nantllan, ac ar sail diogelwch hefyd. Nodir bod Parc Busnes Nantllan neu fenter fasnachol debyg wedi gweithredu ar safle'r cais hwn ers y 1980^{au} ac er y gellid dadlau bod nifer yr unedau ar y safle wedi cynyddu, mae'r parc wedi gweithredu'n iawn heb lety i reolwr ar y safle. Gwrthodwyd ceisiadau blaenorol am anheddau ar yr un sail yn ôl yn y 1980^{au}. Fodd bynnag, cydnabyddir bod o leiaf ddwy uned breswyl ar y safle ei hunan ar hyn o bryd ac er nad ydynt yn gysylltiedig â'r parc, byddent yn gweithredu fel ataliad o ran diogelwch ar y safle. Yn ychwanegol at hyn, cesglir bod natur yr unedau ar y safle yn annibynnol ac ni fyddai angen i reolwr, fel y cyfryw, fod yn bresennol, ac ni fyddai gofyn, chwaith, am bresenoldeb uned breswyl o ran eu gweithrediad. Yn gyffredinol, nid yw'n gyffredin i dai gael eu lleoli ar safleoedd diwydiannol a hyd yn oed pe byddid yn dadlau bod hyn ar sail diogelwch, o gymryd y sefyllfa yn Nantllan, nid oes angen i berson fod ar y safle a gellid bodloni gofynion diogelwch mewn ffyrdd eraill (h.y. cyflogi rhywun i ymweld â'r safle a mynd ar batrôl ac ati). O'r safbwynt hwn, bernir bod y cynnig yn methu o ran angen gweithredol am annedd mewn perthynas â'r safle.

Ni ddarperir gwybodaeth sy'n ceisio dangos bod angen gweithiwr llawnamser ar y safle. At hynny, ni ddarperir gwybodaeth ariannol yn rhan o'r cais er y nodir bod y parc wedi bod yn weithredol am nifer o flynyddoedd ac nid yw'r Awdurdod Cynllunio Lleol yn gweld unrhyw reswm pam na fyddai'r busnes yn gadarn yn ariannol yn y dyfodol.

Nid oes ystyriaethau cynllunio perthnasol eraill a fyddai'n rhwystro rhoi unrhyw ganiatâd cynllunio am annedd ar y safle hwn. Ni dderbyniwyd gwrthwynebiadau i'r cynnig gan ymgyngoreion statudol gan gynnwys o safbwynt priffyrdd. Fodd bynnag, byddai'n rhaid dargyfeirio llwybr troed cyhoeddus ar y safle pe byddid yn rhoi cefnogaeth i'r datblygiad.

Mae'r cynlluniau dangosol yn nodi darpariaeth adeilad cymharol fawr ar leoliad y tu allan i'r parc busnes sefydledig ac felly cesglir y byddai darpariaeth annedd fawr, sengl mewn lleoliad eithaf amlwg ar wahân i unrhyw adeiladau cyfagos yn effeithio'n niweidiol ar gymeriad yr ardal, ac yn golygu y byddai'n ychwanegiad anghydnaws â'r dirwedd.

I gloi, ystyrir nad oes cyfiawnhad am annedd i reolwr ym Mharc Busnes Nantllan ac felly mae'r cynnig yn groes i bolisiau S01 ac S04 y Cynllun Datblygu Lleol. Yn ychwanegol at hyn, byddai darpariaeth annedd fawr yn y lleoliad hwn yn cael effaith niweidiol ar gymeriad yr ardal a byddai'n groes i bolisiau DM06 a DM17 y Cynllun Datblygu Lleol.

RHESWM DROS OHIRIO

Cyflwynwyd y cais i'r Pwyllgor Rheoli Datblygu ar 10fed Chwefror, 2021. Yn dilyn ystyriaeth ddyledus, penderfynodd y Pwyllgor ganiatáu'r cais gydag amodau cyn belled bod yr ymgeisydd yn cwblhau cytundeb cyfreithiol o dan ddarpariaeth A106 o Ddeddf Cynllunio Gwlad a Thref 1990 yn clymu annedd arfaethedig y rheolwr i'r stad ddiwydiannol.

Tudalen 12

Anfonwyd cyfarwyddiadau ymlaen at Adain Gyfreithiol yr Awdurdod i lunio'r cytundeb cyfreithiol gyda'r ymgeisydd ym mis Mawrth 2021. Yn dilyn cyfnod o anweithgarwch a cheisiadau pellach am deitlau, cadarnhaodd cynrychiolydd yr ymgeisydd ym mis Gorffennaf 2022 eu bod yn cael anhawster cael y gweithredoedd a phrawf o teitl i'r tir gael a oedd i'w glymu i'r annedd. Ni dderbyniwyd unrhyw wybodaeth bellach gan yr ymgeisydd na'i gynrychiolydd ar y mater.

Yn wyneb y methiant i gwblhau'r cytundeb A106 argymhellir bod yr argymhelliad gwreiddiol yn sefyll a bod y cais yn cael ei wrthod.

AWDURDOD DIRPRWYEDIG

Mae'r Cynghorydd P Hinge, yr Aelod lleol, wedi gofyn ar i'r cais gael ei gyflwyno i'r Pwyllgor Rheoli Datblygu i'w ystyried ar sail ei fod yn teimlo bod yna achos i'w rhoi ar gyfer anedd ar gyfer rheolwr yn agos i'r safle gan bod yr unedau preswyl gerllaw ddim ar gael.

ARGYMHELLIAD:

GWRTHOD gan ei fod yn groes i bolisiâu cynllunio cenedlaethol a lleol fel ei gilydd.

Tudalen 13

Rhif y Cais / Application Reference	A200553
Derbyniwyd / Received	10-07-2020
Y Bwriad / Proposal	Erection of a managers dwelling.
Lleoliad Safle / Site Location	Land Adjacent To Nantllan Business Park, Clarach, Aberystwyth, SY23 3DT
Math o Gais / Application Type	Outline Planning Permission - All/Some Matters Reserved
Ymgeisydd / Applicant	D Jones, Brynhyfryd, Talybont, Ceredigion, SY24 5DH
Asiant / Agent	Mr Byron Jenkins (Byron Jenkins Architectural Consultancy), Capel Afan, Llanafan, Aberystwyth, Ceredigion, SY23 4AY

THE SITE AND RELEVANT PLANNING HISTORY

The application site is currently part of agricultural land directly to the west of the Nantllan Business Park halfway between Llangorwen and Clarach. Nantllan Business Park contains approximately 15 units which are occupied amongst others by automobile mechanical garages; furniture sales warehouse and undertakers depot. At present there are two residential units directly within the complex and in close proximity to the application site. The application site together with its fairly long access road is on land which slopes gradually from North to South. Public footpath 7/2/D directly traverses the site.

There is no planning history to this particular site, however two applications for dwellings associated with the park close to access to the application site were refused in the 1980's.

DETAILS OF DEVELOPMENT

The application is submitted in outline with all matters reserved for the erection of what is described as a managers dwelling. Indicative plans and details show the provision of house with the following parameters:-

Minimum width of 6m
Maximum width of 12m
Minimum length of 8m
Maximum length of 18m
Minimum height of 6m
Maximum height of 8.5m

As stated, the property enjoys a long access drive and the house is positioned facing the south-west. A footpath is also proposed which seeks to gain access to the business park on its western side.

Information submitted with the application indicates that the applicant has returned to the area after working abroad to take over the running of the Business Park and that a managers dwelling is required at this location to assist in the operation of the park and on security reasons. The applicant is prepared to accept a restriction on any permission tying the dwelling to the business and vice versa.

RELEVANT PLANNING POLICIES AND GUIDANCE

Mae'r polisïau canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn: / These Local Development Plan policies are applicable in the determination of this application:

- DM06 High Quality Design and Placemaking
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape

Tudalen 14

DM18 Special Landscape Areas (SLAs)

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

S05 Affordable Housing

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Ceredigion Highways do not object the application subject to conditions.

Ceredigion Drainage Engineers do not object the application.

Dŵr Cymru / Welsh Water have no observations to make on the application.

Ceredigion Coast and Countryside advise that public footpath 7/2/D directly runs through the site. The footpath will need to be diverted should planning permission be granted.

NRW do not object the proposal.

No third party representations were received to the proposal.

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 outline planning permission for the erection of a managers dwelling to assist in the operation of the Nantllan Business Park.

Tudalen 15

The main grounds in relation to the application is whether the principle for the provision of a dwelling at this location is acceptable and if not whether there are any policy exceptions or other material considerations that would mean that the proposal is acceptable.

The application site is directly to the west of the Nantllan Business Park which is located some halfway between Clarach and Llangorwen. Whilst there are a number of buildings in this vicinity in terms of policy it is considered that this area would be defined as not within either settlement and therefore being in an open countryside location. As such and in relation to the Ceredigion LDP the site is designated as being in an 'other location' and subject to policy S04 which deals with development proposals in 'linked settlements and other locations'.

The policy takes account of Planning Policy Wales in that development in the should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.

Policy S04 of the LDP seeks to control the proliferation of residential development in 'other locations' permitting new dwellings only where there is a justifiable rural enterprise need or is required on unmet affordable need basis.

As the dwelling is submitted for the erection of a managers dwelling in association with the business park in a rural location then the application should be considered for determination under TAN6 requirements and the tests. New permanent dwellings should only be allowed to support established rural enterprises providing:-

- there is a clearly established existing functional need;
- the need relates to a full time-worker;
- the enterprise has been established for at least three years, is financially sound and clear prospects for remaining as so;
- the functional need could not be fulfilled by another dwelling or by converting an existing suitable building on the land;
- other normal planning requirements are satisfied.

In terms of the functional need, the applicant has stated that a dwelling is required for the successful operation of Nantllan Business Park and also on security grounds. It is noted that Nantllan Business Park or a similar commercial venture has been operational at this application site since the 1980's and whilst it could be argued that the number of units at the site has increased, the park has functioned properly without the benefit of a managers accommodation on the site. Previous applications for dwellings on the same basis were refused back in the 1980's however it is acknowledged that there currently exists at least two residential units at the site itself and whilst not related to the park would act as a deterrent in relation to security at the site. Additionally it is concluded that the nature of the units at the site are independent which would not necessarily require a manager to be present on site and would also not necessitate the presence of residential unit in terms of their operation. In general it is not common for housing to be located on industrial sites and even if argued on security grounds, given the situation at Nantllan there is no need for a person to be on site and security can be met by other means (i.e. employing someone to visit and patrol etc). From that perspective it is the opinion that the proposal falls in relation to a functional need for a dwelling in association with the site.

No information has been provided which seeks to demonstrate that there is a need for a full time worker at the site. Furthermore, no financial information has been provided as part of the application although it is noted that the park has been operational for a number of years and the LPA sees no reason why the business should not be financially sound in the future.

There are no other material planning considerations which would inhibit the granting of any planning permission for a dwelling at the site. No objections were received to the proposal from statutory consultees including from a highway perspective however a public footpath would have to be diverted at the site should support be warranted for the development.

The indicative plans show the provision of a fairly large building in an location outside of the established business park and therefore it is concluded that the provision of a single, large dwelling in a fairly prominent location detached from any nearby buildings will detrimentally impact the character of the area, constituting an incongruous addition on the landscape.

In conclusion it is considered that there exists no justification for a managers dwelling for the Nantllan Business Park and therefore the proposal is contrary to policies S01 and S04 of the LDP. Additionally the provision of a large dwelling at this location would detrimentally impact the character of the area and would be in conflict with policies DM06 and DM17 of the LDP.

REASON FOR DEFERRAL

Tudalen 16

The application was reported to the Development Management Committee on the 10th February, 2021. The Committee following due consideration resolved to approve the application subject to conditions and the applicant entering into a legal agreement under the provisions of S106 of the Town and Country Planning Act 1990 tying the proposed managers dwelling to the industrial estate.

Instructions were forwarded to the Authority's Legal Section to draw up the legal agreement with the applicant in March 2021. Following a period of inactivity and further requests for titles, the applicant's representative confirmed in July 2022 that they were having difficulty in obtaining the deeds and proof of title for the land to be tied to the dwelling. No further information has been received since from the applicant or his representative on the matter.

In view of the failure to complete the S106 agreement it is recommended that the original recommendation stands and that the application be refused.

DELEGATED AUTHORITY

Cllr P Hinge, the local Member, requested the application be presented to the Development Control Committee for consideration on grounds that there is a case for a manager to be close to the site and in view that the existing buildings close by are already occupied.

RECOMMENDATION:

REFUSE as being contrary to both national and local planning policies.

1.2. A220097



Tudalen 18

Rhif y Cais / Application Reference	A220097
Derbyniwyd / Received	06-02-2022
Y Bwriad / Proposal	Erection of a pair of semi detached houses
Lleoliad Safle / Site Location	Isfryn, Talsarn Lampeter. SA48 8QE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Stuart Roper, Cleifon Cottage, Felinfach, Lampeter, Ceredigion, SA48 8BD
Asiant / Agent	,

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais o fewn Llundain-fach, sef pentref bach rhwng Talsarn a Llangeitho. Mae'r safle ar siâp petryal tua 0.085ha o faint, ac mae drws nesaf i Isfryn, Llundain-fach, Talsarn.

Does dim hanes cynllunio perthnasol yn gysylltiedig â safle'r cais.

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i godi pâr o dai annedd un-talcen deulawr. Bydd y tai annedd yn cael eu hadeiladu ar hyd y wedd flaen ogleddol sy'n wynebu'r lôn oddi ar y B4342. Mae'r gwaith allanol yn cynnwys gosod cladin pren ar yr estyniad cefn, ac addasu'r ffenestri.

Bydd modd cael mynediad oddi ar y B4342 a bydd pob annedd yn cynnwys ardal parcio/troi ar gyfer 2 gerbyd fesul aelwyd.

Byddai'r pâr o dai annedd un-talcen yn mesur 14m o led x 10m o ddyfnder x 8.54m o uchder. Byddai pob tŷ annedd unigol yn mesur 7m o led ac yn cynnwys llinell grib gyfan 14.84m o led.

Byddai gan bob tŷ annedd arwynebedd llawr mewnol o 120 metr sgwâr, gyda 3 ystafell wely, 2 doiled/ystafell ymolchi, cegin/ardal fwyta ac ystafell fyw.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru

TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

TAN2 Cynllunio a Thai Fforddiadwy (2006)

Polisi Cynllunio Lleol Perthnasol

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

S01 Twf Cynaliadwy

S04 Datblygu mewn "Aneddiadau Cyswllt a Lleoliadau Eraill"

S05 Tai Fforddiadwy

DM06 Dylunio a Chreu Lle o Safon Uchel

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM17 Y Dirwedd yn Gyffredinol

Tudalen 19

Canllawiau Cynllunio Atodol (CCA) perthnasol mabwysiedig:

CCA Safonau Parcio CSC

CCA Dylunio'r Amgylchedd Adeiledig

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i ymarfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol ymarfer y swyddogaethau hynny ar drosedd ac anhrefn yn ei ardal, a'r angen i wneud popeth sy'n rhesymol bosib i'w atal. Mae'r ddyletswydd honno wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn lefel y 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 priodol i hyrwyddo cydraddoldeb yn golygu:

- dileu neu leihau'r anfanteision a wynebwr gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i gwrdd ag anghenion pobl o grwpiau gwarchoddedig pan fydd y rhain yn wahanol i anghenion pobl eraill, ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus, neu mewn gweithgareddau eraill lle mae eu cyfranogiad yn anghymesur o isel.

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth wneud penderfyniad am y cais hwn. Ystyrir nad yw'r datblygiad arfaethedig yn un sydd â goblygiadau sylweddol o ran pobl sydd â nodwedd warchoddedig, nac yn un a fydd yn cael effaith sylweddol arnynt, o'i gymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol i ymarfer ei swyddogaethau i fodloni'r saith nod lesiant a geir yn y Ddeddf. Mae'r adroddiad hwn wedi'i baratoi 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 gwrdd â'u hanghenion eu hunain

YMATEBION YMGYNGHORI

Cyngor Tref Llanbedr Pont Steffan – Ni dderbyniwyd ymateb

Priffyrdd – Bydd unrhyw ganiatâd a roddir gan yr Awdurdod Cynllunio'n cynnwys yr Amodau a osodir isod.

