

Pecyn Cyhoeddus



Cyngor Sir
CEREDIGION
County Council

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

Dydd Mercher, 3 Mai 2023

Annwyl Syr / Fadam

Ysgrifennaf i'ch hysbysu y cynhelir Cyfarfod o Pwyllgor Rheoli Datblygu yn Hybrid - Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron /o bell trwy fideo-gynhadledda, Dydd Mercher, 10 Mai 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 12 Ebrill 2023 (Tudalennau 3 - 4)**
- 5. Ystyried ceisiadau cynllunio a ohiriwyd mewn Cyfarfodydd blaenorol o'r Pwyllgor (Tudalennau 5 - 6)**
- 6. Ceisiadau Statudol, Llywodraeth Leol, Hysbysebion a Datblygu (Tudalennau 7 - 80)**
- 7. Ceisiadau Cynllunio y deliwyd â hwy o dan awdurdod dirprwyedig (Tudalennau 81 - 88)**
- 8. Apeliadau (Tudalennau 89 - 90)**
- 9. Unrhyw fater arall y penderfyna'r Cadeirydd fod arno angen sylw brysgan 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, 12 Ebrill 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, Chris James a Carl Worrall

Hefyd 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 a Swyddog Monitro a Mrs Dana Jones, Gwasanaethau Democrataidd a Swyddog Safonau

(10:00am-10:50am)

1 Personol

Estynnodd y Cadeirydd groeso i bawb i'r cyfarfod.

2 Ymddiheuriadau

Roedd y Cynghorydd Mark Strong wedi ymddiheuro am nad oedd modd iddo ddod i'r cyfarfod.

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

Dim.

4 Cofnodion Cyfarfod y Pwyllgor a gynhaliwyd ar 08 Mawrth 2023

PENDERFYNWYD cadarnhau bod Cofnodion y Cyfarfod a gynhaliwyd ar 08 Mawrth 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:-

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, Bont-goch, Tal-y-bont

Tudalen 4

GOHIRIO'R penderfyniad am y cais er mwyn cynnal trafodaethau gyda'r ymgeisydd ynghylch gwneud y tri annedd yn rhai fforddiadwy a bod yr annedd teuluol yn cael ei leihau er mwyn cydymffurfio â meini prawf ynghylch maint fforddiadwy. Awdurdodir y Swyddog Arweiniol Corfforaethol – yr Economi ac Adfywio i GYMERADWYO'R cais yn unol â chytundeb Adran 106 a GWRTHOD y cais os na chaiff cytundeb ei sicrhau cyn pen mis.

Nid oedd yr Aelodau yn cytuno gydag argymhelliad y Swyddogion ac roeddent o'r farn y dylid cymeradwyo'r cais, gan bod 3 annedd fforddiadwy yn dderbyniol ac yn cyd-fynd â'r polisi, fel y nodwyd gan y Swyddog Arweiniol Corfforaethol dros yr Economi ac Adfywio.

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

Dim.

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 yng nghyfarfod y Pwyllgor a gynhaliwyd ar 10 Mai 2023

Cadeirydd:- _____

Dyddiad: _____

1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / 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	A201012	01-12-2020	Mr O Jones	Change of Use of Agricultural Land to Glamping Pod site	Fields South East of Pantyfod, Llanddewi Brefi, Tregaron. SY25 6PE	Refuse
2	A220398	01-06-2022	Kieran Mathews	Proposed infill dwelling	Land Adjacent Uwch-y-nant Borth, SY24 5NY	Refuse
3	A220815	28-10-2022	Mr David Evans	Erection of an agricultural shed to hold farm yard manure	Llanio Fawr, Tregaron. SY25 6PT	Approve Subject to Conditions
4	A230028	17-01-2023	Mr D Little (T J Morris Ltd)	Erection of 1 no. retail unit (Class A1) along with the creation of external display area, access and servicing arrangements, car parking, landscaping and associated works.	Land at Bath House Road, Cardigan, SA43 1JY	Approve Subject to Conditions
5	A230102	14-02-2023	Mr Andrew Gardner (Wynne Construction)	New build, single storey Primary School with Additional Learning Needs Unit (ALN), Canolfan Iaith, Meithrin, new road access and car parking, MUGA and floodlit 3G Pitch with WC/Storage building, sprinkler facilities, substation, service area and refuse storage, landscaping including fencing, boundary treatments and pathways, and highway pavement improvements.	Aeron Valley Primary School Lampeter Road, Felinfach, Lampeter. SA48 8AD	Approve Subject to Conditions
6	A230162	08-03-2023	Ms M Ebbisowrth	Demolition of 2no. temporary classroom units and 1no. garage and replacement with a new-build two storey, 10 classroom block, associated sprinkler tank, external works and landscaping.	Ysgol Gymraeg, Plascrug Avenue, Llanbadarn Fawr, Aberystwyth, SY23 1HL	Approve Subject to Conditions

2.1. A201012



Tudalen 9

Rhif y Cais / Application Reference	A201012
Derbyniwyd / Received	01-12-2020
Y Bwriad / Proposal	Change of Use of Agricultural Land to Glamping Pod site
Lleoliad Safle / Site Location	Fields South East of Pantyfod, Llanddewi Brefi, Tregaron. SY25 6PE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr O Jones, Penlanwen, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6PE
Asiant / Agent	Emmanuel Kincaid (Living Design Consultancy), Glyn, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6RL

Y SAFLE A HANES PERTHNASOL

Mae Penlanwen wedi'i leoli mewn ardal cefn gwlad agored, tua milltir i'r de o bentref Llanddewi Brefi. Mae Penlanwen yn fferm fynydd 550 acer gyda diadell o 800 o ddefaidd mynydd Cymreig.

Mae safle'r cais wedi'i leoli tua 0.5km i'r dwyrain o fferm Penlanwen, ac mae'n cael ei ddefnyddio ar hyn o bryd fel tir pori amaethyddol.

Does dim hanes cynllunio blaenorol i'r safle.

MANYLION Y DATBLYGIAD

Mae'r cais yn un llawn ac mae'n gofyn caniatâd cynllunio i ddarparu pum pod glampio ar gyfer llety gwyliau. Mae'r perchnogion am arallgyfeirio i gynhyrchu incwm ychwanegol at fusnes y fferm. Mae'r cynnig hefyd yn cynnwys trac mynediad at y podiau glampio, a gosod pecyn trin carthffosiaeth i gael gwared â charthion. Mae'r cais yn cynnwys cynllun gwarchod coed a thirwedd, sy'n cynnig plannu gwrych i sgrinio'r safle.

Mae'r podiau wedi'u gosod mewn rhes ar ben deheuol cae llethrog sy'n wynebu'r gogledd. Bydd y podiau'n cael eu gosod tua 0.5km o Benlanwen ei hun. Bydd mynediad i gerbydau ar hyd trac presennol, a mynediad o'r briffordd ar hyd y lôn unffordd annosbarthedig. Bydd y podiau'n rhai unllawr 3m o uchder at y grib. Y deunyddiau arfaethedig yw Cladin Pren Naturiol gyda ffenestri a drysau uPVC llwyd.

Cyflwynwyd Asesiad o'r Effaith ar Ddatblygiad ac Anghenion Twristiaeth i gefnogi'r cais.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiau Cynllunio Cenedlaethol perthnasol:

- Cymru'r Dyfodol – Y Cynllun Cenedlaethol 2040 (2021)
- PPW11 Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)
- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

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'
- LU14 Safleoedd Llety Twristiaeth Ledled y Sir: Carafannau Statig a Theithiol, Lleiniau Gwersylla, Cabanau a Chalets
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirlunio
- DM13 Systemau Draenio Cynaliadwy
- 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.

Tudalen 10

DEDDF CYDRADDOLDEB 2010

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

- dileu neu leihau'r anfanteision a wynebir 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 argymhellid, 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 Cymuned Llanddewi Brefi – Dim Ymateb

Priffyrdd – Dim Gwrthwynebiad Yn Unol ag Amodau

Draenio Tir – Dim Gwrthwynebiad, Angen Cymeradwyaeth SuDS

Ecoleg – Cynhaliwyd Prawf o Effaith Arwyddocaol Debygol (TLSE) ac Asesiad Priodol am fod safle'r cais yn agos at ACA Afon Teifi. Cafodd y cynnig ei sgrinio fel un nad oedd yn debygol o gael effaith ar Afon Teifi o ganlyniad i ollwng mwy o ffosffad i'r afon. Dim gwrthwynebiad yn amodol ar gontract.

Naturiol Cymru – Rydym wedi adolygu'r Asesiad Priodol ac wedi dod i'r casgliad na fyddai'r cynnig yn cael unrhyw effaith andwyol ar ACA Afon Teifi. Nid oedd gan Cyfoeth Naturiol Cymru unrhyw wrthwynebiad i'r cynnig.

Sylwadau Trydydd Parti

Derbyniwyd tri llythyr o gefnogaeth i'r cais.

Derbyniwyd un llythyr yn gwrthwynebu gosod y podiau mor bell oddi wrth y brif fferm.

CASGLIAD

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

Mae safle'r cais wedi'i leoli o fewn cefn gwlad agored a nodir ei fod o fewn 'lleoliadau eraill' fel y'u diffinnir yn y CDLI mabwysiedig. Mae polisiâu lleol a chenedlaethol yn nodi y dylai datblygiadau o fewn 'lleoliadau eraill' fod dan reolaeth lem, i sicrhau bod yna ddatblygu cynaliadwy ac i amddiffyn nodweddion cefn gwlad agored.

Mae Polisi S04 y CDLI yn cyfeirio at ddatblygu o fewn 'lleoliadau eraill' ac yn nodi bod angen rhywfaint o ddatblygu i ddiwallu anghenion cymunedau presennol, ond fe'u hystyrir yn leoliadau llai cynaliadwy ar gyfer datblygu. O ganlyniad, mae maen prawf 4 yn gofyn bod unrhyw ddatblygiad o fewn 'lleoliadau eraill' yn nhermau ei leoliad ffisegol, yn cydymffurfio â TAN 6. Mae'r cynnig yn rhan o gynllun arallgyfeirio amaethyddol sy'n gysylltiedig â'r gweithgareddau ffermio ym Mhenlanwen, ac fel y cyfryw, mae'n bodloni gofynion TAN 6 a Pholisi S04.

Er nad oes unrhyw bolisi penodol yn ymwneud â chynigion glampio o fewn y CDLI, ystyrir ei bod hi'n rhesymol asesu'r datblygiad dan Bolisi LU14, sy'n cyfeirio at safleoedd gweryslla a chalets. Mae safle'r cais wedi'i leoli tu allan i'r ardal arfordirol am ei fod i'r dwyrain o'r A487 ac felly mae'n dod dan ofynion Polisi LU14.

Yn ôl Polisi LU14, y tu allan i'r ardal arfordirol :

Tudalen 11

a. Caniateir safleoedd newydd ar gyfer carafannau teithiol, gwersylla a llety cabanau ar yr amod:

i. Y bydd hynny, lle bo modd, yn cefnogi canolbwyntiau twristiaeth strategol;

ii. Y bydd yn cefnogi rôl a swyddogaeth yr anheddiad y bwriedir lleoli'r safle ynddo (neu, fel arall, yr anheddiad agosaf), lle mae'n bosibl, drwy ddarparu cyfleusterau ychwanegol sydd ar gael at ddefnydd y gymuned;

iii. Nad yw'r cyfleusterau a gynigir drwy'r safle yn effeithio ar ddichonoldeb gwasanaethau sydd eisoes yn bodoli yn yr anheddiad agosaf; a

iv. Bod Asesiad o'r Effaith ar Ddatblygiad ac Anghenion Twristiaeth yn cael ei gyflwyno fel rhan o'r broses ymgeisio.

Mae Rhan 7.90 o'r CDLI yn nodi:

"Mewn ardaloedd y tu allan i Ardal yr Arfordir, caniateir safleoedd newydd ar gyfer carafannau teithiol, gan gynnwys cartrefi modur, a meysydd gwersylla, cyn belled â'u bod yn briodol i'r lleoliad. Dylai safleoedd mwy o faint gael eu lleoli o fewn neu gerllaw Canolfannau Gwasanaethau Trefol a Chanolfannau Gwasanaethau Gwledig, lle dylai amrywiaeth ehangach o gyfleusterau a gwasanaethau fodoli'n barod. Gellir lleoli safleoedd llai, nad ydynt efallai ond yn darparu 5 llain ac yn cynnig cyfleusterau sylfaenol, mewn Aneddiadau Cyswllt neu gerllaw ffermydd, os ydynt wedi'u sgrinio'n briodol. Mae'r drefn hon yn cydfynd â Pholisïau S02-S04."

Mae polisïau ategol yn cefnogi safleoedd glampio llai ar yr amod eu bod wedi'u lleoli gerllaw ffermydd, er budd y dirwedd ac at ddibenion swyddogaethol. Ni ystyrir bod y cynnig wedi'i leoli gerllaw'r fferm. Bydd y podiau wedi'u gosod tua 450m i ffwrdd o'r fferm, gyda nifer o gaeau'n gwahanu'r datblygiad arfaethedig oddi wrth fferm Penlanwen ei hun. Dylai'r podiau glampio fod wedi'u gosod yn nes at y gweithgareddau amaethyddol ym Mhenlanwen at ddibenion swyddogaethol, i helpu i reoli safle wersylla fach, ac i leihau effaith y datblygiad ar y dirwedd mewn lleoliad cefn gwlad agored.

Mae'r cais yn cynnwys ystyriaethau dilyniannol i gyflawnhau safle arfaethedig y podiau glampio. Mae'r materion a godwyd yn y prawf dilyniannol yn cynnwys cyfyngiadau topograffaid, fferm foch gerllaw, tir anaddas a chyfyngiadau o ran y briffordd. Fodd bynnag, mae'r Awdurdod Cynllunio Lleol o'r farn y gellid gosod y podiau'n nes at y ffem ei hun. Dylai'r ymgeiswyr edrych ar opsiynau i leoli'r podiau glampio mewn man llai amlwg gerllaw fferm Penlanwen.

Ar hyn o bryd nid yw'r podiau wedi'u lleoli gerllaw fferm Penlanwen, ac felly nid yw'r cynnig yn cydymffurfio â Pholisi LU14 y CDLI

Yn ogystal, mae safle'r cais wedi'i leoli mewn man agored, amlwg, gyda golygfeydd yn ymestyn dros Ddyffryn Teifi a thu hwnt. Mi fydd y podiau wedi'u gosod yn agos at y grib ar lethr gogledd orllewinol sy'n wynebu'r dyffryn, a byddant i'w gweld o'r briffordd a thu hwnt. Mi allai lleoliad y podiau amharu ar olwg yr ardal a byddant yn elfen anodweddiadol o leoliad cefn gwlad agored, sydd heb ei ddatblygu fel arall. Mae paragraff 3.34 o Bolisi Cynllunio Cymru'n dweud, "*Rhaid cadw a gwella cefn gwlad, yn unol â datblygu cynaliadwy ac egwyddorion cynllunio cenedlaethol, ar gyfer ei werth fel tirwedd*". Ystyrir bod adeiladu llwybr mynediad newydd a 5 pod glampio mewn lleoliad gwledig agored, i ffwrdd o unrhyw adeiladau, yn gyfystyr â datblygu gwasgaredig o fewn cefn gwlad agored nad yw'n cadw nac yn gwella'r dirwedd, ac sy'n cael effaith andwyol ar gymeriad yr ardal. Mae'r datblygiad felly yn mynd yn groes i nodau polisïau cenedlaethol a pholisïau DM06 a DN17 y CDLI.

O ran ystyriaethau perthnasol eraill, ni dderbyniwyd unrhyw wrthwynebiad i'r cynnig o bersectif priffyrdd, draenio nac ecoleg. Am fod y safle'n agos at ACA Afon Teifi, cafodd y cynnig, gan gynnwys y trefniadau carthffosiaeth, ei sgrinio am ei botensial i gynyddu'r ffosffad a ollyngir i'r ACA. Daeth y TLSE a'r Asesiad Priodol i'r casgliad na fyddai'r cynnig yn cael unrhyw effaith andwyol ar yr ACA.

Nodwyd y sylwadau o gefnogaeth a gwrthwynebiad gan drydydd partion.

I gloi, mae'r egwyddor o ddatblygu safle glampio bach ym Mhenlanwen fel rhan o gynllun arallgyfeirio amaethyddol yn un a gefnogir gan bolisïau lleol a chenedlaethol. Fodd bynnag, nid yw'r safle wedi'i leoli gerllaw'r fferm ei hun nac unrhyw adeiladau eraill, ac fel y cyfryw, mae'r datblygiad yn mynd yn groes i Bolisi LU14. Mae'r safle mewn lleoliad amlwg o fewn ardal cefn gwlad agored, ar lethr gyda golygfeydd yn ymestyn dros y dyffryn; byddai 5 pod glampio a'r ffordd fynediad yn amharu ar gymeriad y dirwedd, ac mae'n gyfystyr â datblygu gwasgaredig o fewn cefn gwlad agored. Mae'r datblygiad felly yn mynd yn groes i bolisïau DM06 a DM17 y CDLI.

RHESYMAU DROS GYFEIRIO'R MATER AT SYLW'R PWYLLGOR RHEOLI DATBLYGU:

Mae'r Cynghorydd Rhodri Evans, yr aelod ward lleol, wedi gofyn bod y cais yn cael ei gyfeirio at sylw'r Pwyllgor Rheoli Datblygu. Caiff y rhesymau perthnasol am gyfeirio'r cais eu adrodd yn llafar yn y Pwyllgor.

Tudalen 12

ARGYMHELLIAD:

GWRTHOD y cais ar sail y ffaith ei fod yn mynd yn groes i bolisi LU14 y CDLI. Bydd y cynnig hefyd yn cael effaith andwyol ar gymeriad cefn gwlad agored y dirwedd, ac mae felly'n mynd yn groes i bolisïau DM06 a DM17 y CDLI.

Tudalen 13

Rhif y Cais / Application Reference	A201012
Derbyniwyd / Received	01-12-2020
Y Bwriad / Proposal	Change of Use of Agricultural Land to Glamping Pod site
Lleoliad Safle / Site Location	Fields South East of Pantyfod, Llanddewi Brefi, Tregaron. SY25 6PE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr O Jones, Penlanwen, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6PE
Asiant / Agent	Emmanuel Kincaid (Living Design Consultancy), Glyn, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6RL

THE SITE AND RELEVANT PLANNING HISTORY

Penlanwen lies in an open countryside location, approximately 1 mile to the south of the village of Llanddewi Brefi. Penlanwen is a 550 acre hill farm, which has a flock of 800 welsh mountain ewes.

The application site itself lies some 0.5km to the south of Penlanwen farm, and is currently used as agricultural grazing land.

The site has no former planning history.

DETAILS OF DEVELOPMENT

The application is in full and seeks planning permission for the provision of five glamping pods for holiday purposes. The owners wish to diversify in order to generate additional income into the farming business. The proposal also includes an access track to serve the glamping pods and the installation of a package treatment plant to dispose of foul sewage. The application includes a landscape and tree protection plan, which proposes hedge planting to screen the proposal.

The pods are positioned in a row on the southern end of the sloping field, which faces north. The pods will be sited approx. 0.5km from Penlanwen itself. Vehicle access is gained from an existing track and highway access from the unclassified single-track road. The pods will be single storey and are 3m high to ridge. The proposed materials are Natural Timber Cladding with Grey uPVC windows and doors.

The application is supported by a Tourism Needs and Development Impact Assessment.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy:

- Future Wales - The National Plan 2040 (2021)
- PPW11 Planning Policy Wales (edition 11, February 2021)
- TAN6 Planning for Sustainable Rural Communities (2010)

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

- S01 Sustainable Growth
- S04 Development in 'Linked Settlements and Other Locations'
- LU14 Countywide Tourism Accommodation Sites: Static and Touring Caravans, Camping Pitches, Cabins and Chalets
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems
- 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;

Tudalen 14

pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llanddewi Brefi Community Council – No Response

Highways – No Objection Subject to Conditions

Land Drainage – No Objection, SuDS Approval required

Ecology – A Test of Likely Significant Effects (TLSE) and Appropriate Assessment was undertaken in view of the application's site proximity to the River Teifi SAC. The proposal was screened out as not likely to have an impact on the river Teifi from increased phosphate discharge. No objections STC.

NRW - We have reviewed the Appropriate Assessment and your conclusions that as a result of the proposal there would be no adverse effects on the integrity of the River Teifi SAC. NRW offer no objection to the proposal.

Third Party Representations

Three letters were received in support of the application.

One letter was received in objection to the siting of the proposal some distance away from the main farm holding.

CONCLUSION

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

The application site lies in the open countryside and identified as being within 'other locations' as set out in the adopted LDP. National and local planning policy outlines that development in 'other locations' should be strictly controlled in the interest of achieving sustainable development and protecting the qualities of the open countryside.

LDP Policy S04 refers to development in 'other locations' and states that they require a degree of development to meet the needs of existing communities, but they are considered to be less sustainable locations for development. As a result, criterion 4 requires all development, in terms of both its physical location, within 'other locations' to accord with TAN6. The proposal forms part of an agricultural diversification scheme in connection with the farming activities at Penlanwen, and as such satisfies the requirements of TAN6 and Policy S04.

Whilst there is no specific policy relating to glamping proposals within the LDP, it is considered reasonable to assess the development under Policy LU14, which refers to camping sites and chalets. The application site lies outside the coastal area as it is eastwards of the A487 and is therefore subject to the requirements of Policy LU14:

Policy LU14 states that Outside the Coastal Area:

- New sites for touring caravans camping and cabin accommodation will be permitted provided that:*
 - Where possible it supports strategic tourism nodes;*

Tudalen 15

- ii. *It supports the role and function of the settlement within which it is proposed (or otherwise nearest settlement), where possible, by providing additional facilities that are available for use by the community;*
- iii. *Facilities offered via the site do not affect the vitality of services which already exist within the nearest settlement; and*
- iv. *Tourism Needs and Development Impact Assessment is submitted as part of the application process.*

Part 7.90 of the LDP states that:

"In areas outside of the Coastal Area development of new touring caravan, which includes motorhomes, and camping sites will be permitted providing that it is appropriate in relation to the location. Larger sites should be located within or adjacent to USCs and RSCs where a wider range of facilities and services should already be present. Smaller sites, which perhaps only cater for 5 pitches and offer basic facilities, can be accommodated in Linked Settlements or adjacent to farmsteads where suitably screened. This approach accords with Policies S02-S04."

Supporting policy supports smaller glamping sites subject to the siting being adjacent to farmsteads for both landscape and functional purposes. The proposal is not considered adjacent to the farmstead. The pods will be located approx. 450m away from the farmstead with several fields separating the proposed development from the main built form at Penlanwen. The glamping pods should be sited closer to the farming activities at Penlanwen for functional purposes to assist in managing a small camping site, and to lessen the impact of development on the landscape in an open countryside location.