1. Bydd y gyffordd bresennol sy'n caniatáu mynediad i'r safle oddi ar Ffordd Sirol Dosbarth II y B4342 yn cael ei gwella a'i hadeiladu'n unol â Chynllun Nodweddiadol Rhif 6B a'r Nodiadau Cyffredinol ategol (A15/6B).
2. Cyn i'r datblygiad y rhoddir caniatâd ar ei gyfer drwy hyn gael ei feddiannu am y tro cyntaf, bydd gofyn darparu lleiniau gwelededd yn mesur 2.4m (pellter 'x' lleiaf) x 43m (pellter 'y' lleiaf ar gyfer cyflymder traffig 30mya, Llawlyfr Strydoedd) x 600mm (uchder uchaf) sy'n bodloni gofynion yr Awdurdod Cynllunio Lleol, ar y cyd â'r Awdurdod Priffyrdd Lleol.
3. Bydd arwynebau a draeniau'r mynediad yn bodloni gofynion yr Awdurdod Cynllunio Lleol cyn dechrau'r defnydd a ganiateir drwy hyn. (A31)
4. Bydd dŵr wyneb yn cael ei atal a'i waredu fel nad yw'n gollwg i'r briffordd gyfagos. (A32)
5. Ni fydd dŵr wyneb o unrhyw ran o'r datblygiad yn cael ei gysylltu â draen dŵr wyneb presennol y briffordd. (A33)
6. Bydd unrhyw waith cysylltiedig o fewn terfynau'r briffordd yn cael ei gynnal yn unol â gofynion yr Awdurdod Cynllunio Lleol (A38).
7. Bydd y datblygiad yn cynnwys unrhyw addasiadau angenrheidiol i gyfarpar cyfleusterau cyhoeddus, draeniau priffyrdd, goleuadau stryd, arwyddion traffig, neu farciau ffyrdd sy'n codi yn sgil y gwaith, all gynnwys y gost lawn o gyflwyno unrhyw orchymyn traffig ar draul y datblygwr. (Sylwer – rhaid i unrhyw waith o fewn terfynau'r briffordd gael ei oruchwylio a'i gyflawni gan bersonau sydd wedi'u cymhwysu i wneud hynny gan yr Ysgrifennydd Gwladol dan Ddeddf Ffyrdd Newydd a

Tudalen 20

Gwaith Stryd 1991). (A82)

8. Gwneir darpariaeth ar gyfer parcio a throi cerbydau yn unol â'r cynlluniau a gymeradwywyd gan yr Awdurdod Cynllunio Lleol. (A9)

9. Bydd y cyfleusterau parcio arfaethedig yn cael eu cwblhau cyn y dechreuir gwneud defnydd o'r datblygiad (A5).

RHESYMAU: Er budd diogelwch ar y ffyrdd ac i sicrhau bod traffig yn llifo'n rhydd.

Draenio Tir – Cyfeiriwn at eich ymgynghoriad cynllunio mewn perthynas â'r safle uchod a hoffem dynnu eich sylw at y materion canlynol:

- Mae'r safle mewn perygl rhannol o lifogydd dŵr wyneb.
- Mae cwrs dŵr yn rhedeg drwy'r safle arfaethedig.

Argymhellion

- Dylai unrhyw arwynebau newydd, gan gynnwys y mynediad, ardaloedd parcio a llwybrau gael eu hadeiladu â deunyddiau athraidd.
- Bydd unrhyw ddŵr ffo ychwanegol sy'n codi yn sgil adeiladu'r datblygiad newydd yn cael ei atal a'i waredu ar y safle fel nad yw'n llifo i eiddo neu dir cyfagos.
- Ni ddylid lleoli suddfannau dŵr o fewn 6m o ffordd neu adeilad. Dylid cyflwyno lleoliad a dyluniad hydrologig y suddfannau dŵr arfaethedig gyda'r cais, ynghyd â chanlyniadau'r prawf trylifiad, yn unol â BRE365 neu ddogfennau dilynol, i sicrhau bod amodau'r tir yn addas
- Mae suddfannau dŵr yn ddull derbyniol o ddraenio dŵr wyneb os yw amodau'r tir yn addas ond nid fel arall. Os nad yw'r priddoedd presennol yn foddhaol ar gyfer ymdreiddiad, dylid cyflwyno cynllun amgen i gael gwared â dŵr wyneb o'r safle i'r Awdurdod ei asesu.
- Dylid bob amser sicrhau pellter o 1m rhwng sylfaen y system ymdreiddio â lefel uchaf debygol dŵr daear.
- Dylid dylunio unrhyw gynllun rheoli dŵr wyneb ar gyfer storm 6 awr, sef tebygolrwydd o 1 flwyddyn ymhob 100, gyda lwfans o 30% ar gyfer newid hinsawdd a 10% ar gyfer Ymgripiad Trefol, ac mi ddylai fodloni'r Safonau SuDS Statudol Cenedlaethol.
- Mae'r ymgeisydd yn bwriadu gollwng y dŵr wyneb i gwrs dŵr presennol. Rhaid i'r ymgeisydd sicrhau bod gan y cwrs dŵr presennol y gallu i ymdopi ag unrhyw ddŵr wyneb ychwanegol. Os nad oes gan y cwrs dŵr presennol allu digonol, rhaid cyflwyno dull amgen o gael gwared â dŵr wyneb i'w werthuso.
- Bydd angen i unrhyw ddŵr a ollyngir i gwrs dŵr presennol fod â chyfradd gollwng sy'n welliant ar y gyfradd dŵr ffo maes glas presennol. Mae angen gwybodaeth bellach am leoliad y cysylltiad â chwrs dŵr presennol.
- Dylai'r cwrs dŵr gerllaw barhau i fod yn agored a heb ei effeithio. Ni osodir ceuffosydd yn unrhyw ran o'r cwrs dŵr heb gael caniatâd ymlaen llaw.

Rheswm

- I ddileu unrhyw berygl o lifogydd, i leihau effaith y datblygiad ar yr amgylchedd naturiol ac i sicrhau na fydd y cynnig yn achosi unrhyw lifogydd.

Er Gwybodaeth

- Mae gofyn cael Cymeradwyaeth SuDS. Ni chaiff unrhyw waith datblygu fynd rhagddo nes bod cymeradwyaeth wedi'i dderbyn gan Gorff Cymeradwyo Draenio Cynaliadwy (SAB), yn ogystal â chyllunio. Argymhellir felly bod yr ymgeisydd yn cysylltu â SAB cyn gynted â phosib i drafod y Cais SuDS.
- Ceir gwybodaeth bellach ar wefan Cyngor Sir Ceredigion: [tp://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/sustainable-drainage-approval-body-sab/](http://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/sustainable-drainage-approval-body-sab/).
- Gall fod angen Caniatâd Cwrs Dŵr Cyffredin. Ni chaiff unrhyw waith adeiladu pellach fynd rhagddo nes bod cymeradwyaeth wedi'i roi. Ceir mwy o wybodaeth ar: <http://www.ceredigion.gov.uk/resident/coast-countryside/coastal-flood-risk-management/ordinary-watercourse-consent/>.

Ecoleg – Os bydd Rheoli Datblygu'n penderfynu cymeradwyo'r cais hwn, cynghorwn bod yr amodau canlynol yn cael eu

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cynnwys yn yr Hysbysiad o Benderfyniad.

Amodau

1. Ni chaiff unrhyw waith na datblygu fynd rhagddo nes bod cynllun tirlunio a gwelliannau ecolegol manwl wedi'i gyflwyno a'i gymeradwyo'n ysgrifenedig gan ecolegydd yr Awdurdod Cynllunio Lleol, a fydd yn cael ei weithredu'n llawn cyn dechrau rhoi'r datblygiad ar waith ac yn parhau wedi hynny am byth. Os digwydd bod angen tynnu unrhyw goed neu rannau o wrychoedd, rhaid i'r cynllun gynnwys cynigion i blannu rhai yn eu lle, neu drawsleoli, i ddangos na fydd unrhyw golled net o ran nodweddion o'r fath. Bydd y cynllun yn cynnwys y manylion canlynol (ymhlith eraill o bosib):

a. lleoliad coed a gwrychoedd presennol sydd i'w cadw;

b. cynlluniau plannu i gynnwys rhywogaethau brodorol, lleol yn bennaf, sy'n nodi'r rhywogaethau a ddefnyddir, eu lleoliad, maint plannu, a niferoedd/dwysedd arfaethedig;

c. disgrifiadau a lleoliadau unrhyw welliannau ecolegol. Bydd y rhain yn cynnwys (man lleiaf) un blwch ystlumod ac un blwch nythu fesul eiddo.

Bydd yr holl dirlunio a gwelliannau yn y cynllun cymeradwy'n cael eu cwblhau o fewn 12 mis calendr o ddechrau'r datblygiad, neu fesul cam, fel y cytunir yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol. Plannir coed neu lwyni newydd o'r un maint i gymryd lle unrhyw rai sy'n marw neu'n cael eu difrodi'n ddifrifol, neu'n dioddef o glefyd o fewn pum mlynedd o gwblhau'r datblygiad, a hynny o fewn 12 mis calendr.

2. Ni fydd unrhyw oleuadau diogelwch neu addurniadol allanol wedi'u gosod yn uwch na 3m o'r ddaear, a bydd ganddynt gapan uwch eu pennau i gyfeirio'r golau islaw'r llorweddol, ar ongl sy'n llai na 70 gradd o'r fertigol, ac ni fyddant wedi'u gosod ar, neu wedi'u cyfeirio at flychau ystlumod neu at y talcen neu'r bondo. Rhaid i'r golau fod yn llai na 3 lwcs ar lefel y ddaear ac ni fydd unrhyw olau sydd dros 1 lwcs yn ymledu ar hyd yr adeiladau, y bondo neu'r to, neu gerllaw unrhyw wrychoedd neu goed. Bydd unrhyw oleuadau â synwryddion Isgoch Goddefol (PIR)

Cyfoeth Naturiol Cymru – Rydym wedi adolygu'r cais cynllunio a gyflwynwyd inni, ac o'r wybodaeth a ddarparwyd, rydym o'r farn nad yw'r datblygiad arfaethedig yn effeithio ar unrhyw fater sydd wedi'i restru yn ein Gwasanaeth Cynghori ar Gynlluniau Datblygu: Testunau Ymgynghori (Medi 2018):

<https://naturalresources.wales/guidance-and-advice/businesssectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-anddevelopment/?lang=en>.

Felly nid oes gennym unrhyw sylw i'w wneud am y datblygiad arfaethedig.

Sylwer nad yw ein penderfyniad i beidio â gwneud sylwadau yn golygu nad oes unrhyw bosibilrwydd y bydd y datblygiad arfaethedig yn effeithio ar fuddiannau eraill, gan gynnwys buddiannau amgylcheddol o bwysigrwydd lleol, megis pa mor agos yw'r datblygiad at gwrs dŵr cyffredin. Cynghorwn felly eich bod yn ymgysylltu â'ch Awdurdod Llifogydd Lleol Arweiniol, oherwydd mi all fod ganddyn nhw wybodaeth am unrhyw berygl o lifogydd yn yr ardal hon. Gall yr Awdurdod hwn hefyd roi cyngor ar p'un ai ydyn nhw'n ystyried bod angen asesiad o'r perygl o lifogydd i'ch helpu i wneud penderfyniad am y cais.

Dylid hefyd atgoffa'r ymgeisydd bod yn rhaid cynnal pob gwaith ar y safle yn unol â Canllaw Atal Llygredd (GPP) 5 'gwaith a chynnal a chadw o fewn neu gerllaw dŵr' a Chanllawiau Atal Llygredd eraill perthnasol, sydd ar gael ar wefan NetRegs. Dylid cynghori'r ymgeisydd mai ei gyfrifoldeb ef neu hi, yn ogystal â chael caniatâd cynllunio, yw sicrhau ei (b)fod wedi cael pob trwydded/caniatâd arall sy'n berthnasol i'r datblygiad.

Dŵr Cymru – Cyfeiriwn at eich ymgynghoriad cynllunio mewn perthynas â'r safle uchod, a gallwn ddarparu'r sylwadau canlynol mewn perthynas â'r datblygiad arfaethedig. Am fod y cynnig yn bwriadu defnyddio dull amgen yn hytrach na'r brif system ddraenio, byddem yn cynghori bod yr ymgeisydd yn gofyn cyngor Cyfoeth Naturiol Cymru a/neu'r Awdurdod Rheoliadau Adeiladu / Arolygydd Cynllunio Cymeradwy am fod y ddau'n gyfrifol am reoleiddio dulliau draenio amgen.

Cyflenwad Dŵr Yfed

Dylai'r datblygwr gysylltu â ni ar y cyfeiriad uchod neu ffonio 0800 9172652 i gael gwybodaeth bellach ar y mater hwn. Mae yna brif bibell ddŵr yn croesi'r datblygiad arfaethedig, y dangosir ei lleoliad yn fras ar y cynllun sydd ynghlwm. Mae gan Dŵr Cymru, fel yr Ymgymwr Statudol, bwerau statudol i gael mynediad at ein cyfarpar bob amser. Rwy'n amgáu ein Hamodau ar gyfer Datblygu gerllaw Prif Bibell/Pibellau Dŵr. Gall fod modd dargyfeirio'r brif bibell ddŵr hon dan Adran 185 a Ddeddf y Diwydiant Dŵr 1991, gyda'r gost yn cael ei throsglwyddo i'r datblygwr. Rhaid i'r datblygwr ymgynghori â Dŵr Cymru cyn i unrhyw waith datblygu fynd rhagddo ar y safle.

Mae ein hymateb yn seiliedig ar yr wybodaeth a ddarperir yn eich cais. Os digwydd bod y cynnig yn newid yn ystod y broses ymgeisio, gofynnwn yn garedig ichi ail-ymgynghori â ni, ac rydym yn cadw'r hawl i wneud sylwadau newydd.

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Ni dderbyniwyd unrhyw sylwadau oddi wrth drydydd parti.

ASESIAD SWYDDOG:

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"*.

Egwyddor Datblygu

Mae safle'r cais yn dod o fewn 'lleoliadau eraill' fel y'u nodir yn y Cynllun Datblygu Lleol (CDLI) a fabwysiadwyd, lle mae datblygu'n cael ei reoli'n llym er mwyn sicrhau datblygu cynaliadwy, a gwarchod ardaloedd cefn gwlad agored.

Mae'r CDLI yn gosod cyfanswm gofyniad o 177 o unedau preswyl newydd ar gyfer grŵp anheddiad Felinfach/Ystrad Aeron, gyda 122 o'r rheiny'n cael eu darparu o fewn y ganolfan wasanaethau ei hun a'r 65 arall o fewn lleoliadau eraill. Ers Medi 2022, cwblhawyd 52 o ddatblygiadau o fewn y categori 'lleoliadau eraill', gydag 18 uned pellach wedi cael caniatâd, un adeilad wedi'i ddymchwel ac eraill wedi'u trawsnewid, gan greu angen am dai ychwanegol, sy'n golygu felly bod -4 ar ôl, sy'n dangos bod yr angen am dai o fewn y categori 'lleoliadau eraill' yn uwch na'r terfyn a osodwyd yn y CDLI. Ar y llaw arall, mae yna angen o hyd am 71 o anheddau o fewn y categori 'canolfannau gwasanaethau', sy'n tanlinellu'r anghydbwysedd tai yn y grŵp anheddiad, gyda mwy ar gael o fewn 'lleoliadau eraill'.

Mae Polisi S04 y CDLI yn nodi ei bod hi'n amhriodol codi tai yn gyffredinol o fewn 'lleoliadau eraill' oni bai bod modd eu cyfiawnhau drwy ddangos bod angen mwy o dai fforddiadwy yn yr ardal, a hynny'n unol â Pholisi S05; neu angen am anedd menter wledig yn unol â TAN 6.

Nid yw safle'r cais yn cael ei ystyried yn fferm weithredol ac felly nid yw'n cynrychioli arallgyfeirio ar fferm, ac o ganlyniad nid yw TAN 6 yn berthnasol yn yr achos hwn. Mae Polisi S05 yn gofyn bod tai fforddiadwy'n cael eu lleoli'n union gerllaw grwpiau presennol o anheddau, yn unol â bwriadau Polisi Cynllunio Cymru, paragraff 9.2.22. Fodd bynnag, mae'r Polisi wedi'i ddiweddarau ers hynny, gyda pharagraff 3.60 yn gofyn bod datblygu o fewn cefn gwlad wedi'i leoli oddi mewn a gerllaw aneddiadau, lle gellir darparu orau ar ei gyfer yn nhermau seilwaith, mynediad, a chadwraeth cynefinoedd a thirwedd. Mae'n nodi y gall mewnlenni neu estyniadau bach i aneddiadau presennol fod yn dderbyniol, yn enwedig os ydyn nhw'n cwrdd ag angen lleol am dai fforddiadwy, ond bod yn rhaid parhau i gadw rheolaeth lem ar adeiladau newydd mewn ardaloedd cefn gwlad agored, sydd i ffwrdd o aneddiadau presennol.

Byddai'r anedd arfaethedig gerllaw grŵp o anheddau o fewn Llundain Bach. Mae'r anheddau presennol yn yr ardal yn wasgaredig, gydag ardaloedd eang o dir amaethyddol rhyngddyn nhw. Yr anheddiad agosaf yw Talsarn, sydd wedi'i leoli tua 0.9m i ffwrdd, ac felly nid yw'r safle arfaethedig wedi'i leoli oddi mewn na gerllaw anheddiad presennol. Yn ogystal, does dim pafinau i'r aneddiadau hyn i ganiatáu cerdded diogel, a hefyd does dim trafndiaeth gyhoeddus ar gael o fewn pellter cerdded diogel o safle'r cais. Felly byddai'r preswylwyr yn gwbl ddiwynnol ar ddefnydd o gerbyd preifat i gael mynediad at wasanaethau a chyfleusterau.

Mae hyn yn mynd yn groes i bolisiâu cenedlaethol a lleol sy'n ceisio hyrwyddo dulliau teithio cynaliadwy, drwy sicrhau bod tai newydd yn cael eu hadeiladu mewn lleoliadau lle mae modd cyrraedd gwasanaethau a chyfleusterau, yn y lle cyntaf drwy gerdded neu feicio, yna drwy ddefnyddio trafndiaeth gyhoeddus, ac yna'n olaf drwy ddefnyddio cerbydau modur preifat. Pwysleisiwyd y polisi diweddaraf hwn gan yr Arolygydd Cynllunio wrth wneud penderfyniad galw i mewn.

Gan droi at dai fforddiadwy, yn ôl Polisi S04 y CDLI, mewn lleoliadau Eraill, yn nhermau tai fforddiadwy, dylai tai newydd gael eu lleoli'n union gerllaw grwpiau presennol o anheddau, yn unol â bwriadau paragraff 9.2.22 Polisi Cynllunio Cymru a pharagraff 10.13 TAN 2. Mae'r cyfeiriad at baragraff 9.2.22 yn cyfeirio at Rifyn 9 o Bolisi Cynllunio Cymru, sydd wedi'i ddisodli erbyn hyn yn sgil cyhoeddi Rhifyn 10. Fodd bynnag, mae paragraff 3.56 o Rifyn 10, y cyfeirir ato uchod, yn adlewyrchu'n bennaf yr hyn a nodir ym mharagraff 9.2.22 o'r rhifyn blaenorol, er ei fod wedi'i ddiwygio i gyfeirio at fewnlenni neu estyniadau bach (fy mhwyslais i) yn hytrach na grwpiau (fy mhwyslais i) o anheddau. Mae paragraff 4.2.34 Rhifyn 10 a pharagraff 10.13 TAN 2 yn ailadrodd y dylai safleoedd gwledig sydd wedi'u heithrio ar gyfer tai fforddiadwy fod ar dir sydd o fewn neu gerllaw aneddiadau gwledig presennol. Dylai tai fforddiadwy ar safleoedd o'r fath ddiwallu anghenion pobl leol am byth, a chyfrif tuag at y lefel gyffredinol o ddarpariaeth dai.

Mae Dyfodol Cymru'n ailadrodd pwysigrwydd datblygu o fewn aneddiadau cynaliadwy. Mae'n nodi bod aneddiadau gwledig ffyniannus, cydnerth a chynaliadwy'n cynnwys cymysgedd cyfoethog o dai, cyflogaeth, gwasanaethau a seilwaith, wedi'u lleoli yn y mannau iawn i ddiwallu anghenion a dyheadau'r boblogaeth ar gyfer y dyfodol.

Ni ystyrir bod safle'r datblygiad gerllaw unrhyw rai o'r gwasanaethau na'r seilwaith uchod ac felly ni ystyrir bod y lleoliad yn un cynaliadwy. Yn ogystal, byddai ychwanegu'r datblygiad yn creu mwy o anghydbwysedd tai rhwng y ganolfan wasanaethau a lleoliadau eraill, yn groe i Bolisi S04.

Dyluniad a Chymeriad

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Byddai'r tai annedd arfaethedig wedi'i lleoli tu ôl i gasgliad presennol o anheddau i'r dwyrain a'r de o'r safle. I'r gogledd a'r gorllewin o safle'r cais mae caeau amaethyddol agored. Byddai'r tai annedd arfaethedig yn gorwedd tua 20m i ffwrdd o'r eiddo cyfagos, Isfryn, i'r dwyrain, 27.4m i ffwrdd o Glan Thames i'r de, a 45m i ffwrdd o Llundain-fach i'r de ddwyrain. Mae Rhydyfelin ar yr ochr arall i'r ffordd, i'r dwyrain. Mae'r aneddiadau cyfagos yn gasgliad o fyngalos ar wahân, byngalos chalet, a thŷ annedd deulawr.

Byddai màs a maint y tai annedd arfaethedig yn gorwedd yn gyfforddus o fewn cwrtill safle'r cais. Tybir y byddai dyluniad arfaethedig yr annedd a'r deunyddiau'n cydweddu'n dda â'r anheddau cyfagos.

Byddai arddull bensaernïol a dyluniad arfaethedig y pâr o dai annedd un-talcen yn integreiddio'n dda â'r ardal gyfagos ac yn creu cymysgedd o wahanol fathau o anheddau yn yr ardal. Bernir y gallai'r tai annedd arfaethedig gael effaith positif, yn sgil eu dyluniad, ar yr olygfa stryd, yn unol â pholisi DM06 y CDLI.

Bydd pob tŷ annedd unigol yn cynnwys arwynebedd llawr mewnol gros o 120 metr sgwâr a thair ystafell wely. Mae Gofynion Safonau Ansawdd Datblygu Cymru 2021 Creu Cartrefi a Lleoedd Hardd (WDQR 2021) yn nodi y dylai tai annedd deulawr sydd â'r capasiti ar gyfer tair ystafell wely a phump o bobl fod ag arwynebedd llawr mewnol gros o 93 metr sgwâr. Felly, byddai maint arfaethedig y tai annedd unigol yn golygu nad oedd modd eu hystyried fel annedd fforddiadwy, yn groes i WDQR 2021 a pholisi S05.

Amwynder Preswyl

Mae defnydd o'r eiddo fel pâr o dai annedd deulawr yn briodol i'r cyd-destun, ac mae digon o bellter yn eu gwahanu a'u cysgodi rhag cymdogion cyfagos. Ni ystyrir felly y bydd y cynnig yn cael unrhyw effaith andwyol ar amwynder deiliad eiddo cyfagos, ac felly mae'n cydymffurfio â maen prawf 7 Polisi DM06 y CDLI.

Priffyrdd

Mae digon o le parcio oddi ar y stryd ar gyfer pâr o dai annedd, yn ogystal â mynediad addas. Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol ac maent wedi nodi nad oes ganddynt unrhyw wrthwynebiad i'r cynnig, yn unol ag amodau.

Draenio Tir

Ymgynghorwyd â'r adran draenio tir lleol a Cyfoeth Naturiol Cymru ynghylch y cynllun arfaethedig, ac maent wedi nodi nad oes ganddynt unrhyw wrthwynebiad i'r cynnig, yn unol ag amodau.

Ecoleg

Nid oes gan Ecolegydd yr Awdurdod Lleol unrhyw wrthwynebiad i'r cynllun arfaethedig, yn unol ag amodau.

ARGYMHELLIAD:

GWRTHOD

RHESYMAU DROS GYFEIRIO'R CAIS I'R PWYLLGOR RHEOLI DATBLYGU:

Mae'r Cynghorydd Ceris Jones wedi gofyn i'r cais gael ei ystyried gan y Pwyllgor Rheoli Datblygu am y rhesymau a ganlyn:

- Cyflwynwyd y cais mewn camgymeriad fel un marchnad agored ac mae'r ymgeisydd yn dymuno iddo gael ei ystyried fel tai fforddiadwy
- Mae'r safle wedi ei lleoli o fewn anheddiad
- Angen am dai fforddiadwy yn lleol
- Tai ar gyfer ei hwyron - gwyddom fod angen cadw unigolion ifanc yng Ngheredigion

RHESWM DROS OHIRIO:

Yng nghyfarfod y Pwyllgor Rheoli Datblygu ar y 8fed o Chwefror, 2023, penderfynodd yr aelodau gyfeirio'r cais i'r Panel Archwilio Safleoedd (SIP), yn unol â pharagraff 3 o feini prawf mabwysiedig y Cyngor.

Yn ogystal a hyn, penderfynodd yr aelodau i ohirio'r cais er mwyn caniatáu fwy o amser neu gyfnod ailfeddwl i ystyried y pwyntiau a godwyd gan yr aelodau, i ystyried arwyddocâd y gwriad ac i ystyried y risgiau, cyn adrodd yn ôl i'r Pwyllgor.

Cyn i'r SIP a'r Grwp Oeri gael eu cynnal, cadarnhaodd yr ymgeisydd fod y tai yn cael eu cynnig fel tai fforddiadwy, er bod y

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cais cychwynnol wedi'i gyflwyno ar gyfer dau dŷ marchnad agored.

PANEL ARCHWILIO SAFLE:

Cyfarfu'r SIP ar yr 20fed o Chwefror, 2023, ac roedd yn cynnwys y Cyng. Rhodri Davies (Cadeirydd), Cyng. Ifan Davies (Is-Gadeirydd), Cyng. Meirion Davies, Cyng. Sian Maehrlein a'r Cyng. Hugh Hughes.

Rhoddwyd cyflwyniad byr gan y Rheolwr Gwasanaeth, er mwyn atgoffa'r aelodau o fanylion y bwriad, ynghyd â chrynodeb pam fod yr Awdurdod Cynllunio Lleol yn argymhell fod y cais yn cael ei wrthod. Dywedodd y Rheolwr Gwasanaeth wrth y panel nad yw Llundain Fach yn bodloni'r meini prawf ar gyfer anheddiad a'i fod yn cynnwys clwstwr bach neu grŵp o eiddo yn unig. Tynnwyd sylw'r aelodau at y ffaith bod ffurf adeiledig Llundain Fach yn wasgaredig ac nad oes cyfleusterau na gwasanaethau dyddiol ar gael yno. Pwysleisiwyd i'r aelodau nad yw'r clwstwr a elwir yn Llundain Fach yn cael ei ystyried yn le cynaliadwy ar gyfer datblygu tai ac y dylai unrhyw ddatblygiad newydd cael ei leoli mewn aneddiadau mwy cynaliadwy fel Felinfach, lle mae digon o wasanaethau dyddiol eisoes yn bodoli, yn unol â bwriadau Cymru'r Dyfodol. Mae bwriad hefyd i adeiladu ysgol ardal newydd yn Felinfach.

Arolygodd yr aelodau'r safle a wedyn aethant ati i drafod eu canfyddiadau.

Yn gyntaf, nid oedd aelodau'r panel yn dadlau ynghylch nodweddion ffisegol y clwstwr a amlinellwyd gan y Rheolwr Gwasanaeth, ac roeddent yn derbyn nad oes gwasanaethau na chyfleusterau dyddiol ar gael yn y lleoliad hwn.

Daeth yr aelodau hefyd i gonsensws er eu bod yn cydnabod bod angen cyffredinol am dai fforddiadwy yn y sir, ni chyflwynwyd unrhyw dystiolaeth iddynt fod yna angen o fewn Llundain Fach ei hun. Roeddent o'r farn felly y gellid diwallu'r angen cyffredinol yn well o fewn aneddiadau mwy cynaliadwy.

Ymhellach, roedd yr aelodau'n cofio bod y pwyllgor wedi gwrthod caniatâd cynllunio yn ddiweddar ar gyfer tŷ fforddiadwy gerllaw, a thra bod yn rhaid ystyried pob cais yn ôl ei rinweddau ei hun, nid oedd yr aelodau'n teimlo bod unrhyw sail nac unrhyw ystyriaethau cynllunio perthnsaol i gyfiawnhau gwneud argymhelliad gwahanol yn yr achos hwn, o ystyried agosrwyd ffisegol y ddau safle.

GRŴP OERI:

Cyfarfu'r aelodau'r Grŵp Oeri ar y 22ain o Chwefror, 2023 i drafod y cais, lle chytunwyd yn unfrydol i argymhell i'r Pwyllgor Rheoli Datblygu bod y cais yn cael ei wrthod gan nad yw'n bodloni'r meini prawf ar gyfer anheddiad, nid yw wedi cyflawni prawf ar gyfer angen lleol, nid yw'n bodloni'r meini prawf ar gyfer tai fforddiadwy, ac hefyd ni ddarparwyd unrhyw dystiolaeth o anedd menter wledig (TAN6).

ARGYMHELLIAD Y PANEL ARCHWILIO SAFLE A'R GRŴP OERI:

GWRTHOD caniatâd cynllunio, yn unol ag argymhelliad y swyddog.

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Rhif y Cais / Application Reference	A220097
Derbyniwyd / Received	06-02-2022
Y Bwriad / Proposal	Erection of a pair of semi detached houses
Lleoliad Safle / Site Location	Isfryn, Talsarn Lampeter. SA48 8QE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Stuart Roper, Cleifon Cottage, Felinfach, Lampeter, Ceredigion, SA48 8BD
Asiant / Agent	,

THE SITE AND RELEVANT PLANNING HISTORY

The application site is located within Llundain-fach which is a small hamlet between Talsarn and Llangethio. The site is rectangular in shape and is approximately 0.085ha in size, and next to Isfryn, Llundain-fach, Talsarn.

There is no relevant planning history associated with the application site.

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the construction of a pair of semi-detached two storey dwellinghouses. The dwellinghouses will be constructed along the northern elevation fronting onto the lane off the B4342. External works include the cladding of the rear extension with timber, and alterations to fenestrations.

Access will be obtained from B4342 and each dwelling will include a parking/turning area for 2 vehicles per household.

The pair of semi-detached dwellinghouse would measure 14m wide x 10m deep x 8.54m high. Each dwelling house would measure individually 7m in width and include a total ridge line of 14.84m wide.

Each dwellinghouse would have a internal floorspace of 120sqm and include 3no. bedrooms, 2no w/c, kitchen/dining area and living room.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

Future Wales: The National Plan 2040

PPW Planning Policy Wales

TAN6 Planning for Sustainable Rural Communities (2010)

TAN2 Planning and Affordable Housing (2006)

Relevant Local Planning Policy

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

S01 Sustainable Growth

S04 Development in "Linked Settlements and Other Locations"

S05 Affordable Housing

DM06 High Quality Design and Placemaking

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

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Relevant adopted Supplementary Planning Guidances (SPGs):

CCC Parking Standards SPG

Built Environment and Design SPG

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 Lampeter Town Council - No response received

Highways - Any permission which the Planning Authority may give shall include the Condition(s) detailed below.

1. The existing site access road junction with the adjoining County Class II Road B4342 shall be improved and constructed in accordance with Typical Layout No.6B and the accompanying General Notes. (C15/6B)
2. Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4m (min 'x' distance) by 43m (min 'y' distance for 30mph traffic speeds, Manual for Streets) by 600mm (max height) shall be provided to the satisfaction of the Local Planning Authority, in conjunction with the Local Highway Authority.
3. The access shall be surfaced and drained to the satisfaction of the Local Planning Authority before commencement of the use hereby permitted. (C31)
4. Surface water shall be trapped and disposed of so as not to discharge from/to the adjoining highway. (C32)
5. No surface water from any part of the development shall be connected into the existing highway surface water drain. (C33)
6. All incidental works within the highway limits shall be carried out to the Local Planning Authority's satisfaction. (C38)
7. The development shall include any necessary adjustment of any public utilities apparatus, highway drains, street lights, traffic signs or road markings arising from the works, that may include the full cost of introducing any traffic order at the developers expense. (N.B. All works within highway limits have to be supervised and carried out by persons qualified to do so by the Secretary of State under The New Roads & Street Works Act 1991). (C82)

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8. Provision shall be made for parking and turning vehicles in accordance with the plans approved by the Local Planning Authority. (C9)

9. The proposed parking facilities shall be completed before the development is brought into use. (C5)

REASONS: In the interest of road safety and free flow of traffic.

Land Drainage - We refer to your planning consultation relating to the above site and we would like to make you aware of the following issues:

- The site is partially at risk of surface water flooding.
- There is a watercourse running through the proposed site.

Recommendations

- Any new surfacing, including access, parking areas and paths, should be constructed from permeable materials.
- Increased surface water run-off resulting from the construction of the new development shall be trapped and disposed of onsite so as not to flow onto adjoining properties or land.
- Soakaways should not be located within 6m of a road or building. The application should be accompanied by the site and hydraulic design of the proposed soakaways and the results of the percolation test in accordance with BRE365 or supervening documents to ensure that ground conditions are adequate.
- Soakaways are only an acceptable method of surface water drainage should ground conditions prove suitable. If the existing soils are not satisfactory for infiltration alone an alternative scheme for the disposal of surface water from the site should be submitted to the Authority for assessment.
- A minimum distance of 1m between the base of the infiltration system and the maximum likely ground water level should always be adopted.
- Any surface water management scheme should be designed for a 6 hours storm event, a 1 in 100 year probability, 30% allowance for climate change and 10% Urban Creep and should meet the Wales Statutory SuDS Standards.
- The applicant proposes to dispose of surface water into an existing watercourse. The applicant must ensure that the existing watercourse has the capacity to cope with any additional volume of surface water. If the existing watercourse does not have sufficient capacity, an alternative method for the disposal of surface water must be submitted for appraisal
- Any discharge to an existing watercourse will need a discharge rate which is an improvement on the existing greenfield runoff rate. Further information is required on the location of the connection to an existing watercourse.
- The adjacent watercourse is to remain open and unaffected. No section of the watercourse is to be culverted without prior consent.

Reason

- To eliminate the risk of flooding, reduce the impact of the development of the natural environment and to ensure the proposal will not cause any flooding.