The application includes a sequential approach to justify the proposed siting of the glamping pods. The issues raised in the sequential test includes topographical constraints, a nearby pig farm, and unsuitable land and highway constraints. However, the Local Planning Authority are of the opinion that the pods could be sited closer to the farmstead. The applicants should explore options to locate the glamping pods in a less intrusive location adjacent to the farmstead at Penlanwen.

Currently, the pods are not sited adjacent to the farmstead of Penlanwen, as such the proposal falls short of Policy LU14 of the LDP.

Additionally, the application site is located in an open visually prominent location with wide reaching views over the Teifi Valley and beyond. The pods will be sited close to the ridgeline on a north western facing slope facing the valley and will be visible from the highway and further afield. The setting of the pods could be visually obtrusive and will present an uncharacteristic element in an otherwise undeveloped open countryside location. Planning Policy Wales paragraph 3.34 states, *"The countryside in line with sustainable development and national planning principles must be conserved, and enhanced for its landscape value"*. Constructing a new access path and five glamping pods in an exposed rural location away from any built form is considered sporadic development in the open countryside and would fail to conserve or enhance the landscape and detrimentally impact the character of the area. The development is therefore in conflict with national policy aims and policies DM06 and DM17 of the LDP.

With regard to other material considerations, no objections were received to the proposal from a highway, drainage or ecological perspective. In view of the site's proximity to the River Teifi SAC the proposal including its foul water disposal arrangements were screened in respect of potential increase in phosphates emission into the SAC. The TLSE and Appropriate Assessment concluded that there would not be an impact on the integrity of the SAC as a result of the proposal.

The third party correspondence of support and objection are noted.

In conclusion, the principle of developing a small glamping site at Penlanwen as part of a farm diversification scheme is supported by both National and local policy. However, the proposal is not sited adjacent to the farmstead or any built form, as such; the development runs contrary to Policy LU14. The site is in an exposed and prominent open countryside location on the hillside with wide ranging views over the valley; the proposed 5 glamping pods and access road will detriment the character of the landscape and constitutes sporadic development in the open countryside. The development is therefore in conflict with policies DM06 and DM17 of the LDP.

REASONS FOR REFERRAL TO THE DEVELOPMENT MANAGEMENT COMMITTEE:

Cllr Rhodri Evans, the local ward member, has requested the application be referred to the Development Management Committee for consideration. The relevant reasons for referral will be reported orally at the Committee meeting.

RECOMMENDATION:

To REFUSE the application on grounds of being contrary to policies LU14 of the LDP. The proposal will also have a detrimental impact on the open countryside character of the landscape, and is therefore in conflict with policies DM06 and DM17 of the LDP.

2.2. A220398



Tudalen 17

Rhif y Cais / Application Reference	A220398
Derbyniwyd / Received	01-06-2022
Y Bwriad / Proposal	Proposed infill dwelling
Lleoliad Safle / Site Location	Land Adjacent Uwch-y-nant Borth, SY24 5NY
Math o Gais / Application Type	Outline Planning Permission - All/Some Matters Reserved
Ymgeisydd / Applicant	Kieran Mathews, Glan Dylan Cottage Ynyslas, Ynyslas, SY24 5JX
Asiant / Agent	Mr P Nicholls (ArchiSpec Architectural Consultants Ltd), Stiwdio Gido, Cwm Gido Gilfachreda, New Quay, SA45 9SS

Y SAFLE A HANES PERTHNASOL

Mae'r safle tua 620m i'r de-ddwyrain o anheddiad Borth ac mae'n wynebu ffordd Sirol sy'n cysylltu Borth Uchaf â Llandre. Mae'r safle'n cael ei ddefnyddio at ddibenion domestig ar hyn o bryd mewn perthynas ag eiddo Uwch y Nant. I'r dwyrain o'r safle y mae eiddo cyfagos Pant Glas. Mae'r ardal gerllaw yn cynnwys rhes o bump o anheddau ar ochr ddeheuol y ffordd Sirol.

Rhodddwyd caniatâd cynllunio ar gyfer yr eiddo a elwir yn Pant Glas yn 1987 ac eto yn 1988, a rhodddwyd caniatâd ar gyfer yr eiddo Uwch y Nant yn 1991. Yn 2011, ac yn groes i argymhelliad y swyddog, rhodddwyd caniatâd cynllunio amlinellol ar gyfer annedd ar y parcel hwn o dir, ac eto yn 2012, serch bod safle'r cais ychydig yn llai. Ni chyflwynwyd unrhyw geisiadau ar gyfer materion a gadwyd yn ôl, ac mae'r ddau ganiatâd wedi dod i ben erbyn hyn.

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio i godi annedd ar y parcel hwn o dir, gyda'r holl faterion, ar wahân i fynediad a maint, yn amodol ar gymeradwyaeth yn y dyfodol.

Mae'r cynlluniau'n dangos annedd o'r maint canlynol:-

Arwynebedd – dim mwy na 137m² net o arwynebedd llawr defnyddiadwy;

Lled – Isaf 13m Uchaf 18m;

Dyfnnder - Isaf 5.5m Uchaf 9.5m;

Uchder (at y bondo) - Rhwng 2.6m a 5.6m;

Uchder (at y grib) - Rhwng 4.3m a 6.8m.

Bwriedir creu mynedfa i'r safle drwy ledur'r fynedfa gerbydau bresennol i Uwch y Nant. Bwriedir cael llain weledd o 2.4m x 43m.

Y bwriad yw darparu annedd fforddiadwy ar gyfer un o'r trigolion lleol sy'n gweithio ar y môr ar hyn o bryd fel Morlywiwr Cenedlaethol. Cyflwynwyd asesiad o'r angen am dai fforddiadwy gyda'r cais, sy'n dangos nad oes unrhyw eiddo ar gael yn y Borth a'r ardal gyfagos sy'n dod o fewn y categori tai fforddiadwy, ac sy'n addas i'w amgylchiadau. Mi fyddai'r ymgeisydd yn bodloni'r meini prawf ar gyfer annedd fforddiadwy, yn ariannol ac o ran deiliadaeth.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiâu Cynllunio Cenedlaethol perthnasol:

- Cymru'r Dyfodol – Y Cynllun Cenedlaethol 2040 (2021)
- PPW11 Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)

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

DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Gymraeg

DM03 Teithio Cynaliadwy

DM06 Dylunio a Chreu Lle o Safon Uchel

Tudalen 18

DM10 Dylunio a Thirlunio

DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

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) 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 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 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

Ecoleg Ceredigion – Dim gwrthwynebiad yn amodol ar gontract

Draenio Ceredigion - Sylwadau

Priffyrdd Ceredigion – Dim gwrthwynebiad yn amodol ar gontract

Cyngor Cymuned Y Borth – Dim ymateb

Derbyniwyd sylwadau gan drydydd parti yn gwrthwynebu'r cynnig ar sail colli preifatrwydd; cysgodi; colli man agored, a phryderon ynghylch diogelwch ar y priffyrdd.

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*

Tudalen 19

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 safle'r cais wedi'i leoli yng nghanol cefn gwlad agored tua 620m o Ganolfan Gwasanaethau Gwledig y Borth, ac er bod gan y safle hanes o ganiatâd cynllunio ar gyfer annedd, mae pob caniatâd wedi dod i ben erbyn hyn.

O ran Cynllun Datblygu Lleol Ceredigion mae safle'r cais yn dod o fewn y categori 'lleoliadau eraill' lle mae datblygu'n cael ei reoli'n llym er mwyn sicrhau datblygu cynaliadwy a gwarchod cefn gwlad agored.

Mae Polisi S04 y CDLI yn nodi bod datblygu tai yn gyffredinol yn amhriodol o fewn 'lleoliadau eraill' oni bai bod modd ei gyfiawnhau ar sail y ffaith ei fod yn cwrdd ag angen am dai fforddiadwy nas diwallwyd yn yr ardal, a'i fod yn cydymffurfio â pholisi S05; neu'r angen am annedd menter yn unol â TAN 6.

Nid oes angen safle'r cais at ddibenion TAN 6 ond yn hytrach mae'r cynnig yn ymwneud â darparu annedd fforddiadwy. Cyflwynwyd datganiad tai fforddiadwy i gefnogi'r cais, fel tystiolaeth o'r angen, y galw a'r cyfiawnhad dros annedd fforddiadwy yn yr ardal.

Mae Polisi S04 yn gofyn bod tai fforddiadwy wedi'u lleoli'n union gerllaw grwpiau presennol o anheddau yn unol â bwriadau paragraff 9.2.22 o Bolisi Cynllunio Cymru. Fodd bynnag mae Polisi Cynllunio Cymru wedi'i ddiweddarau ers hynny, gyda pharagraff 3.60 yn gofyn bod tai a ddatblygir yng nghefn gwlad wedi'u lleoli o fewn neu gerllaw aneddiadau, lle gellir darparu orau ar eu cyfer yn nhermau seilwaith, mynediad, cynefin a gwarchod y dirwedd. Mae'n nodi y gall mewnlenni neu estyniadau bach i aneddiadau presennol fod yn dderbyniol, yn arbennig os ydyn nhw'n cwrdd ag angen lleol am dai fforddiadwy, ond bod angen cadw rheolaeth lem ar unrhyw adeiladau newydd sydd o fewn ardal cefn gwlad agored, i ffwrdd o aneddiadau presennol.

Er bod safle'r cais o fewn grŵp o bump o anheddau, mae'r safle cryn bellter i ffwrdd o brif adeiladau'r dref ac anheddiad dynodedig y Borth. Ni ellid ei ddisgrifio felly fel datblygiad oedd o fewn neu gerllaw unrhyw anheddiad. Hefyd, does dim palmantau rhwng safle'r cais â'r Borth i ganiatáu cerdded yn ddiogel, a hefyd does dim trafndiaeth gyhoeddus o fewn pellter cerdded diogel o safle'r cais. Mi fyddai'r deiliaid felly'n llwyr ddibynnol ar ddefnydd o gerbyd preifat i gyrraedd gwasanaethau a chyfleusterau. Mae hyn yn mynd yn groes i bolisiau cynllunio cenedlaethol a lleol sy'n ceisio hyrwyddo dulliau teithio cynaliadwy, drwy sicrhau bod tai'n cael eu datblygu mewn lleoliadau lle gellir cyrraedd gwasanaethau a chyfleusterau drwy gerdded neu feicio yn y lle cyntaf, yna drwy drafndiaeth gyhoeddus, ac yn olaf drwy ddefnyddio cerbydau modur preifat.

Cafodd safiad y polisi cenedlaethol diweddaraf ei danlinellu gan yr Arolygydd Cynllunio mewn penderfyniad galw i mewn yn Llwydlo, Aberarth, ac mae'n berthnasol i'r cais hwn. Gan droi at dai fforddiadwy, mae polisi S04 y CDLI yn nodi, o fewn Lleoliadau Eraill, yn nhermau tai fforddiadwy, y 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 ymwneud ag argraffiad 9 o Bolisi Cynllunio Cymru, sydd wedi'i ddisodli erbyn hyn yn sgil cyhoeddi Argraffiad 10. Fodd bynnag, mae paragraff 3.56 o Argraffiad 10, y cyfeirir ato uchod, yn adlewyrchu'n bennaf yr hyn a geir ym mharagraff 9.2.22 o'r argraffiad blaenorol, er ei fod wedi'i ddiwygio i gyfeirio at fewnlenni neu estyniadau bach i aneddiadau (fy mhwyslais i) yn hytrach na grwpiau (fy mhwyslais i) o anheddau. Mae paragraff 4.2.34 o Argraffiad 10 a pharagraff 10.13 o TAN 2 yn ategu y dylai safleoedd gwledig sydd wedi'u heithrio ar gyfer tai fforddiadwy fod ar dir sydd o fewn, neu'n union gerllaw aneddiadau gwledig presennol. Dylai tai fforddiadwy ar safleoedd o'r fath ddiwallu anghenion pobl leol am byth a chyfrif tuag at y ddarpariaeth dai yn gyffredinol.

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

Ystyrir nad yw safle'r dablygiad arfaethedig o fewn anheddiad nac yn agos at unrhyw rai o'r gwasanaethau a'r seilwaith uchod, ac felly ystyrir nad yw'r lleoliad yn un cynaliadwy. Hefyd, byddai ychwanegu'r datblygiad yn creu mwy o anghydwysedd rhwng y ganolfan gwasanaethau â lleoliadau eraill, yn groes i Bolisi S04.

Er nad oes unrhyw wrthwynebiad i'r cynnig o bersbectif priffyrdd, draenio ac ecoleg, nodir bod gwrthwynebiad trydydd parti wedi'i dderbyn ar sail golli preifatrwydd, cysgodi, colli man agored a diogelwch ar y priffyrdd. Nodir seiliau'r gwrthwynebiad.

I gloi, byddai darparu annedd, serch ei gyflwyno fel uned fforddiadwy, yn y lleoliad hwn yng nghanol cefn gwlad agored yn mynd yn groes i egwyddorion datblygu cynaliadwy, a byddai'n arwain at ffurf datblygu annerbyniol o fewn cefn gwlad agored. Mae'r cynnig yn mynd yn groes i bolisiau cynllunio cenedlaethol a lleol.

RHESYMAU DROS GYFEIRIO'R CAIS AT SYLW'R PWYLLGOR RHEOLI DATBLYGU: -

Mae'r Cynghorydd Hugh Hughes wedi gofyn bod y cais yn cael ei gyfeirio at sylw'r Pwyllgor Rheoli Datblygu am y rhesymau canlynol:-

Tudalen 20

- Mae'r ardal dan sylw o fewn anheddiad ac mae'r cais ar gyfer annedd fforddiadwy o fewn yr anheddiad hwnnw;
- Mae'r ymgeisydd yn berson lleol a dyfodd i fyny yn y Borth gan fynychu'r ysgol leol. Ar hyn o bryd mae'n gweithio fel masnachlongwr ac mae i ffwrdd am 3 mis ar y tro. Mae bellach am ymgartrefu yn ymyl ei dad.

ARGYMHELLIAD:

Gwrthod y cais am ei fod yn groes i bolisïau lleol a chenedlaethol.

Tudalen 21

Rhif y Cais / Application Reference	A220398
Derbyniwyd / Received	01-06-2022
Y Bwriad / Proposal	Proposed infill dwelling
Lleoliad Safle / Site Location	Land Adjacent Uwch-y-nant Borth, SY24 5NY
Math o Gais / Application Type	Outline Planning Permission - All/Some Matters Reserved
Ymgeisydd / Applicant	Kieran Mathews, Glan Dylan Cottage Ynyslas, Ynyslas, SY24 5JX
Asiant / Agent	Mr P Nicholls (ArchiSpec Architectural Consultants Ltd), Stiwdio Gido, Cwm Gido Gilfachreda, New Quay, SA45 9SS

THE SITE AND RELEVANT PLANNING HISTORY

The site is some 620m to the southeast of the settlement of Borth and fronts onto a County road which connects Upper Borth with Llandre. The site is currently used for domestic purposes in association with the property of Uwch y Nant. To the east of the site is the neighbouring property of Pant Glas. The immediate area is characterised by a row of five dwellings on the southern side of the County road.

Planning permission was granted for the property known as Pant Glas in 1987 and 1988 respectively, whilst permission was approved for the property of Uwch y Nant in 1991. In 2011 and contrary to officer recommendation, outline planning permission was granted for a dwelling on this parcel of land and again in 2012 albeit the application site being slightly smaller. No applications for reserved matters were ever submitted and both permissions have now lapsed.

DETAILS OF DEVELOPMENT

Outline planning permission is sought for the erection of a dwelling on this parcel of land with all matters apart from access and scale subject to future approval.

The plans show a dwelling with the following scale parameters:-

Area - no greater than 137m² net usable floor area;

Width - Min 13m Max 18m;

Depth - Min 5.5m Max 9.5m;

Height (to eaves) - Between 2.6m and 5.6m;

Height (to ridge) - Between 4.3m and 6.8m.

Access to the site is to be created by widening the existing vehicular access to Uwch y Nant. A 2.4m x 43m visibility splay is proposed.

The proposal is for the provision of an affordable dwelling to a local person who is currently at work on sea as an international Marine Navigator. An affordable housing needs assessment was submitted with the application which indicates that there are no properties available in the Borth and immediate area which falls within the affordable price bracket which meets his circumstances. The applicant would meet both the occupancy and financial criteria for an affordable dwelling.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy:

- Future Wales - The National Plan 2040 (2021)
- PPW11 Planning Policy Wales (Edition 11, February 2021)

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

DM01 Managing the Impacts of Development on Communities and the Welsh Language

DM03 Sustainable Travel

DM06 High Quality Design and Placemaking

DM10 Design and Landscaping

DM11 Designing for Climate Change

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

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 Ecology - No objection STC

Ceredigion Drainage - Comments

Ceredigion Highways - No objection STC

Cyngor Cymuned Y Borth Community Council - No response

One third party representation received objecting the proposal on grounds of loss of privacy; overshadowing; loss of open space and highway safety concerns.

CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development

Tudalen 23

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

The application site lies in an open countryside location approximately 620m from the Rural Service Centre of Borth and whilst the site has history of planning permissions for a dwelling all consents have now lapsed.

As far as the Ceredigion Local Development Plan is concerned the application site falls within the 'other locations' category where development is strictly controlled in the interest of achieving sustainable development and protecting the open countryside.

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 required for TAN6 purposes but rather the proposal is for the provision of an affordable dwelling. An affordable housing statement has been submitted in support of this application as evidence to demonstrate the need, demand and justification for an affordable dwelling in the area.

Policy S04 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.

Whilst the application site is within a group of five dwellings the site is a fair distance away from the main built form and designated settlement of Borth. It would therefore not be described as being within or adjoining any settlement. Furthermore, there are no pavements from the application site to Borth 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 at Llwydlo, Aberarth and is applicable to this application. *Turning to affordable housing, LDP policy S04 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 a settlement or 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.

Whilst there are no objections to the proposal from a highways; drainage and ecological perspective it is noted that a third party objection was received on grounds of loss of privacy, overshadowing, loss of open space and highway safety. The grounds of objection are noted.

To conclude, the provision of a dwelling, irrespective being presented as an affordable unit, at this location in open countryside is contrary to the principles of sustainable development and will result in an unacceptable form of development in the open countryside. The proposal is contrary to both national and local planning policy.

Tudalen 24

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

Cllr. Hugh Hughes has requested that the application be referred to the the Development Management Committee for consideration for the following reasons:-

- The area concerned is within a settlement and that the applicant is for an affordable house within that settlement;
- The applicant is a local who grew up in Borth and attended school locally. He currently works as a merchant seaman and is away for 3 months at a time. He is looking to settle his family home next to his father.

RECOMMENDATION:

Refuse the application as being contrary to both national and local policy.

2.3. A220815



Tudalen 26

Rhif y Cais / Application Reference	A220815
Derbyniwyd / Received	28-10-2022
Y Bwriad / Proposal	Erection of an agricultural shed to hold farm yard manure
Lleoliad Safle / Site Location	Llanio Fawr, Tregaron. SY25 6PT
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr David Evans, Llanio Fawr, Tregaron, Ceredigion, SY25 6PT
Asiant / Agent	,

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn ddaliad fferm presennol yn Llanio Fawr. Mae'r cais yn ffurfio rhan o estyniad i'r fferm, sydd wedi'i lleoli oddi ar yr A485 rhwng Tregaron a Llanio, tua 1.5 milltir i'r gogledd-orllewin o Landdewi Brefi. Mae'r rhan fwyaf o'r hanes cynllunio ar y safle'n ymwneud â chodi siediau amaethyddol ac adeiladu cytiau cŵn.

790206 – Tŵr Seilo ar gyfer Glaswellt – Cymeradwywyd yn amodol ar gontract (21/02/1979)

830825 – Codi adeilad amaethyddol - Cymeradwywyd yn amodol ar gontract (19/08/1983)

A210352 – Gorchuddio iard ar gyfer gwartheg - Cymeradwywyd yn amodol ar gontract (24/06/2021)

A160877 – Codi adeilad amaethyddol – Cymeradwyaeth Ymlaen Llaw wedi'i Wrthod (18/10/2016)

A030272 – Newid defnydd o adeiladau presennol y fferm ar gyfer cytiau cŵn a chodi adeilad cytiau cŵn newydd - Cymeradwywyd yn amodol ar gontract (24/04/2003)

A090 458- Cadw defnydd o do uwch ar adeiladau amaethyddol 'yn unol â'r cynlluniau' - Cymeradwywyd yn amodol ar gontract (12/08/2009)

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i godi adeilad amaethyddol i storio dom/tail buarth sych. Mae'r adeilad amaethyddol yn mesur tua 27.5 x 16.5 metr, mae'r uchder at y bondo yn 5.5 metr ac uchafsmum uchder y grib yn 7.3 metr. Mae gan yr adeilad orffeniad o waliau concriid, er y bydd un ochr yn agored, i gydymffurfio â grant Rheoli Maethynnau Llywodraeth Cymru. Dywedir bod y to â gorffeniad o ddalennau sment ffeibr gyda 12 o oleuadau to plastig. Mae'r adeilad wedi'i leoli ar ochr mwyaf orllewinol y fferm bresennol a bydd yn ffurfio rhan o estyniad i'r adeilad amaethyddol presennol.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

DM06 Dylunio a Chreu Lle o Safon Uchel

DM09 Dylunio a Symud

DM10 Dylunio a Thirlunio

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM17 Y Dirwedd yn Gyffredinol

DM22 Gwarchod a Gwellu'r Amgylchedd yn Gyffredinol

S04 Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill

CCA6 Dylunio'r Amgylchedd Adeiledig 2015

CCA7 Cadwraeth Natur 2015

FW21 Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

PPW21 Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)

TAN5 Cadwraeth Natur a Chynllunio (2009)

TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn 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.

Tudalen 27

DEDDF CYDRADDOLDEB 2010

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

- dileu neu leihau'r anfanteision a wynebir 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 argymhelliaid, 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 Cymuned Llanddewi Brefi - Yn cefnogi

"Mae'r Cyngor wedi ystyried manylion y cynllun ac mae'n cefnogi'r cais hwn, heb unrhyw sylwadau pellach i'w nodi".

Priffyrdd – Dim gwrthwynebiad

"Nid yw'r datblygiad arfaethedig yn debygol o gael effaith andwyol ar unrhyw fuddiannau o ran awdurdod priffyrdd y sir".

Draenio Tir – Argymhellion yn Unig

Cyfeiriwn at eich ymgynghoriad cynllunio parthed y safle uchod a hoffem dynnu eich sylw at y materion canlynol:

- Mae'r safle gerllaw ardal sydd â risg uchel o lifogydd dŵr wyneb.