Informatives

- SuDS Approval is required. No development can commence until approval has been granted by the SuDS Approval Body (SAB) as well as planning. It is therefore recommended that the applicant contact the SAB as soon as possible to discuss the SuDS Application.
- Further information can be found on Ceredigion County Council's website <http://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/sustainable-drainage-approval-body-sab/>.
- Ordinary Watercourse Consent may be required. No further construction work can commence until approval has been granted. Further information can be found at <http://www.ceredigion.gov.uk/resident/coast-countryside/coastal-flood-risk-management/ordinary-watercourse-consent/>.

Ecology - Should Development Management be minded to approve this application, we advise that the following conditions are included in the Decision notice

Conditions

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1. No works or development shall take place until a detailed landscaping and ecological enhancements scheme is submitted to and approved in writing by the Local Planning Authority ecologist, which will be fully implemented before the development is brought into operation and remain thereafter in perpetuity. Should any trees or sections of hedgerows need to be removed, the plan must include proposals for compensatory planting or translocation demonstrating no net loss in such features. The scheme shall detail (but is not limited to):

- a. locations of existing trees and hedgerows to be retained;
- b. planting plans to include mostly native species of local provenance noting the species to be used, their location, planting sizes and proposed numbers/densities;
- c. descriptions and locations of ecological enhancements. These shall comprise (at a minimum) one bat box and one bird nesting box per property.

All landscaping and enhancements in the approved scheme shall be completed within 12 calendar months of commencement of the development or in such phases as may be agreed in writing with the Local Planning Authority. Any trees or shrubs which die or become seriously damaged or diseased within five years of completion of the development shall be replaced within 12 calendar months with trees of the same size and species.

2. Any exterior security or decorative lights shall be less than 3 m from the ground, and fitted with hoods to direct the light below the horizontal plane, at an angle of less than seventy degrees from vertical, and shall not be fixed to, or directed at, bat boxes or gables or eaves. Lighting must be less than 3 lux at ground level and there shall be no light splay exceeding 1 lux along buildings, eaves or roof or adjacent hedgerows or trees. Any lighting shall be Passive Infrared (PIR) triggered

Natural Resources Wales (NRW) - We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018): <https://naturalresources.wales/guidance-and-advice/businesssectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-anddevelopment/?lang=en>. We therefore do not have any comment to make on the proposed development.

Please note that our decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance, such as the proximity of the development to an ordinary watercourse. We therefore advise that you consult with your Local Lead Flood Authority (LLFA) as they may have knowledge of any flood risk in this area. The LLFA can also advise on whether they consider an assessment of flood risk is required to aid your determination of the application.

The applicant should also be reminded that all works at the site must be carried out in accordance with GPP5 'works and maintenance in or near water' and other relevant PPGs: which are available on the NetRegs website The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Welsh Water - We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development. Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and or the Building Regulations Authority / Approved Building Inspector as both are responsible to regulate alternative methods of drainage.

Potable Water Supply

The developer should contact us at the above address or on telephone 0800 9172652 for further information on this matter. The proposed development is crossed by a distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory

Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

No representation received from third party.

OFFICER ASSESSMENT:

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

the plan unless material consideration indicate otherwise”.

Principle of Development

The application site lies within 'other locations' as identified within the adopted Local Development Plan (LDP) where development is strictly controlled in the interest of achieving sustainable development and protecting the open countryside.

The LDP sets out a total requirement of 177 new residential units for the Felinfach / Ystrad Aeron settlement group, of which 122 is to be provided for in the service centre itself and the remaining 65 within other locations. As of September 2022, there had been 52 completions for the other locations category, with a further 18 units having had consent and 1 demolition or conversions which has lead to extra need for housing, thereby leaving a residual of -4, indicating that the need for housing within the other location category has exceeded the limits set out in the LDP. In contrast, there remains a need for 71 dwellings within the service centre category highlight the unbalance in housing in the settlement group leaning towards other locations.

LDP Policy S04 states that general housing is inappropriate within 'other locations' unless justified on the basis that it meets a demonstrated unmet affordable housing need in the locality and accords with Policy S05; or need for a rural enterprise dwelling in line with TAN 6.

The application site is not considered to be a working farm and therefore does not represent farm diversification and therefore TAN 6 does not apply in this instance. An affordable housing statement has been submitted in support of this application as evidence to demonstrate the need, demand and justification for affordable dwellings in the area. Policy S05 requires affordable housing to be located immediately adjacent to existing groups of dwellings in line with the intentions of Planning Policy Wales (PPW) paragraph 9.2.22. However, PPW has since been updated with paragraph 3.60 requiring development in the countryside to be located within and adjoining settlements where it can be best accommodated in terms of infrastructure, access, habitat and landscaping conservation. It states that infilling or minor extensions to existing settlements may be acceptable in particular where they meet a local need for affordable housing, but that new building in the open countryside away from existing settlements must continue to be strictly controlled.

The proposed dwelling would be adjacent to a group of dwellings within Llundain Bach. The existing dwellings in the locality are scattered with large areas of agricultural land in between. The nearest settlement is Talsarn which is located approximately 0.9m away and therefore, the proposed site is not located within or adjoining an existing settlement. Furthermore, there are no pavements to these settlements to allow safe walking, and there is also no public transport provision within a safe walking distance of the application site. Occupiers would therefore be solely reliant on the use of a private vehicle to access services and facilities.

This is contrary to national and local planning policy which seek to promote sustainable means of travel by ensuring that housing development are built in locations where services and facilities can be accessed in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. The updated national policy stance was emphasised by the Planning Inspector on a call-in decision:

Turning to affordable housing, LDP policy SO4 states that in Other Locations, in terms of affordable housing, new housing should be located immediately adjacent to existing groups of dwellings in line with the intentions of paragraph 9.2.22 of PPW and paragraph 10.13 of TAN 2. The reference to paragraph 9.2.22 is to edition 9 of PPW which has now been superseded by the publication of Edition 10. However, paragraph 3.56 of Edition 10, referred to above, largely reflects that of paragraph 9.2.22 of the previous edition although has been amended to refer to the infilling or minor extension of settlements (my emphasis) rather than groups (my emphasis) of dwellings. Paragraph 4.2.34 of Edition 10 and paragraph 10.13 of TAN 2 reiterate that rural exception sites for affordable housing should be on land within or adjoining existing rural settlements. Affordable housing on such sites should meet the needs of local people in perpetuity and count towards the overall level of housing provision.

Future Wales reiterates the importance of development within sustainable settlements. It notes that thriving, resilient and sustainable rural settlements are characterised by a rich mix of housing, employment, services and infrastructure located in the right places to meet the needs and future aspirations of the population.

The proposed development site is not considered to be within close proximity to any of the above services and infrastructure and therefore, the location is not considered sustainable. Furthermore, the addition of the development would create a greater imbalance of housing between the service centre and other locations, contrary to Policy S04.

Design and Character

The proposed dwellinghouses would sit behind a collect of existing dwellings to the east and south of the site. To the north and west of the application site is open agricultural fields. The proposed dwellinghouses would sit some 20m to the neighbouring property Isfryn to the east, 27.4m to Glan Thames to the south and 45m to Llundain-fach to the south east. Rhydyfelin lies on the opposite side of the road to the east. The surrounding dwellings depict a collection of detached

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bungalows, chalet bungalows and two storey dwellinghouses.

The proposed mass and scale of the dwellinghouses would sit comfortably within the curtilage of the application site. The proposed design of the dwelling with harmonious material would appear subservient to the surrounding dwellings.

The proposed architectural style and design of the semi-detached dwellinghouses would integrate well with the surrounding area and result in a mix of dwelling types within the area. It is concluded that the proposed dwellinghouse could have a positive impact by way of design with the street scene, in line with LDP policies DM06.

Each individual dwellinghouse would feature a gross internal floor space of 120sqm and include 3no. bedrooms. The Welsh Development Quality Requirements 2021 Creating Beautiful Homes and Places (WDQR 2021) states that a 2 storey dwellinghouse capable of accommodating 3 bedrooms and 5 people would require a gross internal floor space of 93sqm. Therefore, the proposed scale of the individual dwelling houses would fail to be regarded as an affordable dwelling, contrary to the Welsh Development Quality Requirements 2021 Creating Beautiful Homes and Places (WDQR 2021) and policy S05.

Residential Amenity

The use of the property as a semi-detached two storey dwellinghouses is appropriate to its context and with sufficient separation distance and shielding to surrounding neighbours. The proposal is not therefore considered to have any adverse impact upon the amenity of the occupiers of the nearby properties, and as such accords with LDP Policy DM06, criterion 7.

Highways

There is sufficient off-street parking to serve its use as a pair of semi-detached dwellinghouse with suitable access. The Local Highways Authority has been consulted and responded with no objections to the proposal subject to conditions.

Land Drainage

The local land drainage department and NRW has been consulted on the proposed scheme and responded with no objections to the proposal subject to conditions.

Ecology

The Local Authorities Ecologist has no objections to the proposed scheme subject to conditions

RECOMMENDATION:

REFUSE

REASONS FOR REFERRING THE APPLICATION TO THE DEVELOPMENT MANAGEMENT COMMITTEE: -

Cllr. Ceris Jones has requested that the application be considered by the Development Management Committee for the following reasons:

- Application was submitted in error as open market and applicant wishes for it to be considered as affordable dwellings.
- Located within a settlement
- Need for affordable dwellings locally
- Houses for her grandchildren – we know that there is a need to keep young individuals in Ceredigion.

REASON FOR DEFERRAL:

At the Development Management Committee meeting on the 8th February, 2023, Members resolved to refer the application to the Site Inspection Panel (SIP), in accordance with paragraph 3 of the Council's adopted criteria.

Members also deferred the application to allow further time or a 'cooling off' period to consider the points raised by Members, to consider the significance of the departure and to consider the risks, prior to reporting back to Committee.

Prior to the SIP and Cooling Off Group taking place, the applicant confirmed that the dwellings were being proposed as affordable homes, despite the initial application having been submitted for two open market dwellings.

SITE INSPECTION PANEL:

The SIP met on the 20th February, 2023 and comprised of Cllr. Rhodri Davies (Chair), Cllr. Ifan Davies (Vice Chair), Cllr. Meirion Davies, Cllr. Sian Maehrlein and Cllr. Hugh Hughes.

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A short presentation was given by the Service Manager, in order to remind members of the details of the proposal, along with a summary as to why the Local Planning Authority has resolved to recommend refusal. The Service Manager advised the panel that Llundain Fach does not meet the criteria for a settlement and comprises only of a small cluster or group of properties. Members' attention was drawn to the fact that the built form in Llundain Fach is scattered and there are no day to day facilities or services available there. It was emphasised to Members that the cluster known as Llundain Fach is not regarded as being a sustainable place for housing development and that any new development ought to be located in more sustainable settlements such as Felinfach, where there are ample day to day services already available, in line with the intentions of Future Wales. A new area school is also proposed to be built at Felinfach.

Members subsequently inspected the site and discussed their findings.

Firstly, Members of the panel did not dispute the physical characteristics of the cluster that had been outlined by the Service Manager, and they accepted that there are no day to day services or facilities available at this location.

Members also formed a consensus that whilst they acknowledged that there is a general need for affordable homes in the county, they had not been presented with any evidence that there is an identified need within Llundain Fach itself. They were of the view therefore that the general need could be better met within more sustainable settlements.

Furthermore, Members recalled that the committee had recently refused planning permission for an affordable dwelling nearby, and whilst each application must be considered on its own merits, Members did not feel as though there were any grounds or any material planning considerations on which to justify making a different recommendation in this case, given the physical proximity of the two sites.

COOLING OFF GROUP:

Members of the Cooling Off Group met on the 22nd February, 2023, to discuss the application, whereby it was unanimously agreed that the Cooling-Off Group recommend to the Development Management Committee that the application is declined as it does not meet the criteria for a settlement, it has not justified a local need and does not meet the criteria for affordable housing, and no evidence of a rural enterprise dwelling (TAN 6) has been provided.

RECOMMENDATION OF SITE INSPECTION PANEL AND COOLING OFF GROUP:

REFUSE planning permission, as per officer recommendation.

Mae'r dudalen yn wag yn fwriadol

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A210757	03-08-2021	Mr Peter Jones	Proposed horsebox fabrication building, to include installation of vehicular access and package treatment plant.	Land Adjacent B4338, from junction with C1279 and junction with C1060, Llanybydder, SA40 9UH	Refuse

2.1. A210757



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Rhif y Cais / Application Reference	A210757
Derbyniwyd / Received	03-08-2021
Y Bwriad / Proposal	Codi adeilad gwneud faniau ceffylau, gan gynnwys gosod mynedfa i gerbydau a safle trin pecynnau.
Lleoliad Safle / Site Location	Tir gerllaw'r B4338, rhwng y gyffordd â'r C1279 a'r gyffordd â'r C1060, Llanybydder, SA40 9UH
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr Peter Jones, Glan Yr Afon, Cwrtnewydd, Llanybydder, Ceredigion, SA40 9YS
Asiant / Agent	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen Llanrhystud, Aberystwyth, SY23 5ED

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn barsel o dir amaethyddol sydd wedi'i leoli ar hyd y B4338 600m i'r gorllewin o Lanybydder. Mae'r safle o natur wledig ac mae wedi'i amgylchynu â chaeau amaethyddol.

Does dim hanes datblygu perthnasol ar gyfer y safle.

MANYLION Y DATBLYGIAD

Mae'r cynnig yn ymwneud â chodi adeilad gwneud faniau ceffylau, gan gynnwys gosod mynedfa i gerbydau a safle trin pecynnau. Bydd yr adeilad arfaethedig yn mesur 49.5m o hyd, 15.8m o ddyfnder a bydd yn 7.5m o uchder ar y mwyaf, a bydd yn darparu gweithdy ar gyfer gwneud faniau ceffylau. Mae yna gât i'r cae ar hyn o bryd, a fydd yn cael ei chau i greu mynedfa newydd.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiau Cynllunio Cenedlaethol Perthnasol:

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru

TAN 6: Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy

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

S04: Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill

DM06: Dylunio a Chreu Lle o Safon Uchel

DM14: Cadwraeth Natur a Chysylltedd Ecolegol

DM17: Y Dirwedd yn Gyffredinol

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i ymarfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol ymarfer y swyddogaethau hynny ar drosedd ac anhrefn yn ei ardal, a'r angen i wneud popeth sy'n rhesymol bosib i'w atal. Mae'r ddyletswydd honno wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn lefel y 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; aillbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw

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prïodol i hyrwyddo cydraddoldeb yn golygu:

- dileu neu leihau'r anfanteision a wynebïr gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i gwrdd ag anghenion pobl o grwpiau gwarchoddedig pan fydd y rhain yn wahanol i anghenion pobl eraill, ac
- annog pobl o grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus, neu mewn gweithgareddau eraill lle mae eu cyfranogiad yn anghymesur o isel.

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth wneud penderfyniad am y cais hwn. Ystyrir nad yw'r datblygiad arfaethedig yn un sydd â goblygiadau sylweddol o ran pobl sydd â nodwedd warchoddedig, nac yn un a fydd yn cael effaith sylweddol arnynt, o'i gymharu ag unrhyw un arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyfoeth Naturiol Cymru – Mae'r safle o fewn dalgylch Ardal Cadwraeth Arbennig (ACA) Afon Teifi. Os nad yw'r datblygiad yn debygol o gael effaith sylweddol ar yr ACA, ni fyddai gennym unrhyw wrthwynebiad i'r cynnig.

Ecoleg – dim gwrthwynebiad yn unol ag amodau'n sicrhau darpariaeth o welliannau ecolegol, a datganiad dull trawsleoli, i sicrhau trawsleoliad y gwrych ar hyd ymyl y ffordd. Mae'r cynnig wedi'i sgrinio ac ni fyddai'n cael effaith sylweddol ar yr Afon Teifi o safbwynt cynyddu ffosffadau.

Awdurdod Priffyrdd – dim gwrthwynebiad yn unol ag amodau.

Draenio Tir – yn argymhell amodau mewn perthynas â rheoli dŵr wyneb, suddfannau dŵr ac arwynebau caled.

Derbyniwyd gwrthwynebiadau gan 9 trydydd parti hefyd, ar sail y ffaith na fydd yr adeilad yn cydweddu â'r ardal gyfagos, ac mi fyddai'n arwain at fwy o lifogydd. Effaith ar goed ac ecoleg, mwy o traffig, sŵn a diogelwch.

Derbyniwyd un llythyr o gefnogaeth yn nodi y byddai'n rhoi hwb i'r economi drwy ddarparu cyfleoedd cyflogaeth.

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”.

Egwyddor Datblygu

Mae safle'r cais yn gorwedd y tu allan i ffiniau unrhyw anheddiad ac felly mae o fewn 'lleoliadau eraill' fel y'u diffinnir o fewn y CDLI, lle mae datblygu'n cael ei reoli'n llym er mwyn sicrhau datblygu cynaliadwy ac i warchod ardaloedd cefn gwlad.

Mae Polisi S04 yn caniatáu datblygu o fewn 'lleoliadau eraill' a bwrw bod y cynnig yn cydymffurfio â gofynion TAN 6, yn nhermau menter wledig, ac yn nhermau ei leoliad ffisegol, ei fod yn union gerllaw'r ardal adeiledig bresennol.