- Bydd y dŵr ffo ychwanegol sy'n deillio o godi'r adeilad newydd yn cael ei ddal a'i waredu ar y safle fel nad yw'n llifo i eiddo neu dir cyfagos.
- Dylai unrhyw arwynebau newydd, gan gynnwys mynediad, parcio a llwybrau gael eu hadeiladu o ddeunyddiau athraidd.
- Mae'r ymgeisydd yn bwriadu cael gwared â dŵr wyneb gyda System Ddraenio Gynaliadwy (SuDS). Dylid cyflwyno manylion am leoliad a dyluniad y system arfaethedig gyda'r cais felly, fel bod modd gwerthuso'r cais yn llawn, oherwydd does dim digon o wybodaeth i wneud hynny ar hyn o bryd.
- Dylid dylunio unrhyw gynllun rheoli dŵr wyneb ar gyfer storm 6 awr, tebygolrwydd o 1 mewn 100 mlynedd, 30% o lwfans ar gyfer newid hinsawdd a 10% ar gyfer Ymgipriad Trefol, ac mi ddylai fodloni Safonau Statudol SuDS Cymru.

Rheswm: I ddileu'r perygl o lifogydd, i leihau effaith y datblygiad ar yr amgylchedd naturiol, ac i sicrhau na fydd y cynnig yn achosi unrhyw lifogydd.

Ecoleg – Argymhellion yn Unig

1. Bydd y datblygiad yn darparu gwelliannau ecolegol ar ffurf bric, blwch neu deras adar neu silff nythu ar gyfer y rhywogaethau sy'n debygol o fod ar gael yn lleol, fydd yn gwbl weithredol cyn dechrau gwneud defnydd o'r datblygiad, wedi'i wneud o ddeunydd sy'n para'n hir ac i'w gynnal a'i gadw am byth.

2. Bydd unrhyw oleuadau allanol neu addurniadol wedi'u gosod llai na 3m o'r ddaear, gyda thoau uwch eu pennau i gyfeirio'r golau islaw'r plân llorweddol, ar ongl o lai na 70 gradd o'r fertigol, ac ni fyddant wedi'u gosod ar, neu wedi'u cyfeirio tuag at fflychau ystlumod neu fondo neu dalcen yr adeilad. Rhaid i'r golau fod yn is na 3 lwcs ar lefel y ddaear ac ni ddylid cael unrhyw olau sy'n fwy nag 1 lwcs ar hyd ochrau'r adeilad, y bondo neu'r to, na gerllaw gwrychoedd neu goed. Dylai unrhyw oleuadau fod â synwryddion Isgoch Goddefol.

Rheswm:

Tudalen 28

1. I wella bioddiogelwch yn unol â pholisïau DM06, DM14 a DM15 y CDLI ac yn unol â chanllawiau Cyfarwyddiaeth Gynllunio Llywodraeth Cymru 23/10/2019 ar enillion net bioamrywiaeth.

2. I osgoi effeithiau niweidiol ar rywogaethau a warchodir gan Ewrop (ystlumod) yn unol â TAN 5.

Cyfoeth Naturiol Cymru – Dim Gwrthwynebiad

Rydym wed adolygu'r wybodaeth ychwanegol a dderbyniwyd (ebost gan yr Ymgeisydd dyddiedig 14eg Mawrth 2023). Mae'r ebost yn rhoi gwybodaeth mewn ymateb i'r pryderon a amlinellwyd gennym yn ein llythyr blaenorol (CAS-213413-X3W5 dyddiedig 22/11/2023).

Rydym yn deall y bydd y cynnig yn:

- Codi sied amaethyddol i storio dom/tail, a fydd yn lleihau meintiau'r dŵr budr a gynhyrchir, gan leihau'r meintiau cyfan sydd angen eu rheoli.
- Bydd y storfa ddom/tail yn agored ar hyd un ochr o'r adeilad yn unig
- Bydd dŵr glaw o do'r adeilad yn cael ei gasglu i'w ddefnyddio ar y fferm.
- Bydd yr adeilad amaethyddol newydd ynghlwm â'r adeiladau amaethyddol presennol. Bydd unrhyw hylif yn y dom/tail sych (slyri arfaethedig) yn cael ei sgrafellu'n fewnol o fewn yr adeiladau presennol i'r pydew slyri presennol.
- Ni fydd unrhyw gynnydd yn nifer y da byw o ganlyniad i'r cynnig.

Felly, ystyriwn fod yr wybodaeth ychwanegol yn mynd i'r afael yn ddigonol â'n pryderon blaenorol mewn perthynas â llygru dyfroedd rheoledig.

Ni dderbyniwyd unrhyw sylwadau gan drydydd parti.

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 Polisi Cynllunio Cymru a Nodyn Cyngor Technegol 6 ill dau'n awgrymu y dylai awdurdodau lleol fabwysiadu agwedd adeiladol tuag at gynigion datblygu amaethyddol, yn enwedig y rhai a gynlluniwyd i fodloni anghenion arferion ffermio newidiol, neu rai sydd eu hangen er mwyn cydymffurfio â deddfwriaeth amgylcheddol, hylendid neu lesiant newydd. Cyflwynir y cais hwn er mwyn cydymffurfio â'r rheoliadau Parthau Perygl Nitradau (NVZ) diweddaraf, felly cefnogir yr egwyddor datblygu.

Dyluniad

Yn ôl Polisi Cynllunio Cymru "dylai nodweddion arbennig ardal fod yn rhan annatod o ddyluniad datblygiad. Mae cynllun, ffurf, maint ac ymddangosiad datblygiad arfaethedig a'i berthynas â'i gyffiniau yn ystyriaethau cynllunio pwysig". Yn ogystal, mae polisi DM06 y Polisi Cynllunio Lleol yn dweud y dylai datblygiad roi ystyriaeth lawn, a chyfrannu'n bositif at gyd-destun ei leoliad a'i gyffiniau. Dylai datblygiad ddangos dealltwriaeth glir o egwyddorion cynllunio, y gyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol, ac mi ddylai hybu dylunio arloesol, gan roi ystyriaeth ar yr un pryd i gymeriad yr ardal leol a'r dreftadaeth ddiwylliannol, yn nhermau ffurf, dyluniad a deunyddiau. Hefyd, dylai datblygiad fod yn ategiad i'r safle a'i gyffiniau yn nhermau cynllun, gan barchu'r olygfa i mewn ac allan o'r safle, a dylai greu ffurf sy'n cydweddu â maint, uchder a chyfrannedd yr adeiladau presennol.

Mae'r adeilad arfaethedig o gymeriad sy'n nodweddiadol o adeiladau amaethyddol cefn gwlad Cymru, ac mae'n gwneud defnydd o ddeunyddiau cyffredin ar gyfer y waliau a'r to. Ystyrir bod maint yr adeilad yn dderbyniol o ystyried maint y fferm, a bydd yr adeilad yn gweddu i gyd-destun yr adeiladau a nodweddion eraill y safle, gan gydfynd yn dda â chymeriad y safle heb amharu'n sylweddol ar ei olwg. Ystyrir bod y cynnig yn cydymffurfio â pholisïau DM06 a DM17 y Cynllun Datblygu Lleol.

Amwynder Preswyl

Mae Maen Prawf 7 Polisi DM06 y CDLI yn anelu at amddiffyn amwynder preswylwyr cyfagos rhag niwed sylweddol a achosir drwy ddatblygiadau newydd, o ran preifatrwydd, sŵn, a golygfa. Mae'r eiddo agosaf, sef 'Ty Capel' (i'r de o'r safle), 'Henblas' (i'r gorllewin o'r safle) a 'The Bungalow' (i'r de-ddwyrain o'r safle) wedi'u lleoli tua 250 metr i ffwrdd o safle'r cais, ac felly ystyrir ei bod hi'n annhebygol y byddant yn cael eu heffeithio gan lygryddion gweledol a/neu lygryddion eraill megis sŵn ac arogleuon, o ganlyniad i'r datblygiad.

Ecoleg

Asesiad Ecolegol

Tudalen 29

Ni chyflwynwyd asesiad ecolegol fel rhan o'r cais hwn. Casglwyd gwybodaeth o ddelweddau lloeren a chofnodion lleol. Mae'r datblygiad arfaethedig yn golygu codi sied amaethyddol i ddal dom/tail buarth. Bydd y sied yn cael ei hadeiladu gerllaw siediau amaethyddol eraill ar arwyneb caled. Ni fydd unrhyw gynefinoedd pwysig yn cael eu colli o ganlyniad i'r datblygiad hwn. Bydd dŵr glaw o do'r sied yn cael ei gasglu i'w ddefnyddio ar y fferm. Mae'r sied amaethyddol ynghlwm â sied bresennol. Ni ddylai fod unrhyw hylif yn y dom/tail sych, ond bydd unrhyw slyri all fod yn bresennol yn cael ei sgraffellu'n fewnol o fewn y siediau i'r pydew slyri presennol. Mewn ebost dyddiedig 14/03/2023 mae'r ymgeisydd yn dweud na fydd nifer y da byw'n cynyddu o ganlyniad i'r datblygiad a bydd dŵr glaw o'r to'n cael ei gasglu i'w ddefnyddio ar y fferm. Mae'r sied amaethyddol ynghlwm â'r siedau presennol. Ni ddylai fod unrhyw hylif yn y dom/tail sych, ond bydd unrhyw slyri all fod yn bresennol yn cael ei sgraffellu'n fewnol i'r pydew slyri presennol.

Goleuadau Allanol

Bydd angen rhoi ystyriaeth ofalus i oleuadau allanol y datblygiad arfaethedig. Bydd angen nodi mesurau i leihau'r effaith ar unrhyw fywyd gwylt sy'n crwydro ac yn chwilota am fwyd yn y cyffiniau gyda'r nos. Mi fydd angen i unrhyw oleuadau arfaethedig gydymffurfio â'r argymhellion a amlinellir yng Nodyn Cyfarwyddyd 8 y BCT a'r ILP Ystlumod a Goleuadau Artiffisial (12fed Medi 2018). Ceir manylion llawn ar <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>.

Bydd gwelliannau ecolegol, ar ffurf blwch adar addas yn helpu i sicrhau bod y datblygiad yn cwrdd â'i ddyletswydd i wella bioamrywiaeth yn unol â pholisïau DM06, DM14 a DM15 y CDLI ac yn unol â chanllawiau Cyfarwyddiaeth Gynllunio Llywodraeth Cymru dyddiedig 23/10/2019 ar enillion net bioamrywiaeth.

Dalgylch ACA Afon Teifi

Nodir bod safle'r cais yn dod o fewn dalgylch Ardal Cadwraeth Arbennig (ACA) Afon Teifi, felly cynhaliwyd pro forma sgrinio HRA (Asesiad Rheoliadau Cynefinoedd) a ddaeth i'r casgliad nad yw'r datblygiad yn debygol o gynyddu maint y ffosfad o fewn y dalgylch, ac felly ni fydd yn cael effaith andwyol ar yr ACA. O ystyried bod cadarnhad ysgrifenedig wedi'i dderbyn ynghylch nifer y stoc ar y safle, yn pwysleisio na fyddai unrhyw gynnydd yn nifer y da byw, mae'r cynnig yn annhebygol o gynyddu'r lefelau ffosfad ac felly does dim angen unrhyw ystyriaeth bellach fanwl dan y Rheoliadau Cynefinoedd.

Rheswm dros Gyfeirio'r Cais

Mae paragraff 54 Rhan 2 Penderfyniadau Lefel Pwyllgor Rheoli Datblygu'n nodi ei bod hi'n ofynnol bod unrhyw gais a gyflwynir gan, neu ar ran unrhyw un o Aelodau Etholedig y Cyngor, neu gan gydymaith personol agos, yn cael ei gyfeirio at sylw'r Pwyllgor Rheoli Datblygu ar gyfer penderfyniad terfynol. Bydd y cais yn cael ei ystyried gan banel y pwyllgor am fod yr ymgeisydd yn berthynas i'r Aelod Lleol.

ARGYMHELLIAD:

CYMERADWYO'R cais gydag amodau.

Tudalen 30

Rhif y Cais / Application Reference	A220815
Derbyniwyd / Received	28-10-2022
Y Bwriad / Proposal	Erection of an agricultural shed to hold farm yard manure
Lleoliad Safle / Site Location	Llanio Fawr, Tregaron. SY25 6PT
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr David Evans, Llanio Fawr, Tregaron, Ceredigion, SY25 6PT
Asiant / Agent	,

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to an existing farm holding at Llanio Fawr. The application forms an extension to the farmstead, which is located off the A485 from Tregaron to Llanio, some 1.5 miles North-West of Llanddewi Brefi. Majority of the planning history at the site refers to the construction of agricultural sheds and construction of kennels.

790206 - Grass Tower Silo - Approved STC (21/02/1979)

830825 - Erection of an agricultural building - Approved STC (19/08/1983)

A210352 - Yard covering for cattle - Approved STC (24/06/2021)

A160877 - Erection of an agricultural building - Prior Approval Refused (18/10/2016)

A030272 - Change of use of existing farm buildings to kennels and erection of new building as kennel - Approved STC (24/04/2003)

A090 458- Retention of use of 'as built' raised roof to agricultural buildings - Approved STC (12/08/2009)

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the construction of an agricultural building in order to store dry farm yard manure. The agricultural building measures circa 27.5 meters by 16.5 meters, with a height to eaves of 5.5 meters and a maximum ridge height of 7.3 meters. The building is finished with concrete walls, although 1 side will remain open to comply with the Welsh Government Nutrient Management grant funding. The roof is said to be finished with fibre cement sheets and 12no plastic roof lights. The building is located to the western-most side of the existing farmstead and will form part of an extension to the existing agricultural building.

RELEVANT PLANNING POLICIES AND GUIDANCE

DM06 High Quality Design and Placemaking

DM09 Design and Movement

DM10 Design and Landscaping

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

DM22 General Environmental Protection and Enhancement

S04 Development in Linked Settlements and Other Locations

SPG6 Built Environment and Design SPG 2015

SPG7 Nature Conservation SPG 2015

FW21 Future Wales: The National Plan 2040

PPW21 Planning Policy Wales (edition 11, February 2021)

TAN5 Nature Conservation and Planning (2009)

TAN6 Planning for Sustainable Rural Communities (2010)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llanddwei Brefi Community Council - Support

"The Council has considered the scheme details and is in support of this application, with no further comments to be noted".

Highways - No Observations

"The proposed development is unlikely to be detrimental to any county highway authority interests".

Land Drainage - Recommendations Only

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 adjacent to an area at high risk of surface water flooding.

- 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.
- Any new surfacing, including access, parking, and paths, should be constructed from permeable materials.
- The applicant proposes to dispose of surface water into a Sustainable Drainage System (SuDS). The application should therefore be accompanied by details of the site and design of the proposed system to enable the application to be fully appraised as currently there is insufficient information.
- 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.

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.

Ecology - Recommendations Only

1. The development shall provide ecological enhancements in the form of a bird brick, box, bird terrace or nesting ledge for species which are likely to occur locally, which shall be fully implemented before the development is brought into operation, made from long lasting materials and maintained in perpetuity.

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.

Reason:

1. To enhance biodiversity in line with LDP policies DM06, DM14 and DM15 and in accordance with the guidance of the WG Planning Directorate of 23/10/2019 for net biodiversity gain.

Tudalen 32

2. To avoid adverse effects on European protected species (bats) in line with TAN 5.

NRW - No Objection

We have reviewed the additional information received (an email from the Applicant dated 14th March 2023). The email details information in response to our concerns outlined within our previous letter (CAS-213413-X3W5 dated 22/11/2023). We understand this proposal will:

- Construct an agricultural shed for a manure store which will reduce the amount of dirty water produced reducing the overall amount to be managed.
- The manure store will only be open on one side of the building.
- Rainwater from the roof of the building will be harvested for use on the farm.
- The new agricultural building will be attached to existing agricultural buildings. Any liquid in the dry muck (potential slurry), will be scraped internally within the existing buildings into the existing slurry pit.
- There will be no increase in livestock as a result of the proposal.

Therefore, we consider that the additional information sufficiently addresses our previous concerns in relation to pollution of controlled waters.

No other third party representations have been received.

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

Both Planning Policy Wales (PPW) and Technical Advice Note 6 suggest that planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. The application is submitted in order to accord with updating Nitrate Vulnerable Zones regulations, therefore, the principle of development is supported.

Design

PPW states that "the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations". In addition, Local Development Plan policy DM06 states development should have full regard, and positively contribute to the context of its location and surroundings. Development should reflect a clear understanding of design principles, the local physical, social, economic and environmental context and should promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material. Development proposals should also complement the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale, height and proportion of existing built form.

The proposed building is of a character typical of agricultural buildings in rural Wales, utilising common materials for the walls and roof. The size and scale of the building is considered acceptable given the size of the farmstead and the building will be read in the context as the existing agricultural buildings and paraphernalia at the site, proving the building will seamlessly harmonise with the character of the site without causing a significant visual intrusion. It is considered that the proposal proves accordance with Local Development Plan policies DM06 & DM17.

Residential Amenity

Criterion 7 of LDP Policy DM06 seeks to protect the amenity of nearby occupiers from significant harm caused by new development in relation to privacy, noise, and outlook. The nearest properties, namely, 'Ty Capel' (South of site), 'Henblas' (West of site) and 'The Bungalow' (South-East of site) are located some 250 meters away from the application site and therefore considered unlikely to be affected by visual and or other pollutants such as noise and smell, as a consequence of development.

Ecology

Ecological Assessment

No ecological assessment was submitted as part of this application. Information was gathered from satellite imagery, and local records. The proposed development is for the construction of an agricultural shed to hold farm yard manure. The shed will be constructed adjacent to existing agricultural sheds on hardstanding. There will be no loss of priority habitat from this development. Rainwater from the shed roof will be harvested for use on the farm. The agricultural shed is attached to

Tudalen 33

existing sheds. There should not be any liquid in the dry muck, but any slurry that could be present will be scraped internally within our sheds into our existing slurry pit. Email dated 14/03/2023 from the applicant states that stocking numbers will not increase as a result of the development and rainwater from the shed roof will be harvested for use on the farm. The agricultural shed is attached to existing sheds. There should not be any liquid in the dry muck, but any slurry that could be present will be scraped internally into the existing slurry pit.

External Lighting

Careful consideration will need to be given to any external lighting of the proposed development, measures will need to be identified to minimise impacts to nocturnal wildlife commuting and foraging in the local area. Any external lighting proposed will need to demonstrate compliance with the recommendations outlined in the BCT and ILP Guidance Note 8 Bats and Artificial Lighting (12th September 2018) full details can be found at <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>.

The inclusion of ecological enhancements, in the form of a suitable bird box will help ensure the development meets its duty to enhance biodiversity in line with LDP policies DM06, DM14 and DM15 and in accordance with the guidance of the WG Planning Directorate of 23/10/2019 for net biodiversity gain.

River Teifi SAC Catchment

The application site is noted to fall within the catchment area of the River Teifi Special Area of Conservation (SAC), therefore, a HRA screening proforma was undertaken and concluded that as a result of the development, the proposal is deemed unlikely to give rise to additional phosphates within the catchment and ultimately, not have an adverse effect on the integrity of the SAC. Given that written confirmation was received regarding the stocking numbers at the site, which highlighted that there would be no increase in stock numbers, it is unlikely to increase phosphate levels and therefore unnecessary to undertake further stringent consideration under the Habitats Regulations.

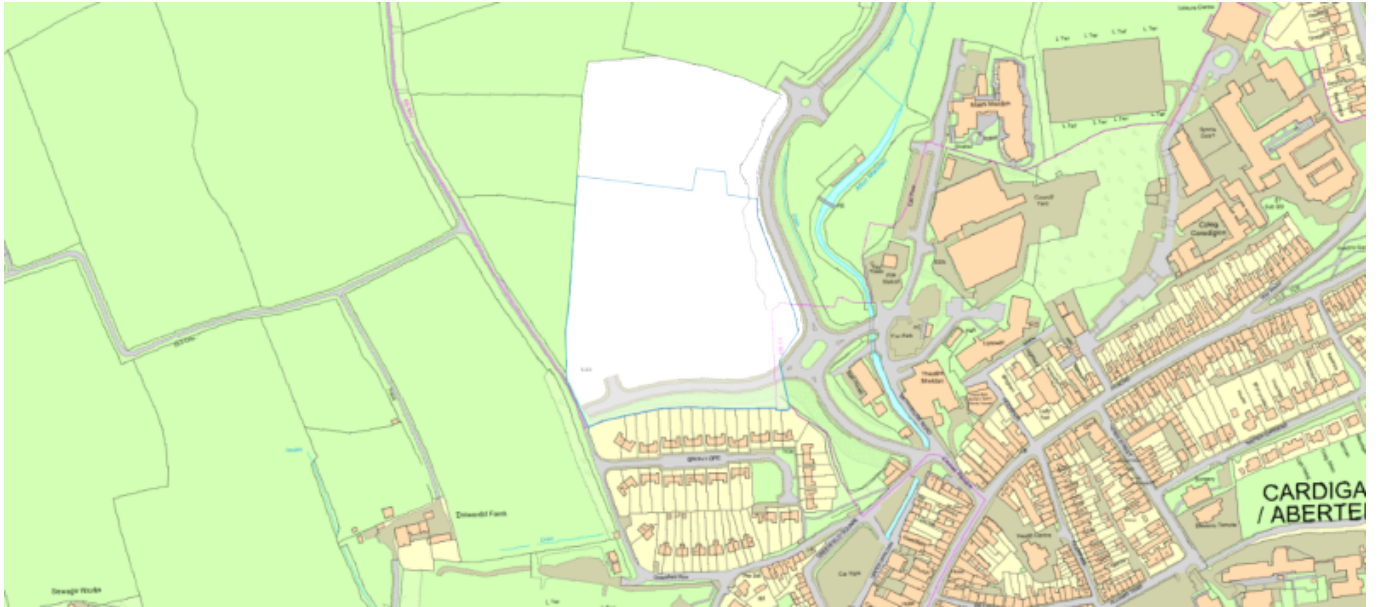
Reason for Referral

Paragraph 54 under Part 2 Development Management Committee Level Decisions states any application submitted by, or on behalf of, any serving Elected Member of the Council or by a close personal associate requires referral to the Development Management Committee for formal determination. The application will be considered before the committee panel as the applicant is a relative of the Local Member.

RECOMMENDATION:

To APPROVE the application subject to conditions.

2.4. A230028



Tudalen 35

Rhif y Cais / Application Reference	A230028
Derbyniwyd / Received	17-01-2023
Y Bwriad / Proposal	Erection of 1 no. retail unit (Class A1) along with the creation of external display area, access and servicing arrangements, car parking, landscaping and associated works.
Lleoliad Safle / Site Location	Land at Bath House Road, Cardigan, SA43 1JY
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr D Little (T J Morris Ltd), Axis Business Park Portal Way, Gilmoos, Liverpool, L11 0JA
Asiant / Agent	Mr Tim Rainbird (Quod), 8-14 Meard Street, London, W1F 0EQ

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn dir i'r gogledd-orllewin o ganol tref Aberteifi, tu hwnt i'r stâd o dai a elwir yn Bron-y-Dre ac i'r gorllewin o Bath House, Theatr Mwldan a Maes Mwldan, sydd wedi'u lleoli ar yr ochr arall i'r ffordd. Ymhellach i'r gogledd o'r safle y mae'r Ganolfan Iechyd Integredig Newydd, gyda'r stâd breswyl a elwir yn Maes y Dderwen tu hwnt iddi. Gellir cyrraedd y safle o'r gylchfan ar y ffordd fynediad sy'n cysylltu canol tref Aberteifi â heol Gwbert, ar hyd ffordd sydd eisoes wedi'i hadeiladu.

Mae'r safle'n mesur oddeutu 4 hectar ac mae ar lefel uwch na'r tir sydd i'r dwyrain a'r de ohono. Mae'r safle ei hun yn un gwastad ar y cyfan ac mae wedi'i amgylchynu â chlawdd glaswellt, gyda rhai coed ar hyd y ffin ddwyreiniol

Hanes cynllunio perthnasol:

Cyfeirnod Cynllunio	Disgrifiad	Penderfyniad	Dyddiad y Penderfyniad
A051091	Caniatâd cynllunio amlinellol, gyda'r holl faterion wedi'u cadw'n ôl ar wahân i fynediad, i ddymchwel anheddau preswyl a chodi datblygiad defnydd cymysg yn cynnwys: At ddefnydd cymunedol (ysbyty a chyfleusterau gwasanaethau cymdeithasol; datblygiad manwerthu (Dosbarth A1) (bwyd a nwyddau eraill); cyfleusterau parcio cyhoeddus, seilwaith priffyrdd a gwasanaethu (gan gynnwys ffordd 'gyswllt' â Heol Gwbert); ardal barcio gysylltiedig, tirlunio a gwaith daear; man cyhoeddus agored a llwybr cerdded a beicio gyda'r afon.	Cymeradwywyd yn amodol ar gontract a chytundeb A106	06-09-2007
A080414	Caniatâd cynllunio amlinellol i ddymchwel anheddau preswyl a chodi datblygiad defnydd cymysg yn cynnwys: at Ddefnydd Cymunedol (ysbyty a chyfleusterau gwasanaethau cymdeithasol; datblygiad manwerthu (Dosbarth A1) (bwyd a nwyddau eraill); Tai Gofal Ychwanegol; cyfleusterau parcio cyhoeddus, seilwaith priffyrdd a gwasanaethu; ardal barcio gysylltiedig, tirlunio a gwaith daear; man cyhoeddus agored a llwybr cerdded a beicio gyda'r afon.	Gwrthodwyd	11-09-2008
A090184	Amrywiad ar amod 2 (materion a gadwyd yn ôl) a 29 (y gofyniad bod y ffordd gyswllt yn cael ei chwblau at	Cymeradwywyd yn unol ag	29-05-2009

Tudalen 36

	lefel sylfaenol cyn dechrau ar unrhyw waith) o ganiatâd cynllunio A051091	amodau	
A100717	Codi archfarchnad (Dosbarth A1), tair uned fanwerthu ar wahân (Dosbarth A1), a maes parcio a thirlunio cysylltiedig.	Cymeradwywyd yn unol ag amodau	15-07-2011
A100280	Datblygu llwyfan manwerthu (unedau bwyd a nwyddau eraill). Cymeradwywyd yn unol ag amodau.	Cymeradwywyd yn unol ag amodau	22-03-2010
A110900	Newidiadau i ganiatâd cynllunio A100717: 1. Gorsal Betrol chwe phwmp gyda chiosg cysylltiedig 100 metr sgwâr a chanopi; 2. Tair uned fanwerthu gydag ardal werthu'n mesur 1,620 metr sgwâr, ardal fewnol gros o 2,520 metr sgwâr (dim newid i'r arwynebedd a gymeradwywyd dan A100717); 3. Cynllun safle wedi'i ad-drefnu fel bod teras tair o'r unedau manwerthu yn y gornel dde-orllewinol, gan ganiatáu i'r Orsaf Betrol fod yn y gornel dde-ddwyreiniol; 4. Cynllun maes parcio wedi'i addasu i gydfynd â'r uchod.	Cymeradwywyd yn unol ag amodau	15-03-2012
A110901	Amrywiad ar amod 3 o A100717 – lluniadau diwygiedig.	Cymeradwywyd yn unol ag amodau	19-01-2012
A161052	Gwaith peirianeg a gwaith adfer i sefydlogi'r llwyfandir presennol.	Cymeradwywyd yn unol ag amodau	30-01-2017
A170779	Gwelliant ansylweddol i ganiatâd cynllunio A161052 – ymestyn yr oriau gwaith a ganiateir.	Cymeradwywyd	07-09-2017
A170972	Gwelliant ansylweddol i ganiatâd cynllunio A161052 - Mân newidiadau i'r gwaith peirianeg gan gynnwys cwtogi hyd y clawdd gorllewinol.	Cymeradwywyd	30-11-2017
A210931	Codi 1 uned fanwerthu (Dosbarth A1) yn ogystal â chreu ardal arddangos allanol, trefniadau mynediad a gwasanaethu, maes parcio, tirlunio a gwaith cysylltiedig.	Tynnwyd yn Ôl	23-01-2023

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i godi uned fanwerthu (dosbarth defnydd A1), yn ogystal â threfniadau mynediad a gwasanaethu, maes parcio, tirlunio a gwaith cysylltiedig. Y bwriad yw bod yr uned fanwerthu arfaethedig yn cael ei defnyddio gan y manwerthwr cenedlaethol, Home Bargains.

Byddai'r uned fanwerthu newydd yn adeilad unllawr yn ymestyn dros tua 2,359 metr sgwâr (arwynebedd mewnol gros) a byddai'n cynnwys ffrâm syml, gyda gorffeniad allanol o frics coch ar y lefel isaf, colofn a ddefnyddir fel nodwedd saerïol, a chladin micro-rib uwchlaw.

Yn ffinio ag ochr ogleddol yr uned fanwerthu mi fyddai 'na ardal canolfan arddio allanol wedi'i hamgylchynu â ffens 4.2 metr o uchder.

I'r dwyrain o'r uned fanwerthu byddai'r prif faes parcio, a fyddai'n darparu cyfanswm o 182 o lefydd parcio (gan gynnwys manau parcio staff ac anabl), 2 le parcio ar gyfer beiciau modur ac 8 lle parcio ar gyfer beiciau, ar ffurf 4 dolen feiciau ger fynedfa'r uned. Byddai 2 gysgodfan trolïau'n cael eu darparu yn y maes parcio hefyd, ynghyd â chorlan drolïau o flaen yr uned.

Byddai'r is-orsaf yng nghornel dde-orllewinol y safle'n aros fel y mae.

Tudalen 37

Byddai'r fynedfa ar gyfer staff a cherbydau'n dal i fodoli'n unol â'r trefniant presennol i gyrraedd y safle o'r ffordd fynediad ar hyd ffin ddeheuol y safle, gydag estyniad i'r ffordd fynediad hon yn arwain i mewn i'r safle ei hun a'r maes parcio.

Byddai mynediad i gerddwyr hefyd ar gael o hyd drwy'r trefniant presennol i gyrraedd y safle o'r ffordd fynediad ar hyd ffin ddeheuol y safle. Mae gan y fynedfa bresennol lwybrau troed ar y naill ochr a'r llall ac mae'r cynnig yn cynnwys estyniad i'r trefniant mynediad hwn i'r safle, a fyddai'n cynnwys troedffyrdd ar y naill ochr a'r llall, yn ogystal â chroesfan sebra i ganiatáu i gerddwyr gyrraedd a gadael y safle'n ddiogel o'r uned arfaethedig.

Byddai'r fynedfa ar gyfer gwasanaethu a derbyn cyflenwadau hefyd yn rhan o'r trefniant mynediad presennol, gyda ffordd wasanaethu ar wahân yn cael ei darparu o fewn ffiniau'r safle i gyrraedd yr iard derbyn cyflenwadau / gwasanaethu i'r de o'r uned.

Byddai'r cynnig yn golygu colli coed helyg yn rhan orllewinol y safle, ac i wneud iawn am y golled, bwriedir plannu 10 o goed sbesimen newydd unigol a 40 o goed brodorol i greu llain gysgodi o amgylch y safle. Hefyd, bwriedir plannu gwrychoedd o rywogaethau brodorol ar draws y safle.

Byddai ffens o baneli 'heras' 4.2 metr o uchder yn cael ei gosod o amgylch ffiniau cefn y safle, a bwriedir gosod ffens gaeedig o fyrddau pren ar hyd ymyl gogleddol y maes parcio.

Byddai ffens 600mm un rheilen uchder pen-glin yn cael ei darparu ar hyd y ffiniau deheuol a dwyreiniol.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM08 Arwyddion Dwyieithog ac Enwau Lleoedd
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirlunio
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy

Tudalen 38

- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- LU18 Cynigion Manwerthu ar Draws y Sir
- LU19 Cynigion Manwerthu mewn Canolfannau Gwasanaethau Trefol
- LU30 Diogelu
- S01 Twf Cynaliadwy
- S02 Datblygu Mewn Canolfannau Gwasanaethau Trefol
- CCA Y Gymuned a'r Iaith Gymraeg 2015
- Taflenni Cymorth CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Safonau Parcio CSC 2015
- CCA Asesiad Trafnidiaeth 2015
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015
- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)
- TAN11 Sŵn (1997)

- TAN12 Dylunio (2016)
- TAN18 Trafnidiaeth (2007)
- TAN20 Cynllunio a'r Iaith Gymraeg (2017)
- TAN4 Datblygiadau Manwerthu a Masnachol (2016)
- TAN5 Cadwraeth Natur a Chynllunio (2009)
- TAN7 Rheoli Hysbysebion Awyr Agored (1996)

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; anabledd; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw priodol i hyrwyddo cydraddoldeb yn golygu:

- dileu neu leihau'r anfanteision a wynebir 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 / CONSULTATION RESPONSES

Cyngor Tref Aberteifi – yn cefnogi'r cais

Priffyrdd – dim gwrthwynebiad

Draenio Tir – angen cymeradwyaeth SuDS

Ecoleg - Dim gwrthwynebiad yn amodol ar gontract

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad yn amodol ar gontract

Dŵr Cymru – Dim gwrthwynebiad yn amodol ar gontract

Tudalen 40

Derbyniwyd sylwadau gan drydydd parti mewn perthynas â'r datblygiad arfaethedig, yn canolbwyntio ar sŵn, traffig a llygredd. Mynegwyd pryderon hefyd am ddiogelwch a'r effaith ar fusnesau'n gwerthu eitemau eraill tebyg yn y dref.

CASGLIAD

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

Mae safle'r cais yn gorwedd o fewn ffiniau anheddiad Aberteifi, a ddiffinnir fel Canolfan Gwasanaethau Trefol o fewn y CDLI. Mae'r safle heb ei neilltuo. Nodir Canolfannau Gwasanaethau Trefol fel y prif ffocws ar gyfer datblygu o fewn y CDLI oherwydd eu cynaliadwyedd, fel y gosodir ym Mholisi S01. Mae Polisi S02 yn nodi y bydd datblygu o fewn Canolfannau Gwasanaethau Trefol yn cael ei ganiatáu yng Nghanolfan Gwasanaethau Aberteifi os ydyw'n cyfrannu at ei rôl is-ranbarthol gyffredinol, fel y gosodir yn Natganiadau'r Grwpiau Aneddiadau; ac yn cyfrannu ar eu strategaethau adfywio, lle mae'r rheiny'n bodoli.

Mae safle'r cais yn gorwedd y tu allan i ffiniau canol tref Aberteifi. Mae'r safle tua 150 metr i ffwrdd o ffiniau canol y dref ac felly ystyrir ei fod ar ymyl canol y dref. Mae Polisi LU18 y CDLI yn cyfeirio at gynigion manwerthu ar draws y sir ac mae'n gofyn bod datblygiadau'n bodloni'r meini prawf canlynol, sy'n berthnasol i'r cynnig hwn (sef yn gryno) -

- *maen prawf 1 – sy'n gofyn bod maint y datblygiad yn unol â'r hyn a ragwelir dan bolisiâu S02-S04;*
- *maen prawf 3 – sy'n gofyn nad yw'r datblygiad yn creu gorgyflenwad o nwyddau cyfleuster, nwyddau cymharol neu nwyddau swmpus yn y Ganolfan Wasanaethau dan sylw;*
- *maen prawf 5 – oni bai eu bod wedi'u lleoli o fewn ffiniau canol y dref, bod cynigion ar gyfer unedau sydd dros 800 metr sgwâr o arwynebedd gros yn cynnwys Asesiad Effaith Manwerthu, yn dangos sut y bodlonwyd gofynion polisi'r Canllawiau Cenedlaethol a'r CDLI.*

Mae Polisi LU19 y CDLI yn cyfeirio at gynigion manwerthu o fewn Canolfannau Gwasanaethau Trefol, ac mae'n gofyn bod datblygiadau'n bodloni'r meini prawf canlynol, sy'n berthnasol i'r cynnig hwn (sef yn gryno) -

- *Maen prawf 1 – sy'n gofyn bod y datblygiad yn bodloni Polisi LU18*
- *Maen prawf 3 – sy'n gofyn nad yw'r datblygiad yn cael effaith negyddol sylweddol unigol neu gronnol ar fywiogrwydd a hyfywedd y canol tref presennol.*

Yn nhermau polisiâu cynllunio cenedlaethol, mae Polisi Cynllunio Cymru'n arddel rhoi blaenoriaeth i ganol y dref, gan geisio lleoli datblygiadau manwerthu a masnachol newydd o fewn canol y dref yn y lle cyntaf. O ganlyniad, mae gofyn i Awdurdodau Cynllunio Lleol fabwysiadu dull dilyniannol wrth benderfynu ar geisiadau manwerthu a defnyddiau eraill ategol. Mae'n nodi ymhellach, os nad oes safle neu adeilad addas ar gael o fewn canol y dref, yna dylid rhoi ystyriaeth i safleoedd sydd ar ymyl canol y dref, ac ni ddylid ystyried safle allan o ganol y dref oni bai bod dim safleoedd ar gael, ac mae'n gofyn hefyd bod modd cyrraedd safleoedd o'r fath gan ddefnyddio dulliau teithio gwahanol.

Mae TAN 4 yn delio'n benodol â chynigion manwerthu, ac mae'n nodi tri phrawf y dylid eu hystyried – sef yr angen manwerthu, prawf dilyniannol, ac asesiad o effaith y manwerthu.

Gan roi ystyriaeth i bolisiâu cynllunio lleol a chenedlaethol, ystyrir y dylid asesu'r egwyddor datblygu dan yr is-benawdau canlynol:

1. Angen manwerthu

Bernir bod angen ystyried yr angen am ddatblygiad manwerthu yng Nghanolfan Wasanaethau Aberteifi, ynghyd ag asesiad i sicrhau nad yw'r angen yn arwain at orgyflenwad o nwyddau cyfleuster, nwyddau cymharol neu nwyddau swmpus. Mae nwyddau cyfleuster yn cyfeirio at eitemau sydd ar gael yn eang ac a brynir yn fynych, megis bwydydd (llaeth, bara ac ati), ac eitemau eraill (papurau newydd, sebon ...). Mae nwyddau cymharol fel arfer yn nwyddau gwerth uwch a brynir yn llai mynych, fel cerbydau, nwyddau ar gyfer y cartref, neu ddillad, lle mae defnyddwyr fel arfer yn cymharu cynnyrch cyn prynu, i gael y gwerth a'r ansawdd gorau. Mae nwyddau swmpus yn cyfeirio at eitemau fel peiriannau golchi, poptai, peiriannau golchi llestri ac ati.

Mae'r Datganiad Cynllunio'n nodi bod y deiliad arfaethedig (Home Bargains) yn perthyn i'r sector manwerthu am brisiau is. Yn bennaf mae'n gwerthu cynnyrch iechyd a harddwch, meddyginiaethau, cynnyrch babanod, cynnyrch ar gyfer y cartref, teganau a gemau, bwyd anifeiliaid anwes, eitemau dodrefnu ac addurniadau, nwyddau tymhorol, bwydydd a diodydd ategol, a dewis cyfyngedig o ddillad. Mae hefyd yn cynnig cynnyrch am bris arbennig, gan gynnwys nwyddau swmpus ac eraill, yn ogystal â bwydydd a diodydd ategol.

Mae'r cais yn cynnwys asesiad o'r effaith ar fanwerthu sy'n cyfeirio at yr Astudiaeth o Fanwerthu Rhanbarthol yn Ne Orllewin Cymru (2017), a ystyriodd yr angen am ddarpariaeth fanwerthu bellach yn Aberteifi. Mae'r astudiaeth yn nodi nad oedd unrhyw gapasiti pellach o ran arwynebedd manwerthu, ond roedd hynny, fodd bynnag, yn rhoi ystyriaeth i'r

Tudalen 41

ymrwmiadau manwerthu ar safle'r cais.

Byddai'r datblygiad arfaethedig yn darparu 2,359 metr sgwâr (arwynebedd mewnlol gros), sy'n llai na'r cynlluniau eraill a gymeradwyd yn flaenorol ar y safle.

Derbyniwyd gwybodaeth bellach ym Mawrth 2022 yn ymateb yn benodol i faen prawf 3 Polisi LU18 y CDLI mewn perthynas â dadansoddiad ac asesiad cyfredol o'r farchnad, sy'n dangos na fyddai'r cynnig yn arwain at orgyflenwad o nwyddau cyfleuster, nwyddau cymharu, a nwyddau swmpus yn Aberteifi. I grynhof, daw'r wybodaeth i'r casgliad na fydd y cynnig yn arwain at orgyflenwad sylweddol o arwynebedd manwerthu, ond yn hytrach yn darparu buddsoddiad, yn rhoi mwy o ddewis i ddefnyddwyr, ac yn creu swyddi mewn lleoliad sydd wedi'i nodi ers cyfnod maith gan Gyngor Ceredigion fel un sy'n briodol ar gyfer datblygiad manwerthu.

2. Prawf dilyniannol

Yn nhermau'r prawf dilyniannol, mae'r Asesiad yn nodi bod y cais yn anelu at gwrdd â gofynion penodol y manwerthwr, sydd angen -

- arwynebedd safle lleiaf o 0.9ha ac arwynebedd mewnlol gros lleiaf o 1,860 metr sgwâr ar lefel y ddaear
- ardal werthu ar un lefel
- y gallu i werthu'r holl ddewis o nwyddau craidd, gan gynnwys bwydydd a diodydd
- safle mewn lleoliad masnachol
- safle sy'n union gerllaw maes parcio i gwsmeriaid
- trefniadau gwasanaethu digonol all dderbyn cyflenwadau gan gerbydau HGV heb amharu ar gwsmeriaid.

Mae'r profion dilyniannol wedi ystyried y safleoedd canlynol o fewn canol y dref -

- Safleoedd Pwllhai
- Maes Parcio Sgwâr Greenfield
- Maes Parcio Stryd y Cei
- Maes Parcio Teras Williams
- Unedau gwag yng nghanol y dref

Mae'r Asesiad Manwerthu'n nodi bod y safleoedd uchod wedi'u diystyru, a hynny'n bennaf am eu bod yn rhy fach, nad oes sicrwydd eu bod ar gael, ac mi fyddai'n arwain at colli llyfdd parcio ym maes parcio Stryd y Cei, sydd hefyd mewn perygl o lifogydd. O ganlyniad, ystyrir nad ydynt yn addas.

Ystyrir bod y prawf dilyniannol a gynhaliwyd yn dderbyniol a rhoddir ystyriaeth hefyd i'r caniatâd cynllunio a roddwyd yn flaenorol ar gyfer arwynebedd manwerthu mwy ar safle'r cais, ac mae'r safle wedi'i gysylltu'n well â chanol y dref na rhai canolfannau eraill tu allan i ffiniau canol y dref.

3. Effaith Manwerthu

Yn nhermau effaith manwerthu, mae'r Asesiad Manwerthu'n nodi y byddai'r arwynebedd a'r trosiant manwerthu'n llai na'r datblygiad a gymerwyd yn flaenorol ar y safle, ac o ganlyniad felly byddai'r effaith yn llai.

Serch hynny, mae'n mynd ymlaen i ddweud bod y cynnig yn annhebygol o gael effaith andwyol fawr ar hyfywedd hirdymor canol tref Aberteifi, am ei fod ar gyrion y dref a bod yna bosibilrwydd uchel y bydd yna deithio – gan gerbydau a cherddwyr – rhwng safle'r datblygiad â mannau eraill o fewn Canol y Dref. Mae'n nodi nad oes yna safle manwerthu tebyg ar gael yng nghanol tref Aberteifi ar hyn o bryd, a bod y rhan fwyaf o'r safleoedd manwerthu'n siopau bach ar y stryd fawr, a'i bod hi'n annhebygol felly y bydd y cynllun arfaethedig yn denu pobl i ffwrdd o unrhyw ddarpariaeth fanwerthu yng Nghanol y Dref. Yn hytrach, mae'n debygol y bydd cyfran sylweddol o drosiant y cynnig yn deillio o wariant sy'n digwydd mewn cyfleusterau pellach i ffwrdd ar hyn o bryd. Cyfeirir at ganfyddiadau sylfaen tystiolaeth manwerthu diweddaraf y Cyngor, sy'n nodi bod bron i dri chwarter (72.7%) y triapiau siopa am nwyddau cymharu, a thros hanner (52.6%) y triapiau siopa am nwyddau cyfleuster o fewn ardal leol Aberteifi (Parth 10 o Ardal yr Astudiaeth) yn teithio tu hwnt i gyffiniau Aberteifi. Mae'n ystyried y bydd gwella'r cynnig manwerthu lleol yn golygu bod llai o'r gwariant manwerthu lleol sylweddol hwn yn digwydd mewn cyrchfannau pellach i ffwrdd, lle nad oes unrhyw gyfle i deithio nôl a mlaen i ddefnyddio busnesau eraill yng nghanol y dref.

Yn gyffredinol, mae'r datganiad yn dod i'r casgliad y byddai'r cynnig yn cyfrannu'n bositif at fywiogrwydd canol y dref, yn sgil cadw mwy o'r gwariant yn lleol, a'r posibilrwydd o fynd o un lle i'r llall yn y dref. Yn nhermau cysylltedd â chanol y dref, cyflwynwyd cynllun diwygiedig yn dangos llwybr cerdded/beicio yn cysylltu'r ffordd fynediad i'r safle â'r ddarpariaeth parcio beiciau arfaethedig ar y safle. Yn ogystal, darperir cyfleusterau parcio beiciau dynodedig ar gyfer staff a chwsmeriaid mewn lleoliadau diogel a chyfleus. Yn ôl y datganiad, ystyrir bod hyn yn gwella cysylltedd y safle.