Er bod y Cyngor yn cefnogi'r economi wledig er mwyn darparu cyfleoedd gwaith lleol, nid yw codi adeilad ar gyfer gwneud faniau ceffylau ar y lleoliad hwn, sydd wedi'i amgylchynu â chaeau amaethyddol, yn cwrdd â gofynion TAN 6. Nid yw Polisi S04 yn caniatáu codi adeilad ar y safle hwn felly ac mae'n mynd yn groes i brif amcan y polisi, sef gwarchod cefn gwlad a thirwedd ddiwylliannol yr ardal wledig hon.

Hefyd, ni ystyrir bod yna angen y gellir ei gyfiawnhau'n rhesymol am adeilad ar y lleoliad hwn. Mae'r egwyddor datblygu'n annerbyniol felly.

Tirwedd

Mae amddiffyn cefn gwlad rhag datblygu amhriodol wedi bod, ac mae'n parhau i fod yn amcan cynllunio pwysig. Nod Polisi DM17 yw atal effaith andwyol ar rinweddau a nodweddion arbennig y dirwedd weledol. Byddai'r datblygiad arfaethedig yn amharu ar ardal cefn gwlad agored, ac yn sgil ei faint a'i fâs, ystyrir y byddai'n ansensitif ac yn anghydnaws â'r lleoliad, ac yn

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mynd yn gwbl groes i amcanion y Polisi hwn.

Dyluniad a Chymeriad

Mae DM06 y CDLI yn gofyn bod pob datblygiad newydd yn rhoi ystyriaeth lawn, ac yn cyfrannu mewn ffordd bositif at gyd-destun ei leoliad a'r cyffiniau. Hefyd, mae'r polisi'n gofyn bod y datblygiad yn adlewyrchu dealltwriaeth glir o egwyddorion dylunio, a'r cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol. Mae'r polisi'n cynnwys rhestr o feini prawf y dylai pob datblygiad geisio'u bodloni. Yn arbennig o berthnasol i'r cais hwn y mae meini prawf 2 a 7 o'r polisi, sy'n gofyn bod datblygiad newydd yn cydweddu â'r safle a'i gyffiniau.

Mae Maen Prawf 2 o Bolisi DM06 yn pwysleisio bod yn rhaid i ddatblygiad gydweddu â'r safle a'i gyffiniau yn nhermau cynllun, parchu golygfeydd i mewn ac allan o'r safle, cynhyrchu ffurf gydlynol yn nhermau maint, uchder a chyfrannedd yr adeiladau presennol. Ymddengys na fyddai maint ac uchder yr adeilad arfaethedig yn cydweddu â chymeriad a golwg yr ardal leol.

Byddai'r datblygiad arfaethedig yn amharu ar ardal cefn gwlad agored, ac yn sgil ei faint a'i fâs, ystyrir y byddai'n ansensitif ac yn anghydnaws â'r lleoliad, ac yn mynd yn gwbl groes i ofynion Polisi DM17.

Priffyrdd

Bwriedir adleoli'r fynedfa bresennol i'r cae a chreu mynedfa newydd tua phen deheuol y safle, gan gau'r fynedfa bresennol. Cyflwynwyd datganiad trafniadaeth, a adolygwyd gan yr Awdurdod Priffyrdd, sydd heb fynegi unrhyw wrthwynebiad i'r fynedfa arfaethedig.

Ecoleg

Mae'r safle'n gorwedd o fewn dalgylch Ardal Cadwraeth Arbennig (ACA) Afon Teifi. Mi allai unrhyw ddatblygiad a allai gynyddu maint y ffosffad (neu ffosfforws) o fewn dalgylch ACA yr afon gael effaith niweidiol ar yr ACA, a byddai angen sgrinio'r datblygiad i bennu ei effaith ar yr ACA. Dywedodd Cyfoeth Naturiol Cymru, os na fyddai'r datblygiad yn cael effaith sylweddol ar yr ACA, na fyddai ganddynt unrhyw wrthwynebiad.

Yn yr achos hwn, mae'r sgrinio'n dangos nad yw'r cynnig yn debygol o gael unrhyw effaith sylweddol ar yr Afon Teifi o ran cynyddu'r lefelau ffosffad, yn unol â Chyngor Cynllunio Cyfoeth Naturiol Cymru, ac nid oes angen unrhyw arolwg na gwelliannau pellach.

Cynhaliwyd Asesiad Ecolegol Cychwynnol gan Wyndrush Wild. Mae'r safle'n cynnwys un cae o laswelltir wedi'i wella gydag ardal fach o laswelltir corsiog a gwrychoedd cyffiniol. Cafodd y safle ei asesu fel un heb unrhyw gynefinoedd addas ar gyfer pathewod, moch daear, ymlusgiaid nac amffibiaid, ac fel un o ychydig werth yn unig ar gyfer adar nythu a manau clwydo ar gyfer ystlumod. Ni nodwyd unrhyw rywogaethau ymledol anffodorol ar y safle.

Mi fydd y datblygiad arfaethedig yn gofyn bod darn o'r gwrych yn cael ei dynnu i ddarparu'r llain gwelededd gofynnol. Mae Ecolegydd y Cyngor yn awgrymu gosod amod i sicrhau na fydd unrhyw waith i drawsleoli'r gwrych ar hyd ymyl y ffordd yn digwydd nes bod datganiad dull trawsleoli wedi'i gyflwyno.

Cyflogaeth

Mae angen yr adeilad arfaethedig ar yr asiant i ddarparu gwasanaeth mwy proffesiynol a chyfleusterau modern i gwrdd â'r galw cynyddol. Ar hyn o bryd mae iard ar gael ym Moelfre a bydd y gwaith yn symud i'r safle arfaethedig.

Yn ôl y ffurflen gais, ni fydd unrhyw swyddi ychwanegol yn cael eu creu, ond yn hytrach mae 7 aelod staff presennol a'r bwriad yw cyflogi 7. Ar sail yr hyn a gyflwynwyd, ni ellir dweud y bydd y cynnig yn creu cyflogaeth uwchlaw'r lefelau presennol, ond mae'n bosib y bydd cyfleoedd gwaith yn cael eu creu yn y dyfodol ar gyfer trigolion Llanybydder, sydd cwta 600m i ffwrdd, yn sgil y galw cynyddol a ddisgrifir gan yr asiant. Mi fyddai hynny'n cydymffurfio â TAN 6.

ARGYMHELLIAD:

Gwrthod am y rhesymau canlynol:

1. Mae safle'r cais yn gorwedd y tu allan i ffiniau'r anheddiad ac felly mae o fewn 'lleoliadau eraill' fel y'u diffinnir o fewn y CDLI, lle mae datblygu'n cael ei reoli'n llym i sicrhau datblygu cynaliadwy ac i warchod ardaloedd cefn gwlad. Nid yw Polisi S04 felly yn caniatáu codi adeilad i wneud faniau ceffylau yn y lleoliad hwn. Mae'r egwyddor datblygu'n annerbyniol felly.
2. Byddai'r datblygiad arfaethedig yn amharu ar ardal cefn gwlad agored ac yn sgil ei faint a'i fâs, ystyrir ei fod yn ansensitif ac yn anghydnaws â'r lleoliad hwn, a'i fod yn mynd yn gwbl groes i ofynion Polisi DM17.

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Rhif y Cais / Application Reference	A210757
Derbyniwyd / Received	03-08-2021
Y Bwriad / Proposal	Proposed horsebox fabrication building, to include installation of vehicular access and package treatment plant.
Lleoliad Safle / Site Location	Land Adjacent B4338, from junction with C1279 and junction with C1060, Llanybydder, SA40 9UH
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Peter Jones, Glan Yr Afon, Cwrtnewydd, Llanybydder, Ceredigion, SA40 9YS
Asiant / Agent	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen Llanrhystud, Aberystwyth, SY23 5ED

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a parcel of agricultural land which is located along the B4338 600m to the west of Llanybydder. The site is rural in nature and bound by agricultural fields.

There is no relevant planning history for the site.

DETAILS OF DEVELOPMENT

The proposal relates to the construction of a horsebox fabrication building, to include installation of vehicular access and package treatment plant. The proposed building will measure 49.5m in length, 15.8m deep with a maximum height of 7.5m and will provide for a workshop to fabricate horseboxes. There is an existing field gate which will be closed up to accommodate a new access point.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policies

Future Wales: The National Plan 2040

Planning Policy Wales

TAN 6: Planning for Sustainable Rural Communities

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

S04: Development in Linked Settlements and Other Locations

DM06: High Quality Design and Placemaking

DM14: Nature Conservation and Ecological Connectivity

DM17: General Landscape

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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- 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

NRW – The site is within the catchment of the River Teifi Special Area of Conservation (SAC). If the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal.

Ecology – no objection subject to conditions securing the provision of ecological enhancements and a translocation method statement to secure the translocation of the roadside hedge. The proposal has been screened out and would not have a significant effect on the Afon Teifi from increase phosphates.

Highway Authority – no objection subject to conditions.

Land Drainage – recommend conditions relating to surface water management, soakaways and hard surfacing.

9 third party objections have also been received on the grounds that the building will not appear in keeping with the surrounding area and would give rise to increased flooding. Impact on trees and ecology, increased traffic, noise and security.

1 letter of support has been received commenting that it would boost the economy by providing employment opportunities.

CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise”.

Principle of Development

The application site lies outside of any settlement boundary and is therefore within 'other locations' as identified within the LDP where development is strictly controlled in the interest of achieving sustainable development and to protect the open countryside.

Policy S04 only permits development within 'other locations' where the proposal accords with the requirements of TAN 6 in terms of a rural enterprise and in terms of its physical location, it is immediately adjacent to the substantial built form.

Whilst the Council supports the rural economy to provide local employment opportunities, the construction of a building for the fabrication of horseboxes in this location, surrounded by agricultural fields, does not meet the requirements of TAN 6. The erection of a building in this location is therefore not permitted by Policy S04 and represents a conflict with the overarching policy objective of protecting the countryside and cultural landscape of this rural area.

Furthermore, it is not considered that there is a reasonably justified need for the building in this location. The principle of development is therefore unacceptable.

Landscape

The protection of the countryside from inappropriate development has been and continues to be, an important planning objective. Policy DM17 seeks to prevent adverse effect on the qualities and special characters of the visual landscape. The proposed development would represent an intrusion into the open countryside and by virtue of its scale and massing, is considered insensitive and unsympathetic within this location and in direct conflict with the aims of this Policy.

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Design and Character

Policy DM06 of the LDP requires all new development to have full regard, and positively contribute to the context of its location and surroundings. Furthermore, the policy requires development to reflect a clear understanding of design principles, and the local physical, social, economic and environmental context. The policy includes a list of criteria in which all development should seek to meet. Of particular relevance to this application are criteria 2 and 7 of the policy, which requires new development to complement the site and its surroundings (criterion 2).

Criterion 2 of the Policy DM06 highlights that the development must complement the site and its surrounding 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 scale and height of the proposed building would appear incongruous with the character and appearance of the local area.

The proposed development would represent an intrusion into the open countryside and by virtue of its scale and massing, is considered insensitive and unsympathetic within this location and in direct conflict with the requirements of DM17.

Highways

It is proposed to relocate an existing field access to accommodate a new access towards the southern end of the site and close off the existing access. A transport statement was submitted which has been reviewed by the Highway Authority who raise no objections to the proposed access.

Ecology

The site lies within the catchment of the Afon Teifi Special Area of Conservation (SAC). Any development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC and the development would need to be screened to determine whether the development is likely to have a significant effect on the SAC. NRW advised that if the development would not result in a significant effect on the SAC, then no objections would be raised.

In this case, the proposal has been screened out as not likely to have a significant effect on the Afon Teifi from increased phosphates in accordance with NRW Planning Advice and no further survey work nor enhancements are necessary.

A Preliminary Ecological Assessment was carried out by Wyndrush Wild. The site comprises a single field of improved grassland with a small area of marshy grassland and adjoining hedges. The site was assessed as having no habitats suitable for dormice, badgers, reptiles and amphibians and of minor value for nesting birds and roosting bats. No invasive non-native species were identified on site.

The proposed development will require a section of hedge to be removed to provide the required visibility splay. The Council's Ecologist recommends a condition to ensure that no works to translocate the roadside hedge should take place until a translocation method statement has been submitted.

Employment

The proposed building is required by the agent to provide a more professional service and modern facilities to meet increased demand. Currently, there is an existing yard at Moelfre and the operations will move to the proposed site.

According to the application form, no additional jobs will be created, rather 7 staff members are existing and 7 are proposed. Based on what has been submitted, it cannot be said that the proposal will create employment above existing levels, however, it may be possible for future employment opportunities to be created for the residents of Llanybydder, which is only 600m away, due to the increased demand described by the agent. This would be in accordance with TAN6.

RECOMMENDATION:

Refuse for the following reasons:

1. The application site lies outside of the settlement boundary and is therefore within 'other locations' as identified within the LDP where development is strictly controlled in the interest of achieving sustainable development and to protect the open countryside. The erection of a horsebox fabrication building in this location is therefore not permitted by Policy S04. The principle of development is therefore unacceptable.
2. The proposed development would represent an intrusion into the open countryside and by virtue of its scale and massing, is considered insensitive and unsympathetic within this location and in direct conflict with the requirements of Policy DM17.

Mae'r dudalen yn wag yn fwriadol

3. Diprwydedig/Delegated

02-02-2023 - 01-03-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A200727	Mr and Mrs Chapman	Erection of 4no. dwellings and associated works	Site opposite Terrace Row, Taliesin, Machynlleth. SY20 8JL	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	24-02-2023
2	A210401	Dr Cyllene Griffiths (The Griffiths Heritage Consultancy Ltd)	Change of use of existing garage / workshop to holiday let accommodation.	North Lodge, Lampeter, SA48 7RX	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-02-2023
3	A210680	Mr and Mrs M Lord	Erection of one detached residential dwelling.	Plot 2 Rhos Y Mor Plwmp, Llandysul, Ceredigion, SA44 6HS	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	23-02-2023
4	A211008	Mr Llyr Edwards	Codi sied ar gyfer storio periannau amaethyddol a bwyd anifeiliaid. Erection of an agricultural shed for storage of machinery and feed.	Llain Isaf, Maesycrugiau, Llandysul. SA39 9NA	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-02-2023
5	A211046	Mr and Mrs N & B Lewis and Price	Erection of a dwelling to include installation of vehicular access	Land adjacent to Whitehall, Pennant, Llanon. SY23 5PB	Gwrthodwyd / Refused	06-02-2023
6	A211074	Mr and Mrs Evans	Proposed change of use of existing farm building into 2No holiday let accommodation, inclusive of demolition and extensions. New glamping pod adjacent existing farm yard.	Meinigwynion Mawr, Gorsgoch, Llanybydder, Ceredigion, SA40 9TH	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-02-2023
7	A211156	G L & MM Jones (GL & MM Jones)	Conversion of agricultural outbuildings to 1 x holiday let unit.	Fferm Rhydowen, Pontsian, Llandysul, SA44 4UN	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2023
8	A211158	Jamie Jukes	Conversion of annex and office space to a holiday let unit	Parcau Farm, Penrhiwillan, Llandysul. SA44 5NW	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2023
9	A211159	Jamie Jukes	Conversion of stone outbuilding to a holiday let unit	Allt-fawr Parcau Farm, Penrhiwillan, Llandysul, SA44 5NW	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2023
10	A211180	Mr and Mrs Peter & Sylvia Harries	Proposed extension to existing shed to form storage for agricultural machinery, implements & animal fodder	Land opposite Llys Meillion, Tregroes, Llandysul, Ceredigion, SA44 4LZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-02-2023

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#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
11	A220036	Mr and Mrs M Phillips	Erection of a dwelling.	Land adjacent to Plas Teifi, Spring Gardens, Cardigan, SA43 3AX	Gwrthodwyd / Refused	15-02-2023
12	A220110	Mr and Mrs E Jones	Change of use of existing garden building from home office to small furnished holiday let.	Capel Ffynnon, Pentregat, Llandysul, SA44 6HW	Gwrthodwyd / Refused	01-03-2023
13	A220123	Mr J Holmes (Cela Associates)	Creation of part foundation to Chalet no. 20 in line with planning permission A160981	1 Nant y Coed, Aberporth. SA43 2DF	Caniatawyd y Tystysgrif / Certificate Granted	24-02-2023
14	A220132	Mr Mike Hallam	Change of use of Pontsian Stores to dwelling/shop and work from home workshop.	Pontsian General Stores, Pontsian, Llandysul. SA44 4UL	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-02-2023
15	A220133	Mr Mike Hallam	Change of use of Pontsian Stores to dwelling/shop and work from home work shop	Pontsian General Store, Pontsian, Llandysul. SA44 4UL	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-02-2023
16	A220231	Mr and Mrs Hammond	Proposed extensions and alterations to existing dwelling, to include demolition.	Ynysmor, Plwmp, Llandysul, Ceredigion, SA44 6HL	Caniatawyd gydag Amodau / Approved Subject to Conditions	07-02-2023
17	A220244	Mr T Scarrott	Variation of condition 2 of planning permission A201058 (amended plans/design).	Clarach Bay Holiday Village, Clarach, Aberystwyth, SY23 3DT	Caniatawyd gydag Amodau / Approved Subject to Conditions	22-02-2023
18	A220253	Mr and Mrs R Evans	Commencement of works by construction of new access	Maes Mynach, Cilcennin, Lampeter.	Caniatawyd y Tystysgrif / Certificate Granted	22-02-2023
19	A220308	Mr Wynford Williams (Wynford Williams Car Sales)	Erection of a dwelling, entrance and associated works	Land adjacent to Brynteg, Primrose Hill, Llanbadarn Fawr, Aberystwyth. SY23 3AT	Gwrthodwyd / Refused	07-02-2023
20	A220332	Mr Michael Fellows	Proposed Extension to Lima House	Lima House, 1 Victoria Street, Aberaeron, SA46 0DA	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2023
21	A220333	Mr Michael Fellows	Proposed Extension	Lima House, 1 Victoria Street, Aberaeron, SA46 0DA	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2023