Cynhaliodd y Cyngor arolwg manwerthu ar gyfer Aberteifi yn Awst 2021. Roedd hwn yn dangos mai dim ond 35 allan o 224 o unedau oedd yn wag o fewn ffiniau canol y dref, ac mai manwerthu A1 oedd y defnydd pennaf. Yn nhermau ardal

Tudalen 42

ehangach, roedd yr arolwg yn dangos mai dim ond 42 allan o 255 o unedau oedd yn wag, gyda'r defnydd pennaf eto yn fanwerthu A1. Roedd yr holl unedau o fewn y farchnad isaf ac uchaf yn llawn, ac yn cael eu defnyddio'n bennaf at ddibenion manwerthu A1. Ystyrir bod hyn yn arwydd o ganol tref iach gyda chynnig manwerthu A1 cadarn. Bydd y cynnig yn darparu llai o arwynebedd manwerthu o'i gymharu â chynlluniau eraill a gymeradwywyd, ac er ei fod wedi'i leoli tu hwnt i ffiniau canol y dref, mae o fewn pellter cerdded i ganol y dref, gyda chysylltedd da. Yn wir, mae'r safle'n nes at ganol y dref na nifer o'r siopau mawr eraill ar y cyrion. Derbynnir hefyd bod y cynnig yn darparu arwynebedd manwerthu mawr, a bod yr unedau o fewn canol y dref yn llai.

Yng ngoleuni'r uchod, ystyrir na fydd y cynnig yn cael effaith andwyol ar fywiogrwydd a hyfywedd canol y dref. O ystyried bod yr arwynebedd manwerthu'n llai na'r hyn a gymeradwywyd yn flaenorol ar y safle, a'r ffaith na ystyrir y bydd y cynnig yn arwain at orgyflenwad o nwyddau cymharu, nwyddau cyfleuster a nwyddau swmpus, ac i roi hyblygrwydd, bernir nad oes angen felly gosod cyfyngiadau ar y math o nwyddau y gellir eu manwerthu ar y safle. Felly mae'r caniatâd ar gyfer defnydd manwerthu agored A1.

Buddiannau Economaidd

Mae'r cais yn nodi y byddai'r cynnig yn creu hyd at 100 o swyddi amser llawn a rhan-amser. Mae'r Datganiad Cynllunio a Manwerthu'n nodi y byddai mwyafrif y swyddi hyn ar gael i bobl leol, a byddent ar gyfraddau cyflog amrywiol. Byddai'r cynnig hefyd yn creu swyddi eraill, megis gwaith dodrefnu a gosod nwyddau yn y siop, cynnal a chadw'r siop yn y dyfodol, a staff glanhau a diogelwch.

Mae'r Datganiad Cynllunio a Manwerthu'n nodi y bydd y siop yn creu £6 miliwn o fuddsoddiad yn y sector preifat, yn ogystal â darparu adeilad manwerthu o ansawdd da mewn lleoliad amlwg, a fydd yn arwain at fuddsoddiad ychwanegol yn yr economi leol.

Yn nhermau'r deiliad arfaethedig, mae'r Datganiad yn dod i'r casgliad bod Home Bargains erbyn hyn yn un o gwmnïau preifat mwyaf y DU, a'i fod yn cyflogi dros 22,000 o aelodau staff ar hyn o bryd. Mae hefyd yn un o'r siopau disgownt sy'n tyfu ar y raddfa gyflymaf ledled y DU. Ar hyn o bryd mae gan y busnes dros 1,000 o siopau, yn cyflogi dros 40,000 o staff. Mae'r cwmni'n gweithredu o fewn y sector manwerthu am brisiau is, ac mae'n darparu amrywiaeth o nwyddau, gan gynnwys cynnyrch iechyd a harddwch, meddyginiaethau, cynnyrch babanod, nwyddau ar gyfer y cartref, teganau a gemau, bwyd anifeiliaid anwes, eitemau dodrefnu ac addurniadau, nwyddau tymhorol, bwydydd a diodydd ategol, a dewis cyfyngedig o ddillad.

Ar hyn o bryd does dim Home Bargains yn Aberteifi, ac mae'r siop agosaf yng Nghaerfyrddin, sydd tua 22 milltir i fwrdd.

Ystyrir y bydd y buddiannau economaidd yn cael effaith positif ar yr economi leol.

Dyluniad a'r Effaith Weledol

DM06 yw polisi creu lleoedd y CDLI ac mae'n dweud y dylai datblygiad roi ystyriaeth lawn, a chyfrannu mewn ffordd positif at gyd-destun ei lleoliad a'r ardal gyfagos. Dylai datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol, ac mi ddylai hyrwyddo dylunio arloesol, gan roi ystyriaeth i wahanolrwydd lleol a threftadaeth ddiwylliannol yn nhermau ei ffurf, dyluniad a deunyddiau. Dylai'r cynnig datblygu hefyd fod yn ategiad i'r safle a'i gyffiniau yn nhermau ei gynllun, a dylai barchu'r olygfa i mewn ac allan o'r safle, gan greu ffurf sy'n cydweddu â maint, uchder a chyfrannedd yr adeiladau presennol.

Mae'r CCA Dylunio a'r Amgylchedd Adeiledig a fabwysiadwyd gan y Cyngor yn rhoi DM06 ar waith, ac yn darparu canllawiau ar y materion sydd angen eu hystyried wrth ddatblygu adeiladau amrywiol. Mae Adran 2 y CCA yn ystyried sut y dylai cynigion ymateb i Gymeriad Ceredigion. Mae Ceredigion yn ffodus o fod â hanes cyfoethog, sy'n cael ei adlewyrchu yn nifer o'i hadeiladau a'u mannau agored. Er mwyn gwella ansawdd amgylchedd adeiledig Ceredigion mae'n hanfodol bod datblygiadau newydd yn cael eu seilio ar asesiad trylwyr o gymeriad yr ardal leol.

Mae'r CCA yn darparu arweiniad ar yr elfennau perthnasol i'w hystyried wrth ddylunio cynnig sy'n cydweddu â chymeriad lleol Ceredigion, gyda phobl a chysylltedd yn ddwy o'r pedair prif elfen i'w hystyried.

Nid yw safle'r cais yn gorwedd o fewn ardal tirlunio ddynodedig neu heb ei dynodi, megis, er enghraifft, Ardal Gadwraeth neu Ardal Tirwedd Arbennig.

Fodd bynnag, mae'r safle mewn lleoliad amlwg i'r gogledd-orllewin o ganol tref Aberteifi ac mae hefyd ar dir uwch.

Byddai'r uned fanwerthu arfaethedig wedi'i lleoli yn rhan orllewinol y safle, gyda'r prif faes parcio i'r dwyrain. Byddai'r uned ei hun ar raddfa fawr, gyda chyfanswm hyd o 62 metr a lled o 42 metr. Yn nhermau uchder, mi fyddai'n adeilad unllawr â tho gwastad, gydag uchder o tua 9 metr. Mae'r Datganiad Cynllunio a Manwerthu a'r Datganiad Dylunio a Mynediad yn disgrifio dyluniad yr adeilad fel un ffrâm porth syml gyda gorffeniad o frics coch ar y lefel isaf, colofn a ddefnyddir fel nodwedd saerïol, a chladin micro-rib uwchlaw. Byddai paraped bach (parhad o'r cladin) yn cuddio'r cafnau a'r to dalennau cyfansawdd. Byddai sêl metel gwasgedig ar hyd ymyl y cladin yn rhoi gorffeniad siarp i estheteg y gweddlyn. Nodir ymhellach bod estheteg gyffredinol yr uned yn rhoi hunaniaeth brand cryf i'r uned Home Bargains, gan barchu deunyddiau'r ardal leol ar yr un pryd, a'i fod yn anelu at ddarparu cynaliadwyedd drwy ddarparu'r uchder a'r gwasanaethu sydd ei angen

Tudalen 43

ar uned fanwerthu fodern, ochr yn ochr â'r effeithlonrwydd a grëir gan uned newydd a adeiladwyd yn unol â rheoliadau adeiladu cyfredol adran L.

Ystyrir bod maint a dyluniad yr adeilad yn dderbyniol, ac er y byddai modd gweld yr adeilad o bell, mi fyddai'n cael ei weld yng nghyd-destun ardal ehangach tref Aberteifi – yn enwedig y ganolfan iechyd i'r gogledd. Hefyd bwriedir plannu coed a gwrychoedd a fyddai'n gwneud cyfraniad positif tuag at ddarparu datblygiad o safon uchel, yn ogystal â darparu rhywfaint o sgrinio. Ystyrir na fydd y cynnig yn cael effaith andwyol sylweddol ar y dirwedd gyfagos a'i fod yn cydymffurfio â pholisïau DM06 a DM17 y CDLI.

Effaith ar asedau treftadaeth cyfagos

Nod Maen Prawf 7 Polisi DM06 yw gwarchod amwynder deiliaid eiddo cyfagos rhag niwed sylweddol o ran preifatrwydd, sŵn a golygfa. Mae'r rhain yn dai preswyl sydd yng nghyffiniau'r safle.

Mae safle'r cais tua 200 metr i ffwrdd o ffiniau Ardal Gadwraeth Aberteifi. Mae'r tŷ allan sydd gerllaw yn Bath House yn adeilad rhestredig gradd II a cheir adeiladau rhestredig yng nghanol y dref hefyd. Rhoddwyd ystyriaeth felly i effaith y datblygiad arfaethedig ar safleoedd yr asedau treftadaeth cyfagos hyn. O ystyried y pellter rhwng y safle â'r adeiladau rhestredig a'r ardal gadwraeth gyfagos, y caniatâd cynllunio blaenorol ar y safle, a'r ffaith bod dyluniad y cynnig yn cael ei ystyried yn dderbyniol, ni ystyrir y byddai'r cynnig yn cael unrhyw effaith andwyol ar y safleoedd hyn.

Coed a Thirlunio

Mae'r cais yn cynnwys Adroddiad Arolwg Coed a Chynllun Tirlunio. Does dim Gorchmynion Cadw Coed ar y safle hyd y gwyddys.

Daeth yr arolwg i'r casgliad bod y rhan fwyaf o'r coed o fewn ffiniau'r safle o ansawdd gwael i ganolig. Mae yna bum coeden categori 'U', ac un castanwydden categori B2 ar waelod yr arglawdd gerllaw'r briffordd, sy'n cynnig amwynder gweledol i'r ardal. Ystyrir bod dwy goeden unigol a thri grŵp o goed o safon is neu'n goed ifancach, ac maent wedi'u categorio fel rhai C2.

Byddai'r cynnig yn cadw'r coed presennol, ar wahân i ardal o goed helyg sy'n hunan-hadu/ atgenhedlu sydd yn rhan orllewinol y safle, y byddai angen eu tynnu oddi yno. Argymhellir hefyd bod y coed categori 'U' yn cael eu cwmpo am eu bod wedi gwywo'n ddifrifol. I liniaru'r golled, bwriedir plannu 10 o goed sbesimen newydd a llain gysgodi o 40 o goed brodorol o amgylch y safle. Hefyd, bwriedir plannu gwrychoedd o rywogaethau brodorol ar draws y safle. Mae'r cynllun tirlunio hefyd yn darparu manylion mewn perthynas â seilwaith gwyrdd.

Mae'r datblygiad arfaethedig yn dderbyniol yn unol â pholisïau DM10 a DM20 y CDLI.

Amwynder Preswyl

Mae safle'r cais yn agos at adeiladau eraill presennol. I'r de o'r safle ac yn ffinio â'r ffordd fynediad sy'n arwain at y safle y mae'r stâd dai a elwir yn Bron y Dre. I'r gorllewin, ar yr ochr arall o'r ffordd, y mae unedau masnachol/cymunedol megis Bath House, Theatr Mwldan, a chartref gofal preswyl Maes Mwldan. I'r gogledd pellach o'r safle y mae'r Ganolfan Iechyd Integredig newydd, gyda'r stâd breswyl a elwir yn Maes y Dderwen y tu hwnt iddi.

Mae'r cais yn cynnwys Asesiad o Effaith Sŵn, sy'n nodi bod disgwyl i'r peiriannau adeiladu arfaethedig arwain at gyfraddau sŵn tebyg neu is na'r lefel sŵn cefndir presennol yn ystod y dydd a'r nos, yn y derbynnydd sensitif agosaf. Yn nhermau sŵn gweithredol, rhagwelir y bydd yn is na meini prawf y canllawiau niwsans sŵn mewn eiddo cyfagos, mewn senario ffenestri ar agor yn ogystal â ffenestri ar gau, ac ar ben hynny, mewn senario achos gwaethaf, rhagwelir na fydd y sŵn yn cael llawer o effaith, a bydd y lefelau sŵn yn is na'r Lefel Effaith Andwyol Isaf a Arsylwyd (LOAEL). Mae'r Asesiad yn dod i'r casgliad na ddisgwylir i'r cynnig gael effaith andwyol ar iechyd nag ansawdd bywyd.

Nid oedd gan Swyddog Iechyd yr Amgylchedd y Cyngor unrhyw sylwadau negyddol i'w gwneud am yr adroddiad sŵn, am ei fod yn rhoi ystyriaeth i'r holl ffynonellau sŵn posib sy'n gysylltiedig â'r datblygiad mewn senario achos gwaethaf, ac nid yw'n dangos bod y sŵn yn uwch na throthwyon canllawiau cymunedol yn y derbynnydd sensitif agosaf. Nodir hefyd y byddai cyflenwadau'n cael eu derbyn ar ben gogleddol y safle, i ffwrdd o'r derbynnyddion preswyl sensitif agosaf. O ganlyniad, does dim angen cynnwys unrhyw amodau mewn perthynas â sŵn yn y caniatâd cynllunio.

Yn nhermau golau, nid yw'r cynnig yn cynnwys unrhyw wybodaeth am oleuadau allanol, felly i sicrhau na fydd unrhyw effaith andwyol ar amwynder yr ardal, argymhellir bod amod yn cael ei osod ar y caniatâd cynllunio'n gofyn bod manylion goleuadau allanol yn cael eu cyflwyno i, a'u cymeradwyo'n ysgrifenedig gan yr Awdurdod Cynllunio Lleol cyn eu gosod.

Hefyd, nid yw'r cynnig yn cynnwys unrhyw gyfeiriad at storio gwastraff, ac felly i sicrhau na fydd unrhyw effaith andwyol ar amwynder yr ardal, argymhellir bod amod yn cael ei osod ar y caniatâd cynllunio'n gofyn bod manylion cyfleusterau storio gwastraff yn cael eu cyflwyno i, a'u cymeradwyo'n ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

O ystyried cyd-destun y safle, y cynllun arfaethedig, y dyluniad a'r tirlunio, a'r gwahanu rhwng y safle ag eiddo cyfagos,

Tudalen 44

ystyriar na fyddai'r cynnig yn cael effaith andwyol ar amwynder deiliaid cyfagos mewn perthynas ag edrych drosodd, cysgodi neu effaith weledol.

Ymchwiliad Tir

Mae'r cais yn cynnwys Aseiad Risg Cychwynnol, sydd wedi'i gynnwys yn yr Adroddiad Geoamgylcheddol a Geodechnegol Dehongliadol a baratowyd gan Fairhurst Engineers. Mae'r Adroddiad yn dod i'r casgliad na ddisgwyliar y bydd yna dir artiffisial sylweddol ac eang, a'i fod yn annhebygol felly o fod yn ffynhonnell sylweddol o halogiad. Hefyd, am fod y datblygiad arfaethedig yn adeilad ar lain caled, ni fyddai unrhyw lwybrau rhwng halogyddion Tir Artiffisial â defnyddwyr y safle yn y dyfodol, a byddai'r risg i ddefnyddwyr y safle yn y dyfodol yn 'Isel lawn'. Mae'r risg i'r gweithwyr adeiladu yn un 'Canolig/Isel'.

Mae Swyddog Iechyd yr Amgylchedd y Cyngor wedi cynghori, fel rhan o gais blaenorol, bod yr adroddiad yn manylu ar ganfyddiadau ymchwiliad safle ymwithiol, ac mae'n dod i'r casgliad, yn dilyn dadansoddiad o samplau pridd cynrychioliadol o'r safle, na nodwyd unrhyw lefelau annerbyniol o fetelau trwm neu gyfansoddion organig mewn perthynas â defnydd masnachol yn y pen draw.

Sefydlogrwydd y Tir

Mae safle'r cais yn cynnwys llwyfandir, a adeiladwyd yn 2010/22 drwy ymarfer torri a llenwi, gydag ardaloedd toredig hyd at 12 metr o uchder ar hyd ochr orllewinol y datblygiad, ac ardaloedd llenwi'n ffurfio 10 metr o uchder ar hyd ymyl dwyreiniol y llwyfandir presennol. Gellir cyrraedd y llwyfandir ar hyd ffordd gangen oddi ar gylchfan newydd. Yn hanesyddol, mae'r llethrau gogleddol, dwyreiniol a gorllewinol wedi dioddef o broblemau ansefydlogrwydd, sydd wedi arwain at yr angen am waith adfer sylweddol, sydd eisoes wedi'i gwblhau, gan gynnwys:

- Gosod bwnd gorlwyth ar arwyneb y llethr pridd hoeliedig yn y gorllewin;
- Tynnu bloc pridd hoeliedig diffygiol ar yr ymyl toredig i'r gorllewin;
- Gosod pyst i ddal pen gogleddol y llethr ataliol rhwylllog ar hyd y ffin ddwyreiniol;
- Gosod wal caergawell ar yr ardal ddiffygiol ger y fynedfa i'r safle yn y de;
- Gosod mwy o ddraeniau yn llethr a'r tir;
- Gosod pridd ar hyd y toriad hoeliedig ar hyd y ffin ogleddol;
- Rhan isaf y llethr â phlatform gwastad a wal ataliol rhwylllog uwchlaw, ar hyd y ffiniau dwyreiniol a deheuol; a
- Rhan uwch y llethr toredig ar hyd y ffin orllewinol; mae pen deheuol y llethr hwn wedi'i gynnal â wal bridd hoeliedig a wal caergawell, gyda bwnd cynnal gwaith adfer wedi'i osod o fewn y wal bridd hoeliedig.

Mae'r cais yn cynnwys Adroddiad Geoamgylcheddol a Geodechnegol sy'n argymhell nifer o gamau i liniaru effeithiau symudiadau a dirywiad posib y llethr a'r gwaith ataliol yn y dyfodol. Mae'r rhain yn cynnwys:

- codi strwythurau newydd, gan gynnwys nodwedd gydbwysu 15 metr i'r llethrau toredig yn y gogledd a'r gorllewin;
- yr iard allanol / ardal wasanaethu i gynnwys nodwedd gydbwysu > 5 metr;
- gosod wal caergawell 25-30 metr, yn mesur 1-3 metr o uchder;
- peidio â chodi lefelau'r safle'n uwch na'r rhai presennol; a
- gosod mwy o ddraeniau yn y llethr a'r tir. Argymhellir lwfansau cynnal a chadw yn y dyfodol hefyd.

Ystyriar bod yr Adroddiad Geoamgylcheddol a Geodechnegol yn dderbyniol a gellir sicrhau'r mesurau uchod drwy osod amodau cynllunio.

Trafnidiaeth a Pharcio

Ar lefel leol mae Polisi DM04 yn tynnu sylw ymgeiswyr at yr angen i wneud y mwyaf o gyfleoedd cerdded, beicio a defnyddio trafndiaeth gyhoeddus. Dylid cyflawni hynny drwy ddarparu cysylltiadau â llwybrau presennol o ddatblygiadau newydd, adfer seilwaith segur lle byddai hynny gwasanaethu datblygiad newydd mewn ffordd gynaliadwy, a gwella iechyd a ffordd o fyw drwy ymgorffori nodweddion mewn datblygiad sy'n manteisio ar lwybrau cyswllt at ddulliau teithio heb gerbyd, ar gyfer pobl a symud nwyddau.

Mae Polisi DM03 yn cynghori y dylai datblygiad gael ei leoli fel ei fod yn lleihau'r angen i deithio. Mae Polisi DM03 hefyd yn nodi y dylid cynnwys darpariaeth parcio fel rhan o cynnig datblygu, yn unol â CCA Safonau Parcio Ceredigion.

Mae DM03 hefyd yn gofyn am gyflwyno aseiad trafndiaeth os ydy'r cynnig yn cwrdd â'r trothwyon a osodir yn CCA Aseidiadau Trafnidiaeth Ceredigion. Mewn perthynas â thai, gosodir y trothwyon ar gyfer Aseiad Trafnidiaeth yn nhabl 1 o'r CCA.

Mae'r cais yn cynnwys Datganiad Trafnidiaeth, sy'n ystyried bod y safle wedi'i leoli'n gynaliadwy a bod modd cyrraedd amrywiaeth o wasanaethau a chyfleusterau, yn ogystal â chysylltiadau at dtrafnidiaeth gyhoeddus. Mae hefyd yn nodi bod y mynediad presennol i'r safle, y mynediad mewnol a chynllun y safle, y trefniadau gwasanaethu a derbyn cyflenwadau, a'r ddarpariaeth parcio, yn dderbyniol. Yn nhermau'r tripartiau a ragwelir, mae'r Datganiad Trafnidiaeth yn nodi y byddai nifer y

Tudalen 45

rheiny'n sylweddol is, ac ni ragwelir unrhyw effaith sylweddol ar y rhwydwaith lleol, o'i gymharu â chaniatâd cynllunio blaenorol ar y safle.

Mae'r cais hefyd yn cynnwys Fframwaith Cynllun Teithio, sy'n gosod y mentrau a'r mesurau sydd i'w darparu i leihau tripiâu car i'r safle, megis arferion teithio staff a chwsmeriaid, drwy, er enghraifft, leihau siwrneiau gydag un person yn unig yn y car, ac annog staff a chwsmeriaid i ddefnyddio dulliau trafniadaeth cynaliadwy. Bydd y Cynllun Teithio'n cael ei roi ar waith cyn meddiannu'r safle, a bydd yn cael ei fonitro am gyfnod o bum mlynedd ar ôl meddiannu.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol am y cais ac nid ydynt wedi mynegi unrhyw wrthwynebiad i'r datblygiad arfaethedig, yn unol ag amodau. Yn gyffredinol, ystyrir na fyddai'r datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a llif traffig y briffordd, a bod yna allu digonol o fewn y rhwydwaith priffyrdd presennol i ymdopi â'r traffig a grëir gan y datblygiad hwn, ac felly mae'r datblygiad yn cydymffurfio ag egwyddorion creu lle Polisi Cynllunio Cymru, Cymru'r Dyfodol, TAN18, a pholisïau DM03 a DM04 Cynllun Datblygu Lleol Ceredigion.