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#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
22	A220404	(Vadafone and Cornmerstone)	Removal of existing 25m mast to be replaced by 30m mast installed on existing concrete foundation to support 3no. new antenna and reattachment of 3no. existing antenna (6no. antenna in total) together with 2no. 0.3m transmission dishes, RRUs, GPS node, cabinet within existing compound area and ancillary development thereto.	Existing telecommunication site at Ty Mawr Home Farm, Cilcennin, Lampeter. SA48 8DB	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-02-2023
23	A220413	M & H Whiteland	Erection of external decking area and garden room / storage shed.	Bontfach, Llanafan, Aberystwyth, Ceredigion, SY23 4AX	Caniatawyd gydag Amodau / Approved Subject to Conditions	20-02-2023
24	A220425	Mr D J Evans	Discharge condition 4 of planning permission A210388 - Scheme of landscaping	Bryn Derw, Stanley Road, Aberystwyth. SY23 1LB	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	27-02-2023
25	A220441	Mr Patrick O'Rourke	Demolition of rear lean-to section and new extension, internal alterations and associated works plus the erection of a Shed to replace 2 existing sheds.	2 Masons Row, Aberaeron. SA46 0AA	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-02-2023
26	A220442	Mr Patrick O'Rourke	Demolition of rear lean-to section and new extension, internal alterations and associated works plus the erection of a Shed to replace 2 existing sheds.	2 Masons Row, Aberaeron. SA46 0AA	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-02-2023
27	A220458	Mr and Mrs J Wicke (Tide2Tide Properties Ltd)	Erection of a Dwelling	Plot 12, Hafod y Mor, Tresaith, SA43 2JH	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-02-2023
28	A220467	Eryl Davies	Demolition of existing corrugated steel workshop / garage and store. Erection of new building to comprise of garage, woodstore, home office and ancillary accommodation for main house.	Erw Las, Synod Inn, Llandysul, SA44 6JD	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-02-2023
29	A220492	Mr C Botwood	Discharge Condition 7 of planning permission A210079 - (Bird Friendly Mast Lighting)	Land On Yr Ochrydd To The West Of Eisteddfa Gurig & East Of The Blaen Peithnant Forestry Block, Aberystwyth,	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	23-02-2023

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#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
30	A220496	Mr C Botwood	Discharge Condition 8 of planning permission A210079 - (Construction Environmental Management Plan)	Land On Yr Ochrydd To The West Of Eisteddfa Gurig & East Of The Blaen Peithnant Forestry Block, Aberystwyth,	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	23-02-2023
31	A220500	Mr A Davies	Variation of condition 2 of planning permission A200790 (revised plans).	10 Water Street, Aberaeron, SA46 0DG	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-02-2023
32	A220506	Mr Rhodri Ap Hywel	Proposed Barn conversion into Holiday Let at Maen Llwyd	Maenllwyd, Llanrhystud, SY23 5DA	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-02-2023
33	A220513	Mr and Mrs Hywel Dafis	Conversion of vacant offices into two flats with associated storage.	13 High Street, Cardigan. SA43 1JJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	27-02-2023
34	A220532	Mr Andrew Davies (Wales & West Housing Association)	Variation of condition 2 of planning permission A200730 - amended plans	Aberaeron Hospital, Princes Avenue, Aberaeron. SA46 0JJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-03-2023
35	A220547	Mr John Edwards	Reinstatement of farmhouse as residential use. Rebuilding of barn for use as an extension to the dwelling. Rebuild of existing outhouses and provision of solar panels in area outside farmyard.	Pemprys, Artists Valley, Furnace. SY20 8TD	Caniatawyd gydag Amodau / Approved Subject to Conditions	01-03-2023
36	A220550	Mr John Edwards	Reinstatement of farmhouse as residential use. Rebuilding of barn for use as an extension to the dwelling. Rebuild of existing outhouses.	Pemprys, Artists Valley, Machynlleth. SY20 8TD	Caniatâd wedi ei roi / Consent Granted	01-03-2023
37	A220558	Mrs M Raw	Proposed extension.	Ty'r Eos Moriah, Ceredigion, SY23 4EA	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-02-2023
38	A220596	Mr and Mrs Calvert	Proposed Extension of curtilage to bring the land into use as a garden for their property to include the already constructed garage.	Land to the East of Renfrew Drive, Ynylas, Borth. SY24 5JY	Caniatawyd gydag Amodau / Approved Subject to Conditions	13-02-2023
39	A220597	Mr and Mrs Calvert	Placement of a temporary static caravan, to allow the applicants to live on site whilst the demolition of the existing MOD structure commences and during construction of the new dwelling.	Land to the East of Renfrew Drive, Ynylas, Borth. SY24 5JY	Caniatâd dros dro / Temporary permission	13-02-2023

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#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
40	A220612	Mr M Edwards (Teifi Developments Ltd)	Discharge of condition 22 (biodiversity enhancement) from planning permission A180900	Land at Penbedw Farm, Henllan, Llandysul	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	13-02-2023
41	A220619	Mr M Edwards (Teifi Developments Ltd)	Discharge of condition 22 (biodiversity enhancements) from planning permission A180901	Land at Penbedw Farm, Henllan, Llandysul	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	13-02-2023
42	A220627	Ms Amelia Bertram	Minor alterations to existing utility extension to include re-roofing and fenestration	Deiniol, 20 Albert Street, Aberaeron. SA46 0DQ	Caniatâd wedi ei roi / Consent Granted	06-02-2023
43	A220644	Mr and Mrs Seren Nicolaysen & Rhydian Jones	Existing house to remain for residential use with no increase in footprint. Proposals will include dormer extension to the rear of the property.	Brynglas, Rhydlew, SA44 5SD	Caniatawyd y Tystysgrif / Certificate Granted	21-02-2023
44	A220663	Mr Stephen Simpson	A flat roof extension to the rear of the property to create a bedroom	Penrhynbach, Ciliau Aeron, Lampeter, SA48 8DQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-02-2023
45	A220675	Mr L Armstrong	PROPOSED EXTENSION AND REFURBISHMENT OF EXISTING DWELLING	Blaenffos, Bwlchgroes, Ffostrasol, SA44 5JY	Gwrthodwyd / Refused	10-02-2023
46	A220699	Mrs Wendy Hignett	Extension of accommodation into new nearby converted barn. General refurbishment to cottage with new glazed link.	Goytre Farm, Ffostrasol, Llandysul. SA44 4TA	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-02-2023
47	A220700	Mr Hayden Lewis	Proposed erection of a new dwelling.	Land adj, Penybwlch, Ferwig, Cardigan, SA43 1QA	Tynnwyd yn ôl / Withdrawn	06-02-2023
48	A220721	Mr A Davies	Variation of condition 2 of planning permission A200791 (amended plans)	10 Water Street, Aberaeron, SA46 0DG	Caniatawyd gydag Amodau / Approved Subject to Conditions	09-02-2023
49	A220732	Mrs Lowri Evans (DI Evans Cyf)	Variation of condition 20 of planning permission A130034 - amend the opening times to 07:00 - 18:30 Monday to Saturday	DI Evans Cyf, Gwrthwynt, Beulah, Newcastle Emlyn. SA38 9QE	Caniatawyd / Approved	16-02-2023
50	A220735	Mr Richard Jones	Proposed 1st floor extension	23 Bro Henllys, Felinfach, SA48 8AD	Gwrthodwyd / Refused	06-02-2023
51	A220740	Charles Green	Proposed single story extension to existing domestic dwelling	Aretas, Llanrhystud, SY23 5BA	Caniatawyd gydag Amodau / Approved Subject to Conditions	08-02-2023
52	A220747	Mr Bruce Freeman	Construction of dormer windows with Juliette balconies	Penbrompen, Ffordd y Odyn, Aberporth, Cardigan. SA43 2EP	Gwrthodwyd / Refused	06-02-2023

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#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
53	A220778	Mr and Mrs Evans	Proposed earth banked nutrient store	Rhydsais, Talgarreg, SA44 4HH	Gwrthodwyd / Refused	16-02-2023
54	A220789	Mr and Mrs D Poole	Change of use from Bed & Breakfast/Guest House to residential dwelling.	Ty Parc, Park Avenue, Cardigan, SA43 1AG	Tynnwyd yn ôl / Withdrawn	03-02-2023
55	A220820	Mr S Worrall & Miss H Curran	Provision of a first floor extension and side extension with an integral garage.	Llaindeg, Cardigan, SA43 1PJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-02-2023
56	A220823	Mr and Mrs O & R Bentley	20m x 40m all weather horse exercise/riding arena for applicants own private use.	Brynhyfryd, Blaenannerch, Cardigan. SA43 2AL	Tynnwyd yn ôl / Withdrawn	06-02-2023
57	A220841	Ms Rosa Soto	Proposed demolition of the existing dwelling and garage/store and their replacement with a new dwelling and workshop.	Belle Vue, Clarach Road, Borth. SY24 5LP	Caniatawyd gydag Amodau / Approved Subject to Conditions	27-02-2023
58	A220846	Mr and Mrs P & T Johnson	Variation of condition 4 of planning permission A150949 - to allow full time use of the site as a plant nursery and garden centre Remove condition 2 of planning permission A190021 - to allow full time use of the site as a plant nursery and garden centre	Ystwyth Nursery Ysbyty Ystwyth, Ystrad Meurig. SY25 6DB	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-02-2023
59	A220856	Mr Wyn Rees	Erection of New Garage & Porch	144 Maesglas, Cardigan, SA43 1AZ	Caniatawyd gydag Amodau / Approved Subject to Conditions	13-02-2023
60	A220873	N Goss (Nathan Goss Conservator)	Remove corrugated tin and insulate, re-fix corrugated tin. Replace 3no conservation roof lights. Reinforce first floor with a new wooden beam. Install an extractor fan in the kitchen. Reconfigure the upstairs partitions.	Tanrallt, Llangeitho, Tregaron. SY25 6QH	Caniatâd wedi ei roi / Consent Granted	06-02-2023
61	A220877	Mr Morrice (MN, JB, J & CAB Morrice)	Construction of slurry store/tank and associated works.	Gwarcaeau, Llangwryfon, Aberystwyth, SY23 4HD	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-02-2023
62	A220888	(E & ME & D Lloyd)	Construction of slurry lagoon and associated works	Tynwern, Llanrhystud. SY23 5BD	Caniatawyd gydag Amodau / Approved Subject to Conditions	10-02-2023
63	A220889	Mr Eilir Evans (E Evans and Son Ltd)	Erection of agricultural building and below ground concrete slurry store and associated works	Henbant, Talgarreg, Llandysul. SA44 4ET	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-02-2023

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#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
64	A220901	(Stephensons Trust Corporation Limited)	Stopping up of existing highway adjacent the property known as Penlon Wern due to highway safety concerns.	Penlon Wern, Gilfachreda, New Quay. SA45 9ST	Tynnwyd yn ôl / Withdrawn	14-02-2023
65	A220918	(Evans Bros)	Construction of slurry tower/store and associated works.	Cefn Mabws, Llanrhystud, SY23 5BD	Caniatawyd gydag Amodau / Approved Subject to Conditions	13-02-2023
66	A220923	Mr A Allard	Proposed extension to existing dwelling	Tan y Glog, Cwmystwyth, SY23 4AF	Caniatawyd gydag Amodau / Approved Subject to Conditions	15-02-2023
67	A220947	Mr J O'Rourke (Prifysgol Aberystwyth University)	Discharge of condition 8.4 of planning permission A210459 - Slate roof repairs.	Old College, King St, Aberystwyth & 1 & 2 New Promenade, Aberystwyth, SY23 2BH	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	21-02-2023
68	A220949	Mr J O'Rourke (Prifysgol Aberystwyth University)	Discharge of condition 8.5 from planning permission A210459 - Flat Roof Repairs	Old College, King St, Aberystwyth & 1 & 2 New Promenade, Aberystwyth, SY23 2BH	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	21-02-2023
69	A220950	Mr J O'Rourke (Prifysgol Aberystwyth University)	Discharge of condition 8.2 from planning permission A210459 - Erection of scaffolding	Old College, King St, Aberystwyth & 1 & 2 New Promenade, Aberystwyth, SY23 2BH	Amod(au) wedi'u rhyddhau yn rhannol / Condition(s) Partially Discharged	21-02-2023
70	A230009	Mrs Dawn Bellis	Barn storage for animal feed and farm machinery	Land situated via Y Goedwig, Ponterwyd, SY23 3JS	Caniatâd ei angen / Permission required	13-02-2023
71	A230010	Mr S Smith	Internal and external works to include repair to roof, incorporation of bedrooms, office and wc and removal of pulpit.	The Chapel, Tre'rddol, Machynlleth, SY20 8PN	Dychwelwyd yn annilys / Returned Invalid	09-02-2023
72	A230011	Mr WGW Griffiths	A shed to cover yard area	Blaenclettwr, Talgarreg, Llandysul, Ceredigion, SA44 4XE	Dychwelwyd yn annilys / Returned Invalid	06-02-2023
73	A230012	Mr S Smith	Internal and external works to include repair to roof, incorporation of bedrooms, office and wc and removal of pulpit.	The Chapel, Tre'rddol, Machynlleth, SY20 8PN	Dychwelwyd yn annilys / Returned Invalid	09-02-2023

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#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
74	A230013	The Home Office (The Home Office)	5m tower extension to the existing installation. Relocation of 3 no. antennas and 2 no. dishes to the top of the tower extension (approved under application A180651). Installation of 6 no. new antennas. Installation of 4 no. new equipment cabinets. Associated ancillary development including GPS nodes, remote radio units, mast head amplifiers and cabling.	Wenallt Farm, Llanafan, Aberystwyth, Ceredigion, SY23 4AX	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	22-02-2023
75	A230025	Mr and Mrs D & S Frost	The renovation of the existing buildings on the site in to a 3 bedroomed cottage.	Tangarnfelin, Tregaron, SY25 6NH	Caniatawyd y Tystysgrif / Certificate Granted	06-02-2023
76	A230027	Dr and Mrs Hywel & Alaw Griffiths	Codi estyniad un llawr i'r ochr/Erection of a single storey side extension	Delfan, 50 Brynglas Road, Llanbadarn Fawr, Aberystwyth. SY23 3QR	Caniatawyd y Tystysgrif / Certificate Granted	28-02-2023
77	A230033	(A . J . Jones + Son)	Proposed roof structure over existing yard	Derigoch, Silian, SA48 8AB	Caniatâd ei angen / Permission required	07-02-2023
78	A230041	Miss R Luckins (Waun Maenllwyd Wind Energy Hub Ltd)	Minor amendment to planning permission A220288 - amendment to condition 6 access.	Land 3km Southeast Of Mountain Road (unclassified Road U1518) Llanddewi Brefi, Tregaron	Caniatawyd / Approved	17-02-2023
79	A230043	(Lidl Great Britain Limited)	Non-Material Amendment to condition number 2 of planning permission A190636 - approved plans	Lidl UK Gmbh, Rheidol Retail Park, Aberystwyth, SY23 1LL	Caniatawyd / Approved	17-02-2023
80	A230052	Mr L Baker (LEB Construction Ltd)	Discharge of condition 5 of planning permission A200906 - acoustic insulation.	1 Castle Terrace, South Road, Aberystwyth, SY23 1JT	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	28-02-2023
81	A230057	Mr A Holloway	Change of use of existing agricultural land to be residential use.	6a Maes Wyre, Llanrhystud, SY23 5AH	Tynnwyd yn ôl / Withdrawn	15-02-2023
82	A230058	Mr D Jamieson	Variation of condition 3 of planning permission D1/1376 & condition 2 of planning permission D1/847/90 - rewording of conditions.	Maesymeillion, Cwmcou, Newcastle Emlyn, SA38 9PA	Dychwelwyd yn annilys / Returned Invalid	27-02-2023

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#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
83	A230063	Mr Dylan Evans (Ceredigion County council)	Discharge condition 4 of planning permission A220578 - Schedule of work for the timing, phasing and duration of construction activities	Sycharth, Felinfach, Lampeter, SA48 8AE	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	09-02-2023
84	A230064	Mr Dylan Evans	Discharge condition 5 of planning permission A220578 - A scheme to audit the implementation of ecological measures	Sycharth, Felinfach, Lampeter, Ceredigion, SA48 8AE	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	09-02-2023
85	A230065	Mr Dylan Evans	Discharge condition 6 of planning permission A220578 Post Construction Monitoring Programme	Sycharth, Felinfach, Lampeter, Ceredigion, SA48 8AE	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	09-02-2023
86	A230068	The Home Office (The Home Office)	Discharge condition 7 of planning permission A210881 - Ecological enhancement pine marten den box	Land At Dyrus Du Forestry, Tregaron, SY25 6NP	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	09-02-2023
87	A230079	Gerallt Owen	Codi adeilad amaethyddol cadw stoc/Erection of an agricultural building for livestock.	Perth y Neuadd, Talsarn, Lampeter, SA48 8QE	Caniatâd ei angen / Permission required	24-02-2023
88	A230091	Mr Luke Conod (Gorringe Montague & Conod Limited)	Discharge of condition 10 (Reptile Mitigation Method Statement) from planning permission A220698	Laurel Villa, Llanbadarn Fawr, Aberystwyth, SY23 3SL	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	22-02-2023
89	A230099	Mr and Mrs S Davies	Removal of condition 2 from planning permission D1/464/91 and condition 2 from planning permission D1/854/92. Non-reinstatement of S106 agreement.	Gwelfryn, Talgarreg, SA44 4XE	Dychwelwyd yn annilys / Returned Invalid	27-02-2023
90	A230100	Mr Aled Ellis (AH & AC Ellis)	Erection of an agricultural building	Craigwen, Llanddeiniol. Llanrhystud. SY23 5AW	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	28-02-2023
91	A230104	Mr T Harris	Erection of an agricultural building	Brynhawk, Maesycrugiau, Pencader, SA39 9LW	Rhoi caniatâd ymlaen llaw / Prior Approval Granted	24-02-2023
92	A230107	Adam Pickens (SP Energy Networks)	Electricity lines	Cwmrheidol, Ceredigion, SY23 3NB	Dim gwrthwynebiad / No Objection	01-03-2023

Mae'r dudalen yn wag yn fwriadol

4. Penderfyniadau Apeliadau/Appeal Decisions

02-02-2023 - 01-03-2023

#	Cyfeirnod yr Apel / Appeal Reference	Cais / Gorfodaeth / Linked Application / Enforcement	Apeliwr / Appellant	Rhesymau dros apelio / Grounds for Appeal	Lleoliad / Location	Penderfyniad Allanol / External Decision	Dyddiad Penderfyniad Allanol / External Decision Date
1	CAS-01679-T9V3K5	A200773	Mr and Mrs A & S Irvine	Call-in application.	Llwydlo Fach, Aberarth, SA46 0JX	Dismissed	15-02-2023

5. Apeliadau a Dderbyniwyd/Appeals Received

02-02-2023 - 01-03-2023

#	Cyfeirnod yr Apel / Appeal Reference	Cais / Gorfodaeth / Linked Application / Enforcement	Apeliwr / Appellant	Rhesymau dros apelio / Grounds for Appeal	Lleoliad / Location	Penderfyniad Allanol / External Decision	Dyddiad Penderfyniad Allanol / External Decision Date
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Penderfyniadau
Cynllunio ac
Amgylchedd **Cymru**

Planning &
Environment
Decisions **Wales**

Adroddiad

Ymweliad â safle a wnaed ar 25/08/22

**gan Richard E. Jenkins BA (Hons) MSc
MRTPI**

**Arolygydd a benodir gan Weinidogion
Cymru**

Dyddiad: 13.12.2022

Report

Site visit made on 25/08/22

**by Richard E. Jenkins BA (Hons) MSc
MRTPI**

**an Inspector appointed by the Welsh
Ministers**

Date: 13.12.2022

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77

APPLICATION BY: MR AND MRS ADAM AND SARAH IRVINE

LOCAL PLANNING AUTHORITY: CEREDIGION COUNTY COUNCIL

FOR: PROPOSED LOCAL NEEDS (AFFORDABLE) DWELLING

AT: LLWYDLO FACH, ABERARTH, ABERAERON, SA46 0JX

REFERENCE: CAS-01679-T9V3K5

Ref: CAS-01679-T9V3K5

Site address: Llwydlo Fach, Aberarth, Aberaeron, SA46 0JX

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The application was called in for decision by the Minister for Climate Change, one of the Welsh Ministers, in a letter issued under section 77 of the Town and Country Planning Act 1990, on 17 September 2021.
- The application is made by Mr and Mrs Adam and Sarah Irvine to Ceredigion County Council.
- The application ref A200773 is dated 4 September 2020.
- The development proposed is proposed local needs (affordable) dwelling.

Summary of Recommendation: That the application be refused.

Background and Procedural Matters

1. Ceredigion County Council (hereinafter referred as the Council) resolved to grant outline planning permission for the development proposed, contrary to the professional advice of its officers. Specifically, the '*Officer's Report*' to the Council's Development Control Committee recommended the following reasons for refusal:
 - The application would result in a new affordable dwelling within an unjustified open countryside location, contrary to national planning policy set out within Planning Policy Wales and Technical Advice Note 2: *Planning and Affordable Housing* (2006) (TAN2) and the adopted Local Development Plan policies S01 and S04; and
 - The application, if permitted, will undermine the deliverability of the adopted Local Development Plan housing strategy, specifically policies S01 and S04.
 2. Members resolved to grant permission despite the identified policy conflict, citing specific material considerations that were considered to weigh in favour of the proposed development. These are as follows:
 - Approval of the application would keep the countryside of Ceredigion alive;
 - Members recognise the site to be in a cluster therefore meeting the requirements in relation to Planning Policy Wales and Ceredigion's Local Development Plan;
 - The approval would allow family to obtain support from their family and childcare which would facilitate the applicants being able to work which would in turn promote the economy; and
 - The application has environmental benefits in accordance with County Council policies by cutting down on travelling for childcare.
 3. The Welsh Government (WG) subsequently directed that the application be called in for a decision by the Minister for Climate Change, under Section 77 of the above Act. The full reasons for that direction are set out in WG's letter dated 17 September 2021. That letter also identified the main issues in relation to the call-in request. These were set out as follows:
 - *The application site falls within the definition of 'other locations' in the adopted Ceredigion Local Development Plan (LDP) where development should be strictly controlled;*
-

- *The proposal conflicts with national planning policy on affordable dwellings; and*
- *The site is not a sustainable location.*

The Site and Surroundings

4. The application site relates to a modest area of agricultural land located approximately 2km from Aberarth. There are a number of residential properties within the vicinity, although the application site forms part of an open and undeveloped field parcel located alongside a single track unclassified road.

The Proposed Development

5. The application seeks planning permission for an affordable dwelling. The dwelling would provide three bedrooms and would incorporate some 166 square metres (net) of internal floor space. The dwelling would be constructed using rustic brick, render and cladding, with a natural slate roof. An access drive would be formed off the single track unclassified road running past the site. The access drive would provide both access and parking for the proposed dwelling, but would also offer a vehicular access to the agricultural land located behind the application site.

National and Local Planning Policy

National Policy

6. Future Wales: *The National Plan 2040 (2021)* (hereinafter referred as Future Wales) sets out a national development framework that sets the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.
7. Future Wales places a strong emphasis on the climate emergency and sets a direction for where Wales should be investing in infrastructure and development. It is generally consistent with the overarching principles of the Well-being of Future Generations (Wales) Act 2015 (WBFG Act) and seeks to influence the way new development is planned. Specifically, it demands that development and the use of land contributes to improving the economic, social, environmental and cultural well-being of Wales. It provides support for sustainable development and puts placemaking at the heart of the planning system. It seeks to direct growth towards urban areas, whilst supporting sustainable rural communities and proportionate growth in rural towns and villages. It also seeks to ensure that the delivery of affordable housing is increased in areas where it is needed.
8. The Planning (Wales) Act 2015 and the WBFG Act enact the sustainable development principle and require planning decisions to comply with seven wellbeing goals. Consistent with such principles, Planning Policy Wales (Edition 11, 2021) (PPW) seeks to ensure that the planning system operates to deliver sustainable development and improves the social, economic, environmental and cultural well-being of Wales. It creates a presumption in favour of sustainable development that ensures social, economic, cultural and environmental issues are balanced by the decision-taker in making decisions on individual planning applications and emphasises the importance of placemaking. It sets out five key principles in delivering sustainable places. These are growing the economy in a sustainable manner, making best use of resources, facilitating accessible and healthy environments, creating and sustaining communities and maximising environmental protection and limiting environmental impact.
9. PPW sets out a framework for strategic placemaking, with the aim to make the best possible use of suitable previously developed land in preference to greenfield sites.

Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.

10. PPW promotes distinctive and natural placemaking and well-being, with green infrastructure playing a fundamental role in shaping places and our sense of well-being. The planning system should protect and enhance green infrastructure assets and networks because of their multi-functional roles. The protection and enhancement of biodiversity must be carefully considered as part of green infrastructure provision, alongside the need to meet society's wider social and economic objectives and the needs of local communities. Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species locally or nationally and must provide a net benefit for biodiversity. In doing so Local Planning Authorities (LPAs) must also take account of, and promote, the resilience of ecosystems.
11. PPW is supplemented by a suite of Technical Advice Notes (TANs). The following TANs are of relevance to the planning application: TAN2: *Planning and Affordable Housing (2006)*; TAN5: *Nature Conservation and Planning (2009)*; TAN 6: *Planning for Sustainable Rural Communities (2010)*; TAN12: *Design (2016)*; and TAN23: *Economic Development (2014)*.

Local Policy

12. The development plan for the area is the adopted Ceredigion Local Development Plan 2007- 2022 (Adopted 2013) (hereinafter referred as the LDP). The Council has identified a number of its policies as material to the determination of the planning application. These are as follows:
- S01: *Sustainable Growth*;
 - S04: *Development in Linked Settlements and Other Locations*;
 - S05: *Affordable Housing*;
 - LU02: *Requirements Regarding All Residential Developments*;
 - LU05: *Securing the Delivery of Housing Development*;
 - DM03: *Sustainable Travel*;
 - DM04: *Sustainable Travel Infrastructure as a Material Consideration*;
 - DM06: *High Quality Design and Placemaking*;
 - DM10: *Design and Landscaping*;
 - DM13: *Sustainable Drainage Systems*;
 - DM14: *Nature Conservation and Ecological Connectivity*;
 - DM15: *Local Biodiversity Conservation*;
 - DM17: *General Landscape*; and
 - DM20: *Protection of Trees Hedgerows and Woodlands*.

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13. Policy S01, Policy S04 and Policies S05 are of particular relevance to the main issues raised through the WG's call-in request. I shall consider the full detail of these policies in the Planning Appraisal section of this Report, below.
14. The Council's Supplementary Planning Guidance (SPG) document entitled '*Affordable Homes*' (2014) is also of relevance to the application. Amongst other things, that SPG document specifies minimum and maximum net floor areas for affordable homes. The absolute maximum standard is 137 square metres.

Planning History

15. There is no planning history of any significance to the planning application.

The Case for the Applicants

16. The case for the applicants is set out through a number of '*Application Submission Documents*', with the principal arguments in favour of the development summarised in the submitted '*Planning and Affordable Housing Statement*'.
17. The applicants note that the dwelling is necessary to enable them to live within close proximity to immediate and extended family members that occupy nearby dwellings. It is submitted that such an arrangement would assist the applicants with childcare arrangements and prevent the need for the significant daily travelling patterns currently undertaken from Llanarth in order to make childcare arrangements. It is contended that their current property is of insufficient scale for their future needs and that an extension to that property is not a viable option due to financial constraints.
18. The application site was chosen as it is within close proximity to family members and is considered to represent an infill opportunity between 9No. other existing dwellings. It is also noted that the land was formerly occupied by a former cottage. The 9No. dwellings within the vicinity are illustrated on the submitted '*Site Location Map*' and further annotated in the '*Planning and Affordable Housing Statement*' and are known locally as Brohelyg (occupied by applicants' parents), Mwythig (occupied by applicants' grandparents), Awel-Y-Bryn, Sangha, Llwydlo, Clawdd Dewi, Lluest-Newydd, Caebislan-Uchaf and finally Y Stablai which was granted planning permission as an agricultural worker's dwelling in 2019.
19. The applicants are said to be in local need for accommodation and have children attending primary school in Aberaeron. The family are a first language Welsh speaking family, meaning that the application would support the local and national aspirations of strengthening the Welsh Language. Evidence has been provided in an attempt to demonstrate that there are currently no 4 or 5 bedroom dwellings within the family's price range sufficiently close to Aberaeron. The proposal would not be the subject of any land costs and therefore represents an affordable proposal for the applicants. The site is put forward as an infill opportunity that would not give rise to any further ribbon development. The submitted legal agreement would ensure that the dwelling represents an affordable dwelling in accordance with the definition of national policy and that it would be retained as such in perpetuity.
20. It is submitted that the proposal is broadly compliant with the aims of Policies S04 and S05 of the adopted LDP. Specifically, it is noted that Policy S04 provides support for affordable housing located immediately adjacent to existing groups of dwellings. This support is said to relate to groups of dwellings outside of settlements and should not be interpreted to apply to land immediately adjacent to the settlements defined as such in the adopted LDP. This is considered to be consistent with the advice contained within PPW which states that sensitive filling in of small gaps, or minor extensions to such groups, in particular for affordable housing to be local needs, may be acceptable, but

much depends upon the character or the surroundings, the pattern of development in the area and the accessibility of main towns and villages.

21. Policy S05 permits affordable housing exception sites in the “*Other Locations*” defined by the adopted LDP and the applicants have provided evidence to demonstrate that they have a local connection to the area, that they are in local need for the dwelling and that their financial situation is compliant with tests applied by Ceredigion County Council in determining suitability for affordable housing. It is also clarified that the dwelling would represent the applicants’ sole residence. The applicants point to the fact that the Council has no objection to this evidence and that this is reflected through the executed Section 106 agreement.
22. In conclusion, it is submitted that the proposed development would be compliant with both the aims of Policies S04 and S05 of the adopted LDP and national policy.

The Case for the Council

23. As set out above, the Council made its decision contrary to its professional officer’s recommendation. The officer’s assessment of the proposal and recommended reason for refusal is set out in the ‘*Officer’s Report*’ to the Meeting of the Development Control Committee held on 19 May 2021.
24. As set out in its ‘*Factual Statement*’ that formed part of the Questionnaire documents, the Council has confirmed that its Members resolved to approve the planning application despite the policy conflict identified through the ‘*Officer’s Report*’, citing the following material considerations that were considered to weigh in favour of the proposed development:
- The development would keep the countryside of Ceredigion alive;
 - The development would be sited within a cluster thus meeting the requirements in relation to national and local policy;
 - The development would allow the applicants to obtain childcare from family members, thus enabling the parents to return to work which would have a positive impact on the local economy; and
 - The development would reduce the need to travel for childcare and therefore result in environmental benefits.
25. It is submitted that all matters could be satisfactorily controlled through the imposition of suitably worded planning conditions and the executed planning obligation.

Written Representations

Representations submitted to the LPA

26. The LPA did not receive any written representations from statutory consultees objecting to the proposal, subject to planning conditions being imposed. Five interested party representations were however submitted to the LPA objecting to the proposals. These representations included the following objections/ observations:
- The site is located in open countryside with only dispersed cottages and farmsteads nearby, with the bungalow opposite the application site only benefiting from planning permission on the basis of an agricultural justification;
 - The applicants currently own another property;
 - There is a protected mature hedgerow along the site boundary and there are trees not shown on the submitted plans;
 - There would be an adverse impact on biodiversity, habitat and landscape;

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- The layout, form, scale and appearance of the proposed dwelling would not integrate with its surroundings, with neighbouring properties comprising bungalows sited behind hedgerows/ trees;
- Would require access to third party land to achieve visibility splays;
- There would be an adverse impact on privacy, amenity and light for neighbouring occupiers;
- There would be construction disturbances;
- The property would be larger than affordable housing requirements;
- Granting planning permission would set a precedent for future development.

27. The LPA also received three letters of support. These set out that the development would be beneficial for family reasons, whilst also noting that the land is not actively used for agricultural purposes.

Representations submitted to Planning and Environment Decisions Wales (PEDW)

28. In addition to the written representations submitted to the Council, a number of written representations were submitted to Planning and Environment Decisions Wales (PEDW). These included representations in support of the development contending that the scheme would represent a sustainable form of infill development that would have access to facilities and services via a public footpath.
29. Objections on the grounds of the loss of an ancient hedgerow and adverse impact on ecology have also been raised, as well as concerns that the plans are misleading as they illustrate two separate structures with Bro Helyg set against a small square shed behind the bungalow.

Planning Obligation

30. During the site inspection, the applicants' agent indicated a desire to submit a planning obligation and requested additional time for it to be submitted. A timetable for its submission was subsequently agreed in writing and an executed Section 106 agreement was received by PEDW on 2 November 2022. Amongst other things, the agreement sets out that the owner covenants with the Council to provide affordable housing on the land and that it would remain as such in perpetuity.