Mae'r Awdurdod Cynllunio Lleol wedi nodi nad yw'r cynnig yn cynnwys cyfleuster gwefru cerbydau trydan ar y safle, y dylid ei ddarparu yn unol â Pholisi 12 Cymru'r Dyfodol. Mae'r asiant wedi rhoi gwybod ers hynny y byddai dau le parcio'n cael eu darparu ar gyfer cerbydau trydan. Gellid sicrhau hyn drwy osod amod.

Draenio Tir a Pheryl Llifogydd

Ystyrir bod y safle o fewn parth llifogydd A fel y dangosir ar Fap Cyngor Datblygu Cyfoeth Naturiol Cymru, a pharth llifogydd 1 fel y dangosir ar y Map Llifogydd ar gyfer Cynllunio, sef yr wybodaeth ddiweddaraf a'r orau sydd ar gael mewn perthynas â llifogydd. Fel y cyfryw, ni ystyrir bod y datblygiad arfaethedig mewn perygl o lifogydd.

Mae adran gwasanaethau technoleg y cyngor ei hun wedi cynghori bod angen cymeradwyaeth SuDS, ac maent yn darparu manylion ar leihau'r perygl o lifogydd dŵr wyneb. Ystyrir felly y gellid rheoli dulliau o gael gwared â dŵr wyneb yn briodol drwy broses gymeradwyo SuDS.

Dylid nodi, fodd bynnag, bod Ceuffos Mwldan yn rhedeg o dan safle'r datblygiad, sy'n asesiad pwysig o ran rheoli'r perygl o lifogydd. Mae Cyfoeth Naturiol Cymru wedi codi pryderon y bydd datblygu'r safle hwn yn cyfyngu ar y mynediad i'r Geuffos petai angen gwneud gwaith cynnal a chadw.

Yng ngoleuni'r pryderon hyn, mae'r cais sydd dan ystyriaeth yma yn sicrhau bod yna 45m o ardal hawddfrait rhwng yr adeilad arfaethedig â'r geuffos. Mae gan Cyfoeth Naturiol Cymru bwerau disgrisiwn i gael mynediad at y geuffos petai angen gwneud gwaith atgyweirio. Mae Cyfoeth Naturiol Cymru'n tynnu sylw at yr amharu posib ar weithgaredd masnachol petai'r bwerau hyn yn cael eu rhoi ar waith, ond nid yw hon yn ystyriaeth gynllunio berthnasol fodd bynnag.

O ystyried yr uchod, ni ystyrir y bydd y datblygiad arfaethedig yn cynyddu'r perygl o lifogydd.

Dŵr Budr

Mewn perthynas â dŵr budr, mae'r Asesiad o Ganlyniadau Llifogydd yn nodi bod yna garthffos dŵr budr fabwysiedig ar gael eisoes yn y briffordd i'r dwyrain o'r safle, a'r bwriad fyddai cysylltu'r draen dŵr budr â honno.

Ecoleg

Nod polisïau DM14 a DM15 y Cynllun Datblygu Lleol yw cynnal a gwella bioamrywiaeth a diogelu safleoedd pwysig a warchodir. Ni fydd safleoedd, cynefinoedd neu rywogaethau a warchodir, yn uniongyrchol, yn anuniongyrchol, neu gyfuniad o'r ddau, yn cael caniatâd oni bai bod modd dangos bod y cynnig yn cyfrannu at y nod o warchod, gwella neu reoli'r safle, cynefin neu rywogaeth mewn ffordd bositif, neu o dan amgylchiadau eraill arbennig a osodir yn y polisi. Mae CCA y Cyngor ar fioamrywiaeth yn darparu arweiniad ar asesu effaith y datblygiad ar safleoedd dynodedig neu rywogaethau a warchodir.

Mae'r cais yn cynnwys Asesiad Ecolegol sy'n nodi nad yw'r safle'n rhan o, neu'n agos at safle cadwraeth natur dynodedig statudol neu anstatudol. Mae'n nodi bod y safle'n cynnwys llystyfiant darfodedig gwasgaredig yn bennaf, sydd heb fawr o werth ecolegol, a bod y strybedi o laswelltir wedi'i wella'n rhannol ochr yn ochr â choed gwasgaredig a phrysg o ddi-ddordeb ecolegol, ond nad ydynt, fodd bynnag, yn gyfystyr â chyfyngiad ecolegol a fyddai'n atal y datblygiad rhag mynd rhagddo. Mae'r Asesiad hefyd yn ystyried bod y safle'n darparu cyfleoedd cyfyngedig i chwilota am fwyd, a nodwyd ystlumod gwasgaredig heb unrhyw gyfleoedd i glwydo. Mae'r Asesiad yn dod i'r casgliad bod mesurau lliniaru a gwelliannau wedi'u gosod ar gyfer ystlumod ac ymlusgiaid, ac na nodwyd unrhyw gyfyngiadau na ellir eu goresgyn i'r datblygiad arfaethedig o bersbectif ecolegol a chadwraeth natur.

Ymgynghorwyd ag Ecolegydd Cynllunio CSC fel rhan o'r broses ymgeisio ac nid yw'n cynnig unrhyw wrthwynebiad i'r cynllun gydag amod.

Pwerau Dirprwyedig

Mae'r cais sydd dan ystyriaeth yn cynrychioli datblygiad mawr, ac felly mae wedi'i gyfeirio at sylw'r Pwyllgor Rheoli Datblygu

Tudalen 46

i'w ystyried, yn unol â Chyfansoddiad Cyngor Sir Ceredigion.

ARGYMHELLIAD:

Cymeradwyo'r cais gydag amodau.

Tudalen 47

Rhif y Cais /
Application Reference A230028

Derbyniwyd / Received 17-01-2023

Y Bwriad / Proposal Erection of 1 no. retail unit (Class A1) along with the creation of external display area, access and servicing arrangements, car parking, landscaping and associated works.

Lleoliad Safle
/ Site Location Land at Bath House Road, Cardigan, SA43 1JY

Math o Gais /
Application Type Full Planning

Ymgeisydd / Applicant Mr D Little (T J Morris Ltd), Axis Business Park Portal Way, Gilmoos, Liverpool, L11 0JA

Asiant / Agent Mr Tim Rainbird (Quod), 8-14 Meard Street, London, W1F 0EQ

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to land to the north-west of the town centre of Cardigan, beyond the housing estate known as Bron-y-Dre and to the west of Bath House, Theatre Mwldan and Maes Mwldan which lie on the other side of the road. To the further north of the site is the new Integrated Health Centre with the residential estate known as Maes y Dderwen beyond. The site is accessed from the roundabout on the access road which links Cardigan town centre with Gwbert road, via a road which has already been constructed.

The site measures approximately 4 hectares and lies at an elevated level compared to the land to the east and south. The site itself is generally flat and is bounded by a grass embankment with some trees along the eastern boundary.

Relevant planning history:

Planning Reference	Description	Decision	Decision Date
A051091	Outline planning permission, with all matters reserved apart from access, for the demolition of residential dwellings & construction of mixed use development comprising: Community Uses(hospital & social services facilities; retail (Class A1) development (food & non-food); public car parking facilities, highway & service infrastructure (including 'link' road to Gwbert Road); associated car parking, landscaping & earthworks; public open space & riverside walk & cycle path.	Approved STC and S106	06-09-2007
A080414	Outline planning permission for the demolition of Residential Dwellings & Construction of Mixed Use Development comprising: Community Uses (Hospital/Health Care Facilities); Retail (Class A1) Development (Food & non-food); Extra Care Housing; Public car parking facilities; highways & service infrastructure; associated car parking, landscaping & earthworks; public open space & riverside walk & cycle path.	Refused	11-09-2008
A090184	Variation of condition 2 (reserved matters) and 29 (requirement for the link road to be completed to base level prior to commencement of any works) of planning permission A051091	Approved subject to conditions	29-05-2009
A100717	Erection of supermarket (Class A1) three separate retail units (Class A1), and associated car park and landscaping.	Approved subject to conditions	15-07-2011

Tudalen 48

A100280	Development of the retail plateau (food and non-food units). Approved subject to conditions	Approved subject to conditions	22-03-2010
A110900	Changes to planning permission A100717: 1. A six pump Petrol Filling Station with associated 100 sq m kiosk unit and canopy;2. Three retail units measuring 1,620sq m sales area, 2,520 sq m gross internal area (no change to floorspace approved under A100717);3. Reconfigured site layout such that the terrace of three retail units occupy the south west corner, allowing the Petrol Filling Station to occupy the south-east corner; 4. Altered car park layout to accommodate the above.	Approved subject to conditions	15-03-2012
A110901	Variation of condition 3 of A100717 - revised drawings	Approved subject to conditions	19-01-2012
A161052	Engineering operations and remedial works to stabilise the existing plateau.	Approved subject to conditions	30-01-2017
A170779	Non-material amendment to planning permission A161052 - extension of the permitted working hours.	Approved	07-09-2017
A170972	Non-material amendment to planning permission A161052 - Minor changes to engineering operations including reduction in extent of western embankment	Approved	30-11-2017
A210931	<i>Erection of 1 no. retail unit (Class A1) along with the creation of external display area, access and servicing arrangements, car parking, landscaping and associated works.</i>	Withdrawn	23-01-2023

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the erection of a retail unit (use class A1), along with access and servicing arrangements, car parking, landscaping and associate works. The proposed retail unit is intended to be occupied by the national retailer, Home Bargains.

The new retail unit would be positioned would be single storey extending to approximately 2,359 square metres (gross internal area) and would consist of a simple portal frame, with an external skin of red brick at low level, with structural pier utilised as a feature and micro-ribbed cladding above.

Adjoining the north of the retail unit would be an external garden centre area which would have a 4.2 metre high heras fence around its boundary.

To the east of the retail unit, would be the main car park which would provide a total of 182 spaces (to include staff and disabled parking spaces), 2 motorcycle parking spaces and 8 cycle spaces in the forms of 4 cycle hoops near the entrance of the unit. 2 trolley shelters will also be provided in the car park and a trolley corral is proposed at the front of the unit.

The existing substation at the south-western corner of the site will remain as existing.

Staff and vehicle access would be retained via the existing access arrangement from the access road at the southern boundary of the site with an extension to this access road leading into the site itself to the car parking area.

Pedestrian access would also be from the existing access arrangement from the access road at the southern boundary of the site. The existing access has footpaths either side and the proposal include an extension of this access arrangement into the site which would include footways on either side, in addition to a zebra crossing point, to enable pedestrians safe access to / from the proposed unit.

Tudalen 49

Servicing and delivery access would also be from the existing access arrangement, with a separate service road provided within the site boundary to the delivery / servicing yard to the south of the unit.

The proposal would include the loss of willow trees located at the western part of the site, and to mitigate this loss, 10 new specimen individual trees and 40 native shelter belt tree planting is proposed around the site. Native hedgerow planting is also proposed throughout the site.

A 4.2-metre high hears fence would be provided around the rear boundary of the site and a 2 metre high closed boarded timber fence is proposed at the northern boundary of the car park.

600mm knee rail fencing would be provided to the south and eastern boundaries.

RELEVANT PLANNING POLICIES AND GUIDANCE

- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM08 Bilingual Signs and Place Names
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape

Tudalen 50

- DM22 General Environmental Protection and Enhancement
- LU18 Retail Proposals Countywide
- LU19 Retail Proposals in Urban Service Centres
- LU30 Safeguarding
- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- Community and the Welsh Language SPG 2015
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 11, February 2021)
- TAN11 Noise (1997)
- TAN12 Design (2016)
- TAN18 Transport (2007)

- TAN20 Planning and the Welsh Language (2017)
- TAN4 Retail and Commercial Development (2016)
- TAN5 Nature Conservation and Planning (2009)
- TAN7 Outdoor Advertisement Control (1996)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Tref Aberteifi/ Cardigan Town Council – support the application

Highways – No Objection

Land Drainage – SUDs approval required

Ecology – No objection STC

Natural Resources Wales – No Objection STC

Dwr Cymru Welsh Water – No Objection STC

One third party representation has been received in respect of the proposed development focusing on noise, traffic and pollution. Concerns were also raised regarding security and impact on businesses selling similar items within the town.

CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development

Tudalen 52

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

The application site lies within the settlement boundary of Cardigan which is identified as a Urban Service Centre (USCs) within the LDP. The site is unallocated. The USCs are identified as the primary focus for development within the LDP due to their sustainability as set out within Policy S01. Policy S02 states that development within USCs will be permitted within Cardigan USC where it contributes to its overall sub-regional role as set out in the Settlement Group Statements; and contributes to their regeneration strategies, where these exist.

The application site lies outside of the town centre boundary for Cardigan. The site is approximately 150 metres away from the town centre boundary and is therefore regarded as being edge-of-centre. LDP Policy LU18 refers to retail proposals countywide and requires development to meet with the following criteria, that is relevant to this proposal (in summary) -

- *critterion 1 - requires the scale of development to be in line with that envisaged under policies S02-S04;*
- *critterion 3 - requires development to not cause a material oversupply of convenience, comparison or bulky goods in the relevant Service Centre;*
- *critterion 5 - unless located within a town centre boundary, proposals for units of more than 800 square metres gross floorspace are accompanied by a Retail Impact Assessment demonstrating how the policy requirements of National Guidance and the LDP have been met.*

LDP Policy LU19 refers to retail proposals within the USCs, and requires development to meet with the following criteria, that is relevant to this proposal (in summary) -

- *Criterion 1 - requires development to meet with Policy LU18*
- *Criterion 3 - requires development to not have a significant negative individual or cumulative impact on the vitality and viallity of the existing town centre.*

In terms of national planning policy, PPW promotes a town centre first approach, which seeks to locate new retail and commercial development within the town centre in the first instance. As a results, LPA's are required to adopt a sequential approach when determining applications for retail and other complementary uses. It further states that if a suitable site or building is not available within a town centre, then consideration should be given to edge of centre sites, and only if there are no available sites should a out-of-centre site be considered and such sites are also required to be accessible by a choice of travel modes.

TAN 4 deals specifically with retail proposals, and identifies three tests that should be considered - retail need, the sequential test and retail impact assessments.

Taking into account both local and national planning policies, it is considered that the principle of development should be assessment under the following sub-headings:

2. Retail Need

It is considered necessary to consider the need for retail development within Cardigan Service Centre, and an assessment to ensure that the need does not cause a material oversupply of convenience, comparison or bulky goods. Convenience goods refer to items that are widely available and purchased frequently such as food items (milk, bread etc...), and non-food items (newspaper, soaps...). Comparison goods are usually products that are higher value and purchased less frequently such as vehicles, household goods, or clothing where customers typically compare products before purchasing them to maximise value and quality. Bulky goods refer to appliances such as washing machines, ovens, dishwashers etc.

The Planning Statement states that the proposed occupier (Home Bargains), operates within the discount, or value, retail sector. It's principal range includes health and beauty products, medicines, baby products, household products, toys and games, pet food, home furnishings and ornaments, seasonal products, ancillary food and drink products and a limited clothing range. It also offers varied value products offer, including bulky and non-bulky goods as well as ancillary food and drink offer.

The application is accompanied by a retail impact assessment which makes reference to the South West Wales Regional Retail Study (2017) which considered the need for further retail provision in Cardigan. The study identifies that there was no capacity for further retail floorspace however this considered the retail commitments at the application site.

The proposed development would provide 2,359 square metres (gross internal area) which is less than the previously permitted schemes at the site.

Therefore, the Assessment concludes that the proposal would result in the reduction of retail floorspace and turnover when compared to previously approved schemes at the site.

Tudalen 53

Further information was received in March 2022 specifically responding to criterion 3 of LDP Policy LU18 in relation to an up to date market analysis and assessment which demonstrates that the proposal will not result in the oversupply of comparison, convenience and bulky goods in Cardigan. In summary the information, concludes that the proposal will not lead to a material oversupply of retail floorspace, but instead, will deliver investment, improved consumer choice and result in job creation in a location that has long been identified by Ceredigion Council as appropriate for retail development.

2. Sequential test

In terms of the sequential test, the Assessment states that the application is pursued to meet the specific demand of the retailer, which requires -

- minimum site area of 0.8ha and minimum gross internal area of at least 1,860 square metres at ground floor
- provision of sales area on a single level
- ability to sell all core goods ranges including food and drink;
- in a commercially viable location
- immediately adjacent to a customer car parking
- adequate servicing arrangements capable of receiving deliveries by HGVs without customer conflict

The sequential tests has considered the following sites within the town centre -

- Pwllhai Sites
- Greenfield Square Car Park
- Quay Street Car Park
- Williams Terrace Car Park
- Vacant units within the town centre

The Retail Assessment states that the above sites have been discounted due to mainly being too small, uncertainty regarding their availability, and would result in loss of car parking. Quay Street car park also is also at risk of flooding. As a result they are not considered suitable.

The sequential test undertaken is considered to be acceptable and weight is also given previous planning permission for a larger retail floor area at the application site and the site is also better connected to the town centre than some of the other out-of-edge centres.

3. Retail Impact

In terms of retail impact, the Retail Assessment states that the retail floorspace and turnover of the proposal would be less than the previously permitted retail development at the site, and consequently the impact would be less.

Notwithstanding this, it goes on to state that the proposal is unlikely to have a major adverse impact on the long-term vitality of Cardigan town centre, due to its proximity to the town centre boundary with high possibility of linked trips - both vehicular and pedestrian - between the development site and other uses within the Town Centre. It states that there is currently no similar retail offer within Cardigan town centre, with the majority of the retail offer being small-scale stores on the high street, and therefore it is unlikely that the proposed scheme will draw away from any existing retail offer within the Town Centre. Instead it is likely that a substantial proportion of the proposal's turnover will be derived from expenditure that is currently being directed to facilities further afield. Reference is made to the findings of the Council's latest retail evidence base which identified that within the Cardigan local area (Zone 10 of the Study Area) almost three-quarters (72.7%) of comparison shopping and over half (52.6%) of convenience shopping trips are undertaken beyond Cardigan. It considers that an improved retail offer locally will reduce this substantial locally generated retail expenditure that is being directed to destinations further afield where there is no opportunity for linked trips to take place with other businesses in the town centre.

Overall, the statement concludes that the proposal would positively contribute to the vitality of the town centre as a result of more locally generated expenditure being retained and the potential for linked trips to take place. In terms of connectivity to the town centre, a revised plan has been submitted which shows a shared pedestrian/cycle route linking between the site access road and the proposed cycle parking provision on the application site. In addition, designated cycle parking provision has been provided for both staff and customers in secure and convenient locations. The statement states that this is considered to improve the connectivity of the site.

The Council has undertaken a retail survey of Cardigan in August 2021. This showed that within the town centre boundary there were only 35 units, out of 224 units that were empty with A1 retail being the main use. In terms of a wider area, the survey showed that only 42 units out of 255 units were empty, again with the predominant use being A1 retail. All units within upper and lower market were full and were mainly used for A1 retail purposes. This is considered to show a healthy town centre with a strong A1 retail offer. The proposal will provide a reduced retail floor space compared to the previously permitted schemes, and although it is located outside of the town centre boundary, it is within walking distance to the town

Tudalen 54

centre, with good connectivity. Indeed the site is closer to the town centre than many of the other larger stores on the outskirts. It is also accepted that the proposal provides large retail floorspace whereas the units within the town centre are smaller.

In view of the above, it is considered that the proposal will not have an adverse impact on the vitality and viability of the town centre. Given that the retail floorspace is less than what has previously been permitted at the site and the fact that the proposal is not considered to result in an oversupply of comparison, convenience and bulky goods, and to give flexibility, it is not considered necessary to impose restrictions on the type of retail goods to be sold at the premises. Therefore, the permission is for an open A1 retail use.

Economic Benefits

The application states that the proposal would create up to 100 full time and part-time job opportunities. The Planning and Retail Statement (PRS) states that the majority of these job opportunities will be available to local people and will be across a range of scales. The proposal will also create other job opportunities such as store fit out and merchandising of the store, future store maintenance and security, cleaners and security guards.

The PRS states that the store will create £6 million of investment in the private sector whilst also providing a high-quality retail building in a prominent location that will result in additional investment into the local economy.

In terms of the perspective occupier, the PRS states in summary that the Home Bargains has become one of the biggest privately-owned companies in the UK and currently employs over 22,000 members of staff. It is also one of the UK's fastest growing discount retailers. The business currently has more than 550 stores throughout the UK and plans to expand to over 1,000 stores employing over 40,000 staff. The company operates within the discount, or value, retail sector and provides a mix of goods ranging from health and beauty products, medicines, baby products, household products, toys and games, pet food, home furnishings and ornaments, seasonal products, ancillary food and drink products and limited clothing range.

There is currently no Home Bargains within Cardigan, with the nearest store in Carmarthen approximately 22 miles away.

The economic benefits are considered to have a positive impact on the local economy.

Design and Visual Impact

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

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

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

The application site does not lie within a designated or non-designated landscape area, such as for example a conservation area nor a special landscape area.

However, the site lies within a prominent location to the north-west of the town centre of Cardigan and is also within an elevated position.

The proposed retail unit would be located within the western area of the site with the main car parking area to the east. The unit itself would be of a large scale measuring a total length of 62 metres and a width of 42 metres. In terms of height, it would be single storey with a flat roof, measuring a height of approximately 9 metres. The PRS and DAS describe the design of the building as being a simple portal frame with an external skin of red brick at low level, with structural pier utilised as a feature and micro ribbed cladding above. A small parapet (continuation of the cladding) would hide the gutter and roof composite sheet. A pressed metal flashing would terminate the cladding to give a sharp finish to elevational aesthetic. It further states that the general aesthetic of the unit gives a strong brand identity to Home Bargains unit whilst respecting the materials of the local vernacular, and that it aims to provide sustainability by providing the height and servicing needed by a modern retail unit along with the efficiency created by a new build unit constructed to current building regulations part L.

The scale and design of the building is considered to be acceptable, and whilst long ranging views of the building would be possible, it would be read in the context of the wider built form of Cardigan - particularly the health centre to the north. Further tree and hedge planting is also proposed which would contribute positively towards providing a high quality

Tudalen 55

development as well as providing some screening. The proposal is not considered to have a significant adverse impact on the surrounding landscape and accords with LDP policies DM06 and DM17.

Impact on nearby heritage assets

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

The application site is approximately 200 metres away from the boundary of Cardigan Conservation Area. The nearby outbuilding at Bath House is a grade II listed building and there are also listed buildings within the town centre. The impact of the proposed development on the setting of these nearby heritage assets has therefore been considered. Given the intervening distance between the site and the nearby listed buildings and conservation area, previous permissions at the site, and the fact that the design of the proposal is considered to be acceptable, is not considered that the proposal would have an adverse impact on their setting.

Trees and Landscaping

The application is accompanied by a Tree Survey Report and Landscaping Scheme. There are no known Tree Preservation Orders on the site.

The survey concludes that the majority of trees within the site boundary are of poor to fair quality. There are 5 category 'U' trees, a single B2 horse chestnut tree at the bottom of the embankment, adjacent to the main road which offers visual amenity to the area, 2 individual trees and 3 groups are considered to be a lower quality or younger trees and have been categorised as C2.

The proposal would retain the existing trees, apart from a section of self-set regenerating willow trees located at the western part of the site which would need to be removed. The category U trees are also recommended to be felled as they suffering from significant die back. To mitigate this loss, 10 new specimen individual trees and 40 native shelter belt tree planting is proposed around the site. Native hedgerow planting is also proposed throughout the site. The landscaping scheme also provides details relating to green infrastructure.

The proposed development is acceptable in line with LDP policies DM10 and DM20.

Residential Amenity

The application site lies within proximity to existing built form. To the south of the site and adjoining the access road leading up to the site is the housing estate known as Bron y Dre. To the west, on the other side of the road, are commercial / community units such as Bath House, Theatre Mwldan and Meas Mwldan residential carehome. To the further north of the site is the new Integrated Health Centre with the residential estate known as Maes y Dderwen beyond.

The application is accompanied by a Noise Impact Assessment which states that proposed building plant are predicted to result in a noise rating level at or below the existing background noise level during both the daytime and night time period at the closest sensitive reception. In terms of operational noise, it is predicted to be below the guideline noise intrusion criteria at nearby properties assuming both a windows-open and windows-closed scenario, and furthermore, on a worse case basis, noise is predicted to have a low impact and noise levels fall within the Lowest Observed Adverse Effect Level (LOAEL). The Assessment concludes that the proposal is not expected to have an adverse impact on health or quality of life.

The Council's Environmental Health Officer has raised no adverse comments to the noise report, as it considers all potential noise sources associated with the development in a worst-case scenario and shows no exceedance of any noise community guidelines thresholds at the nearest sensitive receptor. It is also noted that deliveries would be accepted on the North end of the site away from the nearest sensitive residential receptors. As a result, it is not necessary to include any noise related conditions on the planning permission.

In terms of light, the proposal does not contain any information on external lighting, therefore to ensure no adverse impact on the amenity of locality, it is recommended that a condition is imposed on the permission requiring details of external lighting to be submitted to and approved in writing by the LPA prior to their installation.

The proposal also does not contain reference to waste storage and disposal, therefore to ensure no adverse impact on the amenity of the locality, it is recommended that a condition is imposed on the permission requiring details of waste storage facilities to be submitted to and approved in writing by the LPA.

Given the context of the site, the proposed layout, design and landscaping, and the separation between the site and the nearest properties, it is not considered that the proposal would result in significant harmful impact on the amenity of nearby occupiers with regards to overlooking, overshadowing or visual impact.

Ground Investigation

Tudalen 56

The application is accompanied by a Preliminary Risk Assessment (PRA) which is included within the Geo-Environmental and Geotechnical Interpretative Report prepared by Fairhurst Engineers. The PRA concludes that significant and widespread artificial ground is not expected to be present and unlikely to represent a significant source of contamination. Furthermore, as the proposed development would be under hardstanding and building cover, there would be no pathways between Made Ground contaminants and future site users, and the risk to future site users would be 'Very Low'. The risk to construction workers is 'Moderate/Low'.

The Council's Environmental Health Officer, has advised as part of the previous application that the report details the findings of intrusive site assessment and concludes that following analysis of representative soil samples on site that no exceedances were identified for heavy metals or organic compounds with reference to a commercial end use.

Land Stability

The application site comprises a plateau, which was constructed in 2010/22 by means of a cut and fill exercise, with cut areas of up to 12 metres in height along the western side of the development, and fill areas forming 10 metres height along the eastern edge of the current plateau. The plateau is accessed via a spur road off a newly constructed roundabout. The northern, eastern and western slope have historically suffered from instability issues that have resulted in the need for significant remedial works which have already been undertaken. These include:

- Installation of a surcharge bund to the face of the soil nailed slope in the west;
- Removal of a failed soil nail block to the cut slope to the west;
- Installation of piles to support the northern end of the mesh faced retaining slope along the eastern boundary;
- Installation of a faced gabion wall to the failed area near the site entrance in the south;
- Installation of additional land and slope drainage;
- Soil nailed cut slope along the northern boundary;
- Lower section of slope with a level platform and mesh faced retention above along the eastern and southern boundaries; and
- Higher section of cut slope along the western boundary; the southern end of this slope is supported by a soil nailed wall and gabion wall with a remedial works support bund placed in front of the soil nailed wall

The application is accompanied by a Geo-Environmental and Geotechnical Report which recommends a number of actions to mitigate the impact from potential future slope and retention movement and degradation. These include:

- the erection of new structures to include a 15 metres offset to the cut slopes in the north and west;
- the external yard / service area to include a >5 metres offset;
- the installation of a 25 – 30 metre gabion wall measuring 1 – 3 metres in height;
- no raising of site levels above the existing;
- and the installation of additional slope and land drainage. Future maintenance allowances are also recommended.

The Geo-Environmental and Geotechnical Report is considered to be acceptable and the above measures can be secured via planning conditions.

Transport and Parking

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

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

DM03 also requires the submission of a transport assessment should the thresholds set out in the Ceredigion Transport Assessment SPG be met. In respect of housing the Transport Assessment thresholds as set out in table 1 of the SPG.

The application is accompanied by a Transport Statement (TS) which considers the site to be sustainably located and accessible to a range of services and amenities in addition to public transport linkages. It also states that the existing access to the site and the proposed internal access and site layout, servicing and delivery arrangements and parking provision is acceptable. In terms of trip forecast, the TS states that this would be substantially less, with no anticipated material impact on the local network, compared to the previous planning permission on the site.

The application is also accompanied by a Framework Travel Plan which sets out the initiatives and measures to be provided to minimise car trips to the site such as staff and customer travel behaviour, through for example minimising singular

Tudalen 57

occupancy car journeys and encourage staff and customers to use sustainable modes of transport. The Travel Plan is to be implemented prior to occupation of the site and monitored over a five year period post-occupation.

The Local Highway Authority have been consulted on the application and offer no objection to the proposed development subject to conditions. Overall, it is considered that the proposed development would not have an unacceptable adverse impact on highway safety and movement, and there is sufficient capacity within the existing highway network to absorb the traffic created as a result of this development and is therefore compliant with the place making principles of PPW, Future Wales, TAN18, and policies DM03 and DM04 of the Ceredigion Local Development Plan

The LPA has made the observation that the proposal does not include EV charging at the site which should be provided in accordance with Policy 12 of Future Wales. The agent has since advised that 2 EV parking spaces would be provided. This can be secured by way of condition.

Land Drainage and Flood risk.

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

The council's own technical services department have advised SUDs approval is required and provide details of how to minimize the risk of surface water flooding. It is therefore considered that surface water disposal could be appropriately managed by way of the SUDs approval process.

It should be noted however that the Mwdan Culvert passes beneath the development site, and is an important flood risk management asset. NRW have raised concern with regard to the development of this site restricting access to the Culvert should maintenance be required.

In light of these concerns the application under consideration here ensures that there is a 45m easement between the proposed building and the culvert. NRW benefit from discretionary powers to access the culvert to enable repairs should this be required. NRW highlight to potential disruption to commercial activity should these powers be exercised however this is not a material planning consideration.

Given the above the proposed development is not considered to increase the risk of flooding.

Foul Water

In respect of Foul water the FCA states that there is an existing adopted foul water sewer within the main road adjacent to the east of the site and it is proposed that foul drainage would be connected to this sewer.

Ecology

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

The application is accompanied by an Ecological Assessment which states that the site is not part of or adjacent to a statutory nature conservation designation or a non-statutory site. It states that the site is dominated by scattered ephemeral vegetation of negligible ecological value, and that the strips of semi-improved grassland alongside scattered trees and scrub are of ecological interest, however they do not pose an overriding ecological constraint which would prevent the development from proceeding. The Assessment also considers that the site provides limited opportunities for foraging and dispersing bats with no roosting opportunities having been identified. The Assessment concludes that mitigation and enhancement measures have been set out for bats and reptiles, and that there are no identified insurmountable constraints to the proposed development from an ecology and nature conservation perspective.

The CCC Planning Ecologist has been consulted as part of the application process and does not offer any objection to the scheme subject to condition.

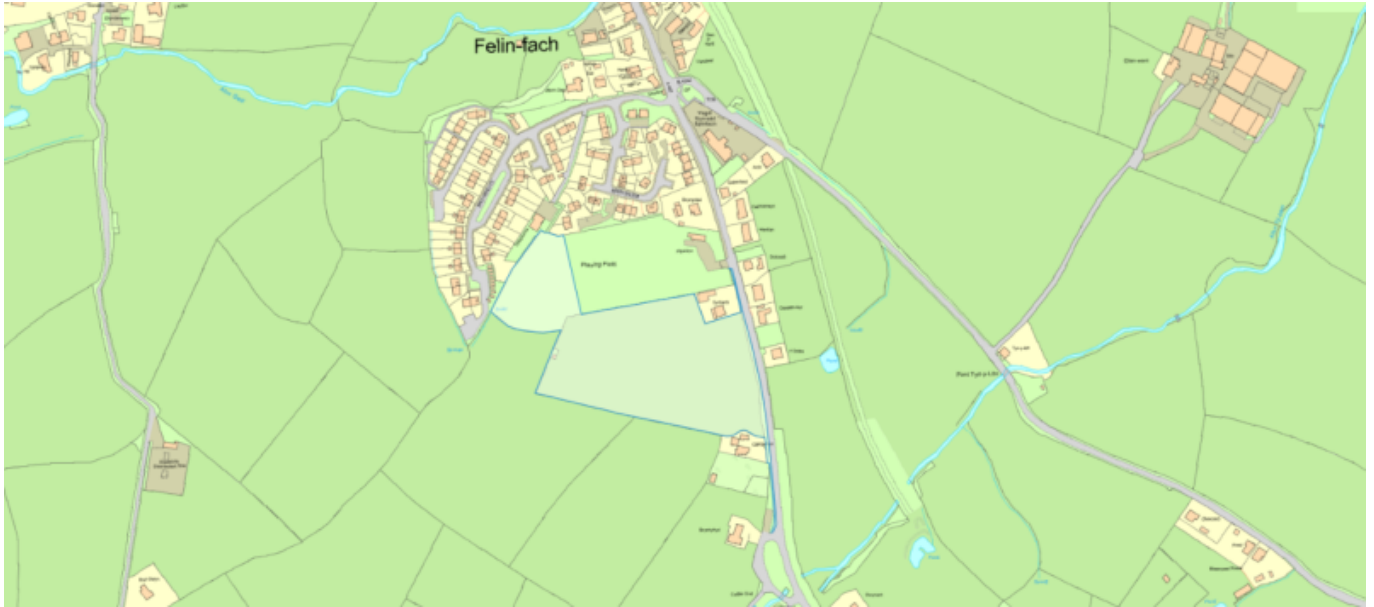
Delegated Powers

The application under consideration represents major development and has therefore been referred to the Development Management Committee for consideration in line with the Ceredigion County Council Constitution.

RECOMMENDATION:

Approve STC

2.5. A230102



Rhif y Cais / Application Reference	A230102
Derbyniwyd / Received	14-02-2023
Y Bwriad / Proposal	New build, single storey Primary School with Additional Learning Needs Unit (ALN), Canolfan Iaith, Meithrin, new road access and car parking, MUGA and floodlit 3G Pitch with WC/Storage building, sprinkler facilities, substation, service area and refuse storage, landscaping including fencing, boundary treatments and pathways, and highway pavement improvements.
Lleoliad Safle / Site Location	Aeron Valley Primary School Lampeter Road, Felinfach, Lampeter. SA48 8AD
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Andrew Gardner (Wynne Construction), Charles House Kinmel Park, Bodelwyddan, LL18 5TY
Asiant / Agent	Mrs Aimee Jones (TACP), Pembroke House Ellice Way, Wrexham Technology Park, Wrexham, LL13 7YT

Y SAFLE A HANES CYNLLUNIO PERTHNASOL

Lleolir y safle i'r de o Felin-fach ac mae hwn i'r de o Ystrad Aeron ac mae'n ddarn o dir glas y gwneir defnydd amaethyddol/bugeiliol ohono. Mae ffryntiad dwyreiniol y safle wrth ymyl ffordd sirol yr A482 a gynhelir.

Mae 4 eiddo preswyl i'r dwyrain o'r safle, wedi'u gwahanu gan y brif ffordd. I'r de ac i orllewin y safle, ceir caeau, cae pêl-droed ac eiddo preswyl wedi'u lleoli i'r gogledd o'r safle.

Lleolir 2 eiddo preswyl unigol i gorneli gogledd-ddwyrain a de-ddwyrain y safle.

Mae cymeriad cyffredinol yr ardal yn wledig.

MANYLION Y DATBLYGIAD

Mae'r cais a ystyrir yma yn ceisio caniatâd cynllunio llawn i adeiladu ysgol ardal cyfrwng Cymraeg newydd, gan ddwyn ynghyd 3 Ysgol gynradd (Ysgol Gynradd Ciliau Parc, Ysgol Gynradd Dihewyd ac Ysgol Gynradd Felin-fach), yn ogystal â'r Ysgol Feithrin bresennol; a'r Ganolfan trochi Iaith yn Felin-fach.

Yn ogystal, byddai'n creu cyfleuster meithrin newydd ar gyfer plant 2 a 3 oed, gan olygu y byddai modd darparu'r 30 awr o ofal plant a ariannir, ynghyd â chyfleuster cymunedol a darpariaeth Uned Adnoddau ADY i ddisgyblion sy'n byw yng nghanol y sir.

Bydd yr ysgol ardal 3-11 newydd yn cynnig 30 o leoedd meithrin/gofal cofleidiol a 210 o leoedd yn yr Ysgol Gynradd.

Byddai adeilad yr ysgol arfaethedig yn adeilad un llawr ac wedi'i leoli yn ganolog ar y safle, er mwyn darparu ar gyfer mynediad i'r safle a lle parcio o flaen y prif weddlun.

Byddai'r neuadd arfaethedig a fyddai'n creu rhan ogleddol y safle yn cynrychioli rhan dalaf yr adeilad, a byddai'n 10 metr wrth y crib.

Cynigir creu lle chwarae a chae chwaraeon 3G wrth y wedd gefn. Yn ogystal, cynigir cael Lle Chwarae Amldefnydd wrth ochr yr adeilad i'r de.

Caiff darn o dir yng nghornel de-ddwyreiniol safle y cais ei ddiogelu er mwyn datblygu adeilad Theatr yn y dyfodol, fodd bynnag, nid yw hyn yn rhan o'r cais a ystyrir yma.

Byddai deunyddiau allanol yn cynnwys brics melynllwyd dan do asiad sefydlog metel. Byddai'r ffenestri, y drysau a'r llenfuriau yn cael eu gorffennu mewn Alwminiwm PPC llwyd tywyll.

Cynigir plannu coed a llwyni brodorol ar draws y safle datblygu.

Byddai iard gwasanaeth wrth ran fwyaf ogleddol y safle yn darparu lle ar gyfer storio sbwriel.

Mae cynnig y datblygiad yn darparu ar gyfer llwybr troed a fydd yn cysylltu'r A482 a'r caeau pêl-droed presennol i'r gogledd o'r safle hefyd.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN11 Sŵn (1997)
- TAN12 Dylunio (2016)
- TAN16 Chwaraeon, Hamdden a Mannau Agored (2009)
- TAN18 Trafnidiaeth (2007)
- TAN20 Cynllunio a'r Iaith Gymraeg (2017)
- TAN23 Datblygu Economaidd (2014)
- TAN5 Cadwraeth Natur a Chynllunio (2009)

Polisiau y Cynllun Datblygu Lleol

- S01 Twf Cynaliadwy
- S03 Datblygu mewn Canolfannau Gwasanaeth Gwledig (RSCs)
- S04 Datblygu mewn Aneiddiadau Cysylltiedig a Lleoliadau Eraill
- LU22 Darpariaeth Gymunedol
- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio o Ansawdd Uchel a Chreu Lleoedd
- DM08 Arwyddion ac Enwau Lleoedd Dwyieithog
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirlunio
- DM11 Dylunio ar gyfer Newid Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadwraeth Bioamrywiaeth Lleol
- DM17 Tirlun Cyffredinol
- DM18 Ardaloedd Tirlun Arbennig (ATAoedd)
- DM19 Tirlun Hanesyddol a Diwylliannol

Tudalen 61

DM20 Diogelu Coed | Gwrychoedd a Choetiroedd

DM22 Diogelu a Gwella Amgylcheddol Cyffredinol

Canllawiau Cynllunio Lleol

SPG Cymuned a'r Iaith Gymraeg 2015

SPG Ardaloedd Tirlun Arbennig Ebrill 2014

Tudalen Gymorth SPG Cymuned a'r Iaith Gymraeg 2015

SPG Safonau Parcio CSC 2015

SPG Asesiad Trafnidiaeth 2015

SPG Amgylchedd Adeiledig a Dylunio 2015

SPG Cadwraeth Natur 2015

YMATEBION YMGYNGHORI

Cyngor Cymuned Llanfihangel Ystrad – Cefnogi

Priffyrdd – Dim Gwrthwynebiad yn unol ag amodau

Draenio Tir – mae gofyn sicrhau cymeradwyaeth SUDs

Ecoleg - Dim Gwrthwynebiad yn unol ag amodau

Cyfoeth Naturiol Cymru - pryderon ynghylch rhywogaethau a warchodir (ystlumod)

Cafwyd un cyflwyniad trydydd parti mewn perthynas â'r datblygiad arfaethedig, sy'n codi pryderon ynghylch colli golau, sŵn, llygredd, creu traffig.

Yn ogystal, mynegwyd pryderon ynghylch y pris a dalwyd am y tir a'r ffaith y bydd eiddo cyfagos yn colli gwerth, fodd bynnag, nid yw'r rhain yn ystyriaethau cynllunio perthnasol.

Er bod Cyngor Cymuned Llanfihangel Ystrad yn cefnogi'r cais, maent yn mynegi pryder ynghylch addasrwydd/diogelwch y mynediad.

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

Deddf Cydraddoldeb 2010

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

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

Tudalen 62

Rhodddwyd ystyriaeth briodol i'r ddyletswydd uchod wrth wneud penderfyniad am y cais hwn. Barnir nad yw'r datblygiad arfaethedig yn arwain at unrhyw oblygiadau arwyddocaol ar gyfer nac yn effeithio ar unigolion sy'n rhannu nodwedd warchoddedig, y tu hwnt i unrhyw unigolyn 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 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.

CASGLIAD

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

Egwyddor Datblygu

Yn unol â pholisïau cynllunio cenedlaethol, mae Cynllun Datblygu Lleol Cyngor Sir Ceredigion 2007 – 2022 (Mabwysiadwy ym mis Ebrill 2013) a fabwysiadwyd, yn cyfeirio datblygiad at aneddiadau cynaliadwy a dylid cynnwys datblygu o fewn ffiniau aneddiadau sy'n bodoli eisoes.

Mae safle y cais a ystyrir yma wedi'i leoli o fewn a gerllaw ffin anheddiad Felin-fach/Ystrad Aeron yn rhannol.

Felly, barnir bod yr egwyddor o ddatblygu ar y darn o dir o fewn y ffin datblygu yn unol ag S03 y CDLI.

Mae Maen Prawf 4 Polisi S03 yn cefnogi mathau o ddatblygiad a fydd yn cynorthwyo swyddogaeth y Canolfannau Gwasanaeth Gwledig yn unol â'r datganiad grŵp anheddiad.

Mae Polisi S03 yn cefnogi defnydd arall hefyd sy'n dod ymlaen gerllaw ffin yr anheddiad, ar yr amod eu bod yn cyd-fynd â pholisïau eraill y Cynllun a lle y dangoswyd nad oes lleoliad addas ar gael o fewn y ffin.

O ystyried natur penodol y cynnig, mae'r ACLI yn fodlon nad oes lleoliad addas ar gael o fewn ffin yr anheddiad.

Mewn perthynas â pholisïau eraill y Cynllun o fewn y cynllun, mae LU22 yn berthnasol. Mae Maen Prawf 1 LU22 yn cefnogi darpariaeth gymunedol gynaliadwy newydd ar yr amod (i) Eu bod wedi cael eu lleoli o fewn neu wrth ymyl yr anheddiad a (iv) pan fo'r cynnig am gyfleuster a gaiff ei adleoli, gellir dangos nad yw'r safle presennol yn addas i'r defnydd hwnnw mwyach.

Mae'r awdurdod cynllunio Lleol yn cydnabod bod safle ysgol gynradd bresennol Felin-fach yn fach a bod y cyfle i'w hehangu ymhellach yn gyfyngedig o ganlyniad i gyfyngiadau sy'n ymwneud â pherchnogaeth y tir.

Gan ystyried polisi cynllunio lleol a chenedlaethol, barnir bod modd cefnogi egwyddor cael cyfleuster addysg newydd yn y lleoliad hwn.

Yr Iaith Gymraeg

Mae Polisi DM01 sy'n rheoli effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg yn Mynnu bod Asesiad Effaith Gymunedol ac Ieithyddol (CLIA) yn cael ei ddarparu mewn perthynas â'r holl ddatblygiad ac eithrio tai, lle y mae maint y datblygiad yn wahanol i'r hyn a ganiateir dan bolisïau S03 ac S04.

Am y rhesymau a nodir uchod, barnir bod y datblygiad arfaethedig yn dderbyniol yn unol â chyfeiriad strategol y twf a ragwelir gan S03 ac S04, ac o'r herwydd, ni ystyrir y byddai'r datblygiad arfaethedig yn cael effaith negyddol ar Broffil Cymunedol ac Ieithyddol yr ardal leol. Felly, nid oes gofyn cael CLIA mewn perthynas â'r cynnig.

Mae'r cais yn ceisio cymeradwyaeth ar gyfer ysgol ardal cyfrwng Cymraeg newydd, felly gellir ystyried ei bod yn cyfrannu at broffil ieithyddol yr anheddiad.