Planning Appraisal

31. Based on the foregoing, I consider the main issue in the determination of the application to be whether the development is acceptable in principle, having particular regard to the planning policy framework.

Principle of Development

32. The appeal site is located away from the defined settlement boundaries defined by the adopted Ceredigion LDP and is therefore situated in the '*Other Locations*' category for the purposes of development plan policy. Consistent with national planning policy, development in such locations should be strictly controlled, although there are some exceptions particularly for, amongst other things, affordable housing schemes.
33. Policy S04 of the adopted LDP states that general housing provision will only be permitted in '*Linked Settlements*' and that all '*Other Locations*' are inappropriate for housing development unless justified on the basis that, amongst other things, it meets a demonstrated unmet affordable housing need in the locality and otherwise accords with Policy S05. Policy S05 goes on to seek to facilitate the delivery of affordable housing, specifically permitting 100% affordable housing sites where justified by evidence of unmet affordable local need. This includes those '*Other Locations*', although the reasoned justification of that policy does go on to clarify that such '*rural exception sites*' would be required to be within or adjoining existing rural settlements which would not otherwise be released for market housing.
34. The description of development in this instance is set out as a '*proposed local needs (affordable) dwelling*' and the application is subject of a legal agreement, executed under Section 106 of the above Act, that would ensure that the dwelling would comprise affordable housing and that it would be retained as such in perpetuity. Indeed, despite its professional officers raising concerns about the size of the proposed dwelling exceeding the absolute maximum space standard of 137 square metres prescribed by the Council's '*Affordable Homes*' SPG, the Council is a signatory of the legal agreement.
35. Nevertheless, whilst the applicants argue that the proposal would represent a form of infill development that would be located within a cluster of 9No. other existing dwellings, I am not persuaded that the development would be compliant with the thrust of Policy S05. In coming to this conclusion, I have been mindful of the dispersed nature of the existing dwellings cited within the applicants' evidence and have been particularly mindful of the fact that the reasoned justification to Policy S05 clarifies that such exception sites should be within or adjoining existing rural settlements. The application site is not within or adjoining an established settlement for planning purposes and would therefore conflict with the development strategy of the adopted LDP.
36. It is clearly material to note that national policy encourages the delivery of affordable housing. It is also relevant to note that PPW allows for some infilling where it meets a local need for affordable housing. However, broadly consistent with the thrust of the adopted LDP, paragraph 3.60 of PPW states that new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. As I have already outlined that the application site is located away from the settlements identified within the adopted LDP, it follows that development in such locations should be strictly controlled.
37. Notwithstanding such concerns, there is little doubt that the development would be heavily reliant on the use of a private car. Indeed, whilst there is a footpath nearby, there are no pedestrian footways leading to it and, given the distances to established settlements, it would not in my view represent a realistic or attractive option for accessing day to day facilities and services. In addition to this, public transport options are not readily accessible from the land. Therefore, at approximately 2km away from Aberarth,

and only accessible via a single track unclassified road, there is no doubt that the development would fail to represent a sustainable form of development.

38. Much of the arguments in favour of the development turn on the perceived benefits that would arise from the applicants' family being able to reside within close proximity to its extended family. Specifically, it is submitted that the development would enable family members to assist with childcare arrangements, thus reducing the need for daily travelling for such purposes. It has also been suggested that such arrangements would enable family members to return to work and therefore have wider economic benefits.
39. However, whilst such arguments are noted, the evidence falls short of demonstrating that the overall daily movements by private car would be reduced and, in any event, such short term benefits do not in my view justify a permanent dwelling in such an unsustainable location. Similarly, any economic benefits are largely unsubstantiated by tangible evidence and do not, therefore, weigh heavily in favour of the development.
40. Therefore, based on the foregoing analysis, I find that the proposed development would represent an unsustainable form of development that would conflict with the development strategy promoted through the adopted LDP and, in particular, the aims of Policy S05. For the same reasons, it would also conflict with the sustainability and placemaking principles that underpin national policy. As such harm and associated policy conflict would not be justified by the arguments advanced in favour of the development, it follows that the development would be unacceptable in principle.

Other Matters

41. Concerns have been raised through interested party representations that the development would not integrate with its surroundings. However, without prejudice to my findings in respect of the principle of development, I have not seen any significant design concerns that would lead me to conclude that the development would be unacceptable on such grounds. Furthermore, having regard to the scale, siting, form and overall design of the dwelling, I am satisfied that the development would not lead to any material harm to the living conditions of neighbouring occupiers by reason of loss of privacy, outlook or natural light.
42. Construction disturbances could be adequately controlled through the imposition of suitably worded planning conditions and the Highways Authority is also satisfied that access arrangements could also be secured via planning conditions. I have no reason to come to an alternative conclusion on such matters. Concerns have been raised in respect of the loss of a hedgerow, although there is no cogent evidence to suggest that the dwelling could not be developed without causing unacceptable harm to features of ecological importance. A scheme of ecological enhancements could also be secured through the use of planning conditions.

Planning Balance and Overall Conclusion

43. Whilst I have found that matters in respect of design, ecology and access could be satisfactorily controlled through the imposition of suitably worded planning conditions, I have also found that the dwelling would represent an unsustainable form of development that would conflict with the sustainability and place making principles that underpin both local and national planning policy. The development would therefore be unacceptable in principle. Such concerns are not in my view outweighed by the matters advanced in favour of the scheme. Indeed, the aforementioned harm and associated policy conflict represents a compelling reason why planning permission should be withheld in this instance.
44. I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under

section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WBFG Act). I have taken into account the ways of working set out at section 5 of the WBFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WBFG Act.

Planning Conditions

45. The Council has submitted a list of suggested planning conditions and, whilst I do not consider that they satisfactorily mitigate the foregoing concerns, I have considered them in the event that the Minister takes a different view on the planning matters. Specifically, I have assessed the conditions suggested by the Council within the context of the advice set out in Welsh Government (WG) Circular 16/14: *The Use of Planning Conditions in Development Management* (2014) and have provided a 'Schedule of Recommended Planning Conditions' at Appendix A of this Report.
46. The Council's suggested planning conditions indicate that the development should commence no later than 18 months from the date of planning permission being granted. However, as I have not seen any cogent arguments to deviate from the standard time commencement period, I recommend that this should be altered to allow for a typical 5 year commencement period.
47. There appears to be some ambiguity regarding the requirements of the Council's suggested Condition Nos. 3, 4, 6 and 7. As such, I recommend that access arrangements should be completed in accordance with a scheme that is first submitted to and approved in writing by the LPA. This would be provided through recommended Condition No.3. The Council's suggested condition Nos. 8, 9, 12 and 13 relate to surface water drainage and would be captured by separate legislation. They are not therefore necessary so have not been recommended in this Report. The Council's suggested planning condition Nos.10 and 11 relate to parking provision. However, as parking arrangements would be secured through the specified plans under recommended Condition No.2, I am not convinced that either is necessary, not least because the single track road passing the site would leave the applicants with no alternative but to provide on-site parking prior to occupying the property.
48. Finally, the Council has suggested that permitted development rights should be restricted. However, there has not been any detailed justification for this and, as these rights have been afforded by the government, I am not persuaded that such action is necessary. I do not therefore recommend the imposition of the Council's suggested planning condition No.16. All other conditions recommended at Appendix A of this Report are considered to be reasonable and necessary and otherwise in accordance with the advice set out in Circular 16/14.

Recommendation

49. Based on the foregoing, and having considered all matters raised, I recommend that the application should be refused.

Richard E. Jenkins

INSPECTOR

Appendix A: Schedule of Recommended Planning Conditions

- 1) The development shall begin not later than 5 years from the date of this decision.

REASON: *To ensure compliance with Section 91 of the Town and Country Planning Act 1990.*

- 2) The development shall be carried out in accordance with the following approved plans:

- Location Plan. Drawing No. 2240/1.03 (dated July 2020, received 15/09/2020);
- Proposed Block Plan. Drawing No. 2240/1.05 (dated July 2020, received 15/09/2020);
- Proposed Elevations, Floor Plans and Roof Plan. Drawing No. 2240/2.06 (dated April 2020, received 15/09/2020).

REASON: *To ensure compliance with the approved plans.*

- 3) No development shall take place until a detailed scheme of access is first submitted to and approved in writing by the Local Planning Authority. The access shall be laid out in accordance with the approved scheme and shall be retained as such in perpetuity.

REASON: *In the Interest of highway safety – Policies DM03, DM04, DM06*

- 4) Prior to the occupation of the dwelling hereby permitted, visibility splays measuring 2.4m (min 'x' distance) by 43m (min 'y' distance) shall be provided. Within these splays, there shall be no obstruction in excess of 600mm in height above the adjoining level of the highway. The splays shall be retained as such in perpetuity.

REASON: *In the Interest of highway safety – Policies DM03, DM04, DM06*

- 5) Any exterior security or decorative lights shall be less than 3 metres from the ground, and fitted with hoods to direct the light below the horizontal plane, at an angle of less than seventy degrees from vertical, and shall not be fixed to, or directed at, bat roost access points/boxes or gables or eaves. Lighting must be less than 3 lux at ground level and there shall be no light splay exceeding 1 lux along buildings, eaves or roof or adjacent hedgerows or trees. Any lighting shall be Passive Infrared (PIR) triggered.

REASON: *In the interest of local ecology - LDP Policies DM06, DM10, DM15 and DM20.*

- 6) No works or development shall take place until a detailed '*Hedgerow compensation and ecological enhancements scheme*' has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the dwelling and shall be retained as approved in perpetuity. The scheme shall include (but not necessarily be limited to) the following:

- a. Replacement hedgerow planting along the roadside boundary to comprise at least 7 native species (not ash);
- b. Additional hedgerow planting along the northern boundary of the development to comprise at least 7 species (not ash);
- c. Preparation and planting of hedgerow banks with a hedgerow seed mix and plug plants of local provenance, to include common dog-violet (*Viola riviniana*);
- d. Detailed methodology and management plan for all hedgerow related activities;
- e. Ecological enhancements to comprise of a minimum of native tree planting (not ash) and bird boxes.

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All landscaping and enhancements in the approved scheme shall be completed within 12 calendar months of commencement of the development or in such phases as may be agreed in writing with the Local Planning Authority. Any trees or shrubs which die or become seriously damaged or diseased within five years of completion of the development shall be replaced within 12 calendar months with trees of the same size and species or alternatives that are agreed in writing with the Local Planning Authority.

REASON: In the interest of local ecology - LDP Policies DM06, DM10, DM15 and DM20 and to comply with the requirements of the Environment Wales Act 2016.

Julie James AS/MS
Y Gweinidog Newid Hinsawdd
Minister for Climate Change



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref: qA1474789

Mr Paul Nicholls,
ArchiSpec Architectural Consultants Ltd,
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Llanarth,
SA47 0RG.

By E-mail: planning@archispec.co.uk; paul@archispec.co.uk

15 February 2023

Dear Mr Nicolls,

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77.
CALLED IN PLANNING APPLICATION FOR PROPOSED LOCAL NEEDS
(AFFORDABLE) DWELLING AT LLWYDLO FACH ABERARTH, ABERAERON,
SA46 0JX.
APPLICATION NO. A200773.**

1. Consideration has been given to the report of the Inspector, regarding your client's planning application, Local Planning Authority reference: A200773.
2. On 17 September 2021, in accordance with Section 77 of the Town and Country Planning Act 1990 ("the 1990 Act"), the above named planning application was called in for decision by the Welsh Ministers. Under the provisions of the Government of Wales Act 2006, the power to determine applications under Section 77 of the 1990 Act has been transferred to the Welsh Ministers, these functions have been exercised by me as Minister for Climate Change.
3. The Inspector recommends planning permission be refused. A copy of the Inspector's report ("IR") is enclosed. All references to paragraph numbers, unless otherwise stated, relate to the IR.

Main Issue

4. The Inspector considers the main consideration in this case is whether the development is acceptable in principle, having regard to the planning policy framework. I agree the Inspector that this is the main issue relating to the application.
5. For the purposes of the Ceredigion Local Development Plan ("LDP") the application site falls within 'Other Locations', which is described as mainly open countryside with a

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

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scattering of small settlements where development will be strictly controlled. Consistent with national planning policy, development in such locations should be strictly controlled, although there are some exceptions for affordable housing schemes. (IR 32)

6. The Inspector notes policy S04 of the adopted LDP states general housing provision will only be permitted in '*Linked Settlements*' and that all '*Other Locations*' are inappropriate for housing development unless justified on the basis that, amongst other things, it meets a demonstrated unmet affordable housing need in the locality and otherwise accords with Policy S05. Policy S05 goes on to seek to facilitate the delivery of affordable housing, specifically permitting 100% affordable housing sites where justified by evidence of unmet affordable local need. This includes those '*Other Locations*', although the reasoned justification of that policy does go on to clarify that such '*rural exception sites*' would be required to be within or adjoining existing rural settlements which would not otherwise be released for market housing. (IR33)
7. The Inspector notes whilst the applicants argue the proposal would represent a form of infill development which would be located within a cluster of 9 other existing dwellings, the Inspector is not persuaded the development would be compliant with the thrust of Policy S05. In coming to this conclusion, the Inspector has been mindful of the dispersed nature of the existing dwellings cited within the applicants' evidence and has been particularly mindful of the fact that the reasoned justification to Policy S05 clarifies that such exception sites should be within or adjoining existing rural settlements. The application site is not within or adjoining an established settlement for planning purposes and would therefore conflict with the development strategy of the adopted LDP. (IR35)
8. The Inspector states national policy encourages the delivery of affordable housing and Planning Policy Wales ("PPW") allows for some infilling where it meets a local need for affordable housing. However, paragraph 3.60 of PPW states new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. The Inspector states as the application site is located away from the settlements identified within the adopted LDP, it follows that development in such locations should be strictly controlled. (IR36)
9. The Inspector also states the development would be heavily reliant on the use of a private car as there are no pedestrian footways leading to the development. (IR37)
10. The Inspector states there is no public transport options readily accessible from the land therefore this application is not a sustainable form of development. (IR37)
11. Much of the applicants' arguments in favour of the development derive from the perceived benefits which would arise from the applicants being able to reside closer to their extended family. The Inspector states the benefits of the applicants' moving closer would be reduced car journeys as the family assist with childcare arrangements, however, the Inspector notes there is little evidence demonstrating overall daily car movements would be reduced, and such short-term benefits do not justify a permanent dwelling in an unsustainable location. (IR38-39)
12. The Inspector concludes that the proposal would represent an unsustainable form of development, which conflicts with the sustainability and placemaking principles which underpin national policy in PPW, the development strategy promoted through the adopted LDP and the aims of policy S05. (IR40)

Other material considerations

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13. The Inspector notes concerns have been raised by interested parties that the development does not integrate with the surroundings. However, the Inspector does not consider the development would be unacceptable on these grounds. (IR41)
14. The Inspector also highlights other concerns raised such as construction disturbance, highway access and removal of a hedgerow and that these can be controlled using suitable conditions. (IR42)

Overall Conclusions

15. The Inspector notes the proposal would represent an unsustainable form of development which would conflict with the sustainability and place making principles that underpin both local and national planning policy. (IR43)
16. In reaching their recommendation, the Inspector has considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-being of Future Generations (Wales) Act 2015 (“WFG Act”). The Inspector has taken into account the ways of working set out at section 5 of the WFG Act and considers that the recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WFG Act. (IR 44)
17. The Inspector recommends the application for planning permission is refused. (IR 45)

Formal Decision

18. I agree with the Inspector’s reasoning and conclusions. For the reasons set out in the Inspector’s report, and in exercise of the power referred to in paragraph 2 of this decision letter, I hereby refuse planning permission for planning application A200773.
19. In reaching this decision I note the Welsh Ministers must, in accordance with the WFG Act, carry out sustainable development. I have taken into account the ways of working set out at section 5(2) of the WFG Act and ‘SPSF1: Core Guidance, Shared Purpose: Shared Future – Statutory Guidance on the WFG Act’. My assessment against each of the ways of working is set out below:

Looking to the long-term

20. The decision takes account of the need create sustainable developments for the long-term.

Taking an integrated approach

21. I have considered the impacts from the development proposal on the Welsh Government’s well-being objectives, which incorporate the well-being goals set out in section 4 of the WFG Act. Where an objective is not set out, the effect of this decision is neutral.

Impact on well-being objectives

- Make our cities, towns and villages even better places in which to live and work – positive effect.

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Involving people/Collaborating with others

22. Within the framework of a statutory decision-making process, which is governed by prescribed procedures, the application was subject to publicity and consultation, providing the opportunity for public and stakeholder engagement. Representations received through these procedures have been considered and taken into account in making a determination on this application.

Prevention

23. The decision would prevent development being undertaken which would undermine the placemaking principles in PPW.

Integration

24. The decision has been made taking into account economic, social and cultural well-being which has led to the development not being considered sustainable.
25. I consider my decision accords with the sustainable development principle set out in the WFG Act. Therefore, I consider the decision is a reasonable step towards meeting the Welsh Government's well-being objectives.
26. A copy of this letter has been sent to Ceredigion County Council.

Your sincerely,



Julie James AS/MS
Y Gweinidog Newid Hinsawdd
Minister for Climate Change