Dyluniad, Cymeriad, Tirlun ac Ymddangosiad Gweledol

DM06 yw polisi creu lleoedd y CDLI ac mae'n nodi y dylai Datblygiad roi ystyriaeth lawn a gwneud cyfraniad cadarnhaol i gyd-destun ei leoliad a'r ardal y mae ynddi. Dylai datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol, a dylai hyrwyddo dylunio arloesol gan ystyried nodweddion unigryw yr ardal leol a threftadaeth ddiwylliannol o ran ffurf, dylunio a deunydd. Yn ogystal, dylai cynigion datblygu gyd-fynd â'r safle a'r ardal o gwmpas o ran cynllun, gan barchu golygfeydd i mewn i'r safle ac allan o'r safle, gan greu ffurf gydlynol mewn perthynas â graddfa, uchder a chymesuredd ffurf adeiledig sy'n bodoli eisoes.

Mae SPG Dylunio a'r Amgylchedd Adeiledig a fabwysiadwyd gan y cyngor yn gweithredu DM06 ac mae'n cynnig arweiniad am y materion y mae angen eu hystyried wrth ddatblygu adeiladau amrywiol. Mae Adran 2 SPG yn ystyried sut y dylai cynigion ymateb i Gymeriad Ceredigion. Mae Ceredigion yn ffodus oherwydd bod ganddi hanes cyfoethog, a adlewyrchir yn aml mewn nifer o'i hadeiladau a'i lleoedd. Er mwyn gwella ansawdd amgylchedd adeiledig Ceredigion, mae'n hanfodol bod

Tudalen 63

datblygiad newydd yn seiliedig ar asesiad trylwyr o'r cymeriad lleol.

Mae'r SPG yn cynnig arweiniad am yr elfennau perthnasol i'w hystyried wrth gynllunio cynnig sy'n ymateb i Gymeriad lleol Ceredigion gyda phobl a chysylltedd gyda'r ddwy bresennol o blith y pedair prif elfen i'w hystyried.

Lleolir safle y cais o fewn Ardal Tirlun Arbennig Dyffryn Aeron hefyd. Mae DM18 CDLI yn nodi y bydd angen i gynigion datblygu o fewn ATAoedd gael eu hasesu mewn perthynas â'u gallu i gael eu cynnwys yn y tirlun.

Mae'r datganiad Dylunio a Mynediad a gyflwynwyd i gefnogi'r cynllun yn nodi bod dyluniad yr adeilad ysgol arfaethedig wedi cael ei ddylunio yn ofalus er mwyn cymryd cyfeiriad wrth gymeriad gwledig/amaethyddol yr ardal a'r tirlun ehangach, gyda'r nod y bydd yr ysgol newydd yn portreadu'r ymdeimlad o raddfa ac amrywiad wrth ymgasglu, sy'n nodweddiadol o adeiladau gwledig yr ardal.

Barnir bod y driniaeth arfaethedig ar gyfer y deunyddiau yn adlewyrchu cymeriad yr ardal, ac mae'n parhau i fod yn wahanol o ran ei swyddogaeth a'i bwrpas.

Yn gyffredinol, barnir bod y cynnig yn ymwneud mewn ffordd dda â'r ffurf adeileddig sy'n bodoli eisoes a'i fod yn ddyluniad o ansawdd uchel. Er ei bod yn anochel y bydd rhoi caniatâd i'r datblygiad yn peri ychydig niwed i gymeriad y tirlun, ni ystyrir bod y niwed mor fawr fel bod gofyn gwrthod y cais yn yr achos hwn.

Amwynder Preswyl

Mae Maen Prawf 7 Polisi DM06 yn ceisio diogelu amwynder deiliaid eiddo gerllaw rhag niwed arwyddocaol mewn perthynas â phreifatrwydd, swm a golwg. Ceir eiddo preswyl sy'n agos iawn i'r safle.

Priffyrdd

Ar lefel leol, mae Polisi DM03 yn cynghori y lleolir datblygiad mewn ffordd a fydd yn lleihau'r angen i deithio gymaint ag y bo modd. Mae Polisi DM03 yn nodi hefyd y dylid darparu darpariaeth parcio fel rhan o gynigion datblygu yn unol ag SPG Safonau Parcio Ceredigion.

Byddai mynediad i gerbydau i'r datblygiad newydd trwy gyfrwng mynediad newydd oddi ar yr A482 a byddai 103 o leoedd parcio yn cael eu darparu ar y safle. Bydd y rhain yn cynnwys 45 o leoedd parcio wedi'u trefnu ar ffurf cylchol er mwyn gollwng a chasglu plant, a bydd y 58 lle sy'n weddiill ar gael i staff. Byddai'r datblygiad arfaethedig yn gwneud darpariaeth er mwyn galluogi i gerbydau droi o gwmpas ar y safle er mwyn mynd i mewn ac allan o'r safle mewn gêr ymlaen. Felly, ystyrir bod y cynnig yn cyd-fynd â'r safonau parcio a fabwysiadwyd, a nodir yn yr SPG.

Yn ogystal, mae DM03 yn mynnu bod asesiad trafndiaeth yn cael ei gyflwyno os bodlonir y trothwyon a nodir yn SPG Asesiad Trafndiaeth Ceredigion. Mewn perthynas â phob cynnig am ysgol newydd, mae'r trothwyon Asesiad Trafndiaeth fel y'u nodir yn nhabl 1 yr SPG yn gofyn am Asesiad Trafndiaeth llawn yn unol ag Atodiad D TAN18.

Yr asesiad Trafndiaeth a gyflwynwyd er mwyn cefnogi'r cynllun.

Mae Polisi DM04 yn tynnu sylw ymgeiswyr at yr angen i fanteisio i'r eithaf ar gyfleoedd i gerdded, beicio a defnyddio trafndiaeth gyhoeddus. Dylid cyflawni hyn trwy ddarparu cysylltiadau i lwybrau sy'n bodoli eisoes o ddatblygiad nawr, ailosod seilwaith na chaiff ei ddefnyddio mwyach lle y bydd yn gwasanaethu datblygiad newydd mewn ffordd gynaliadwy a darparu iechyd ac ansawdd bywyd gwell trwy gynnwys nodweddion yn y datblygiad hwn sy'n manteisio ar gysylltiadau gyda dulliau teithio er mwyn cludo pobl a nwyddau, nad ydynt yn defnyddio'r car.

Mae'r cynnig datblygu yn cynnwys darpariaeth ar gyfer llwybr llydan newydd sy'n mynd i mewn i'r safle o'r gogledd a'r de. Cynigir cysylltiadau llwybr rhwng yr A482 a'r cae chwarae presennol i'r gogledd o'r safle hefyd.

Ceir ymgynghoriadau parhaus am adolygiad o'r terfyn cyflymder trwy Felin-fach ac Ystrad Aeron, gan ystyried gostwng y terfyn cyflymder i 20 milltir yr awr. Nid yw'r ymgynghoriadau hynny wedi dod i ben eto, ac mae'r union fanylion yn destun adolygiad. Er gwaethaf y cynigion presennol i gael terfyn cyflymder o 20 milltir yr awr fodd bynnag, mae'r cynigion mynediad yn cynnwys dyluniad am fynedfa i'r de o'r safle. Byddai'r fynedfa yn cynnwys y ffordd yn culhau, bwrdd arafu, marciau arwyneb ac arwyddion er mwyn cadarnhau terfyn cyflymder newydd o 20 milltir yr awr heibio i'r safle.

Y bwriad yw y byddai'r A482 heibio i'r safle yn cael ei lleihau i 20 milltir yr awr, boed hynny trwy gyfrwng y cynigion presennol ar gyfer y briffordd neu fel rhan o'r broses o weithredu'r datblygiad.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol am y cais ac nid yw wedi gwrthwynebu i'r datblygiad arfaethedig yn unol ag amodau. Yn gyffredinol, barnir na fydd y datblygiad arfaethedig yn cael effaith niweidiol annerbyniol ar ddiogelwch a symud ar hyd y briffordd, a cheir capasiti digonol yn rhwydwaith presennol y priffyrdd i amsugno'r traffig a gaiff ei greu o ganlyniad i'r datblygiad hwn.

Tudalen 64

Ecoleg

Mae Polisiâu DM14 a DM15 y Cynllun Datblygu Lleol yn ceisio cynnal a gwella bioamrywiaeth a diogelu safleoedd pwysig gwarchoddedig. Yr unig adeg y caniateir safleoedd, cynefinoedd neu rywogaethau gwarchoddedig naill ai yn uniongyrchol, yn anuniongyrchol neu fel cyfuniad yw pan fydd modd dangos bod y cynnig yn cyfrannu at ddiogelu, gwella neu reolaeth gadarnhaol y safle, y cynefin neu'r rhywogaeth neu mewn amgylchiadau eraill penodol a nodir yn y polisi. Mae SPG y Cyngor ynghylch bioamrywiaeth yn cynnig arweiniad ynghylch asesu effaith datblygiad ar safleoedd dynodedig neu rywogaethau gwarchoddedig.

Mae CNC wedi codi pryderon ynghylch effaith y datblygiad arfaethedig ar ystlumod oherwydd lleoliad goleuadau allanol. O ystyried pryderon CNC, mae cynllun goleuo diwygiedig wedi'i gyflwyno i gefnogi'r cais. Mae Ecolegydd Cynllunio CSC wedi adolygu'r cynllun goleuo diwygiedig ac wedi ystyried y gellir gweithredu'r datblygiad arfaethedig heb achosi effaith ar y boblogaeth ystlumod.

Draenio Tir a Risg Llifogydd

Ystyrir bod y safle ym mharth Llifogydd A fel y dangosir ar Fap Cyngor Datblygu NRW a pharth Llifogydd 1 fel y dangosir ar y map Llifogydd ar gyfer cynllunio, sef y wybodaeth ddiweddaraf a'r wybodaeth orau sydd ar gael mewn perthynas â llifogydd. O'r herwydd, ni ystyrir bod y datblygiad arfaethedig mewn perygl o ddioddef llifogydd.

Mae adran gwasanaethau technegol y cyngor wedi cynghori bod gofyn sicrhau cymeradwyaeth SUDs ac maent yn rhoi manylion ynghylch sut i leihau perygl llifogydd dŵr wyneb gymaint ag y bo modd. Felly, barnir y byddai modd rheoli gwaredu dŵr wyneb mewn ffordd briodol trwy gyfrwng proses gymeradwyo SUDs, ac o'r herwydd, ni ystyrir bod y datblygiad arfaethedig yn cynyddu risg llifogydd.

RHESWM DROS GYFEIRIO'R CAIS AT SYLW'R PWYLLGOR RHEOLI DATBLYGU:

Gwneir y cais ar ran Cyngor Sir Ceredigion ac mae'n ddatblygiad mawr ar ddibenion y Ddeddf Cynllunio Gwlad a Thref ac o'r herwydd, caiff y cais ei neilltuo at ystyriaeth y Pwyllgor Rheoli Datblygu yn unol â chynllun dirprwyo y Cyngor.

ARGYMHELLIAD:

Cymeradwyo yn unol ag amodau

Tudalen 65

Rhif y Cais / Application Reference	A230102
Derbyniwyd / Received	14-02-2023
Y Bwriad / Proposal	New build, single storey Primary School with Additional Learning Needs Unit (ALN), Canolfan Iaith, Meithrin, new road access and car parking, MUGA and floodlit 3G Pitch with WC/Storage building, sprinkler facilities, substation, service area and refuse storage, landscaping including fencing, boundary treatments and pathways, and highway pavement improvements.
Lleoliad Safle / Site Location	Aeron Valley Primary School Lampeter Road, Felinfach, Lampeter. SA48 8AD
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Andrew Gardner (Wynne Construction), Charles House Kinmel Park, Bodelwyddan, LL18 5TY
Asiant / Agent	Mrs Aimee Jones (TACP), Pembroke House Ellice Way, Wrexham Technology Park, Wrexham, LL13 7YT

THE SITE AND RELEVANT PLANNING HISTORY

The site is located to the south of Felinfach which itself is south of Ystrad Aeron and constitutes an area of greenfield land in agricultural/pastoral use. The site benefits from an eastern frontage to the A482 county maintained road.

There are 4 residential properties to the east of the site, separated by the main road. To the immediate south and west of the site boundary are fields, and a football pitch and residential properties located to the north of the site.

There are 2 individual residential properties located to north-eastern and south-eastern corners of the site.

The overall character of the locality is rural.

DETAILS OF DEVELOPMENT

The application under consideration here seeks full planning permission for the erection of a new Welsh-medium area school, bringing together 3 primary Schools (Ciliau Parc Primary, Dihewyd Primary and Felinfach Primary) as well as the existing Ysgol Feithrin; and Language immersion Centre at Felinfach.

In addition, it would create a new nursery facility for 2 and 3 year olds enabling the 30 hours of funded childcare to be realised, together with a community facility and ALN Resource Unit provision for pupils who reside mid county.

The new 3-11 area school will cater for 30 nursery/wrap-around places and 210 places in the Primary School.

The proposed school building would be single storey and centred centrally within the site as to make provision for site access and car parking forward of the principal elevation.

The proposed hall forming the northern most part of the site would represent the tallest part of the building and would be 10 meters at the ridge.

A 3G sports pitch and play area is proposed to the rear elevation. A Multi Use Game Area is also proposed to the south side of the building.

An area of land to the southeastern corner of the application site is safeguarded for future development of a Theatre building, however this does not form part of the application under consideration here.

External materials would include Buff brick beneath a metal standing seam roof. Windows, doors and curtain walling would be finished in dark grey PPC Aluminium.

Native tree and shrub planting is proposed throughout the development site.

A service yard to the northernmost part of the site would make provision for refuse storage.

The development proposal also makes provision for a footpath linking the A482 and the existing football pitches to the north of the site.

RELEVANT PLANNING POLICIES AND GUIDANCE

National Planning Policy

Future Wales: The National Plan 2040

Planning Policy Wales (edition 11, February 2021)

TAN11 Noise (1997)

TAN12 Design (2016)

TAN16 Sport, Recreation and Open Space (2009)

TAN18 Transport (2007)

TAN20 Planning and the Welsh Language (2017)

TAN23 Economic Development (2014)

TAN5 Nature Conservation and Planning (2009)

Local Development Plan Policies

S01 Sustainable Growth

S03 Development in Rural Service Centres (RSCs)

S04 Development in Linked Settlements and Other Locations

LU22 Community Provision

DM01 Managing the Impacts of Development on Communities and the Welsh Language

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking

DM08 Bilingual Signs and Place Names

DM09 Design and Movement

DM10 Design and Landscaping

DM11 Designing for Climate Change

DM12 Utility Infrastructure

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

DM18 Special Landscape Areas (SLAs)

DM19 Historic and Cultural Landscape

DM20 Protection of Trees| Hedgerows and Woodlands

DM22 General Environmental Protection and Enhancement

Local Planning Guidance

Community and the Welsh Language SPG 2015
Special Landscape Areas SPG April 2014
Community and the Welsh Language SPG Help Sheet 2015
CCC Parking Standards SPG 2015
Transport Assessment SPG 2015
Built Environment and Design SPG 2015
Nature Conservation SPG 2015

CONSULTATION RESPONSES

Cyngor Cymuned Llanfihangel Ystrad Community Council – Support

Highways – No Objection STC

Land Drainage – SUDs approval required

Ecology – No Objection STC

Natural Resources Wales – Concerns raised regarding protected species (bats)

One third party representation has been received in respect of the proposed development, raising concerns with regard to loss of light, noise, pollution, traffic generation.

Concerns were also raised with regard to the price paid for the land and loss of value to neighbouring properties however these are not material planning consideration.

While Llanfihangel Ystrad Community Council support the application they do raise concern with regard the suitability/safety of the access.

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

Tudalen 68

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.

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

In accordance with national planning policies the adopted Ceredigion County Council Local Development Plan 2007 – 2022 (Adopted April 2013) directs development towards sustainable settlements and development should be contained within existing settlement boundaries.

The application site under consideration here partly within and party adjacent the settlement boundary of Felinfach/Ystrad Aeron.

The principle of development on the area of land within the development boundary is therefore considered in accordance with S03 of the LDP.

Criterion 4 of Policy S03 supports development types which will support the Rural Service Centres function in line with the settlement group statement.

Policy SO3 also supports other uses which come forward adjacent to the settlement boundary, provided they accord with other Plan policies and where it has been demonstrated that there is no suitable location available within the boundary.

The LPA is satisfied that given the specific nature of the proposal there is no suitable location within the settlement boundary available.

In respect of other plan policies within the plan LU22 is of relevance. Criterion 1 of LU22 supports new sustainable community provision provided that (i) They are located within or adjoining settlement and (iv) where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use.

The Local planning authority recognise that the existing Felinfach primary school site is small with limited opportunity for further expansion owing to land ownership constraints.

Having regard to both local and national planning policy, it is considered that the principle of a new education facility in this location can be supported.

Welsh Language

Policy DM01 managing the impacts of Development on Communities and the Welsh Language Requires a Community and Linguistic Impact Assessment (CLIA) to be provided in respect of all development other than housing where the scale of development differs from that permitted under policies S03 and S04.

For the reasons set out above, the proposed development is considered acceptable in accordance with the strategic direction of growth envisaged by S03 and S04, as such it is not considered that the proposed development would negatively impact the Community and Linguistic Profile of the locality. As such no CLIA is required in respect of the proposal.

The application seeks approval for a new Welsh-medium area school and can therefore be considered as contribution to the linguistic profile of the settlement.

Design, Character, Landscape and Visual Appearance

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

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

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

The application site is also located within the Aeron Valley Special Landscape Area. DM18 of the LDP states the

Tudalen 69

development proposals within SLAs will need to be assessed in relation to their ability to be accommodated within the landscape.

The Design and Access statement submitted in support of the scheme states the design of the proposed school building has been carefully designed considered to take reference from the rural/agricultural character of the area and wider landscape with the aim of the new school design capturing the sense of scale and variation in massing, typical of rural buildings of the area.

The proposed material treatment is considered to reflect the character of the area, whilst still distinct in its function and purpose.

Overall, it is considered that the proposal relates well to the existing built form and is of a high-quality design. While allowing the proposal will inevitably lead to some harm to the landscape character, the harm is not considered to be so great as to warrant refusal in this instance.

Residential Amenity

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

Highways

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

Vehicular access to the proposed development would be via a new access off the A482 with a total of 103 parking spaces provided on site. These will include 45 car parking spaces set out in a circular manner for drop off and pick-up, with the remaining 58 spaces available to staff. The proposed development would also make provision for the turning of vehicles on site as to enter and exist the site in the forward gear. The proposal is therefore considered to accord with the adopted parking standards as set out in the SPG.

DM03 also requires the submission of a transport assessment should the thresholds set out in the Ceredigion Transport Assessment SPG be met. In respect of all proposal for new schools the Transport Assessment thresholds as set out in table 1 of the SPG require a full Transport Assessment in accordance with Annex D of TAN18 to be provided.

The Transport assessment submitted in support of the scheme.

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

The development proposal includes the provision for new wide footway entering the site from the north and south. Footpath linkages are also proposed between the A482 and the existing playing field to the north of the site.

There are ongoing consultations for a speed limit review through Felinfach and Ystrad Aeron, considering the reduction to a 20mph speed limit. Those consultations have not been concluded and the exact details are subject to review.

Notwithstanding the current proposals for a 20mph speed limit however, the access proposals incorporate a design for a gateway feature to the south of the site. The gateway feature would include carriageway narrowing, a speed table, surface markings and signage to reinforce a new 20mph speed limit past the site.

The intention is that the A482 past the site would be reduced to 20mph, whether through current highway proposals or as part of the implementation of development.

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

Ecology

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

NRW have raised concerns with the impact of the proposed development on bats owing to the positioning of external lighting. Having regard to NRW's concerns a revised lighting plan has been submitted in support of the application. The CCC Planning Ecologist has reviewed the revised lighting plan and considered that the proposed development can be

Tudalen 70

implemented without giving rise to an impact on the bat population.

Land Drainage and Flood Risk

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

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

REASON FOR DEFERRAL TO THE DEVELOPMENT MANAGEMENT COMMITTEE:

The application is made on behalf of Ceredigion County Council and constitutes major development for the purpose of the Town and County Planning Act and as such the application is deferred to the Development Management Committee for consideration in accordance with the Council's scheme of delegation.

RECOMMENDATION:

Approved STC

2.6. A230162



Tudalen 72

Rhif y Cais / Application Reference	A230162
Derbyniwyd / Received	08-03-2023
Y Bwriad / Proposal	Demolition of 2no. temporary classroom units and 1no. garage and replacement with a new-build two storey, 10 classroom block, associated sprinkler tank, external works and landscaping.
Lleoliad Safle / Site Location	Ysgol Gymraeg, Plascrug Avenue, Llanbadarn Fawr, Aberystwyth, SY23 1HL
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Ms M Ebbisowrth, Cyngor Sir Ceredigion County Council, Neuadd Cyngor Ceredigion, Aberaeron, Ceredigion, SA46 0PA
Asiant / Agent	(AHR), Vintry Building 20 Wine Street, Bristol, BS1 2BD

Y SAFLE A HANES PERTHNASOL

Mae Ysgol Gymraeg Aberystwyth wedi'i lleoli yn ardal Plascrug o Lanbadarn Fawr, Aberystwyth ac mae wedi bodoli ar y safle hwn ers yr 1980au hwyr. Roedd y safle'n rhan o gaeau chwarae Plascrug, a ddefnyddiwyd gynt fel safle mewnlenni ar gyfer tref Aberystwyth. Mae'r ysgol wedi'i lleoli rhwng Ysgol Gynradd Plascrug; Ysgol Penweddig; tir sy'n berchen i Glwb Rygbi Aberystwyth, a Mynwent Aberystwyth i'r gogledd. Mae'r ysgol yn wynebu Rhodfa Plascrug sy'n darparu mynediad i gerbydau i Ysgol Gynradd Plascrug.

Mae'r ysgol yn cynnwys adeilad brics unllawr a nifer o adeiladau parod dros dro o fewn tir yr ysgol. Yn nhermau hanes cynllunio, rhoddwyd caniatâd ar gyfer estyniadau amrywiol i'r adeilad.

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i ddimychwel a symud yr unedau dros dro (3) a chodi adeilad newydd yn eu lle i ddarparu 10 ystafell dosbarth, ystafell staff newydd, ystafelloedd bach, a thoiledau. Mi fydd yr adeilad newydd yn un deulawr gyda tho sydd ar ychydig o oledf, ac mi fydd wedi'i lleoli i'r dwyrain o'r adeilad presennol. Bydd llwybr dan do yn cysylltu'r ddau strwythur a bwriedir gosod stand beiciau hefyd i'r de o'r adeilad newydd.

Bydd yr adeilad newydd â gorffeniad o frics coch/brown ar y lefel isaf a llechen naturiol ar y lefelau uchaf. Bydd y to'n gyfuniad o baneli solar PV a tho gwyrdd blodau gwyllt.

Bydd yr ardal oedd yn gartref gynt i'r adeiladau dros dro'n cael ei defnyddio fel ardal chwarae arwyneb caled newydd. Mi fydd y datblygiad yn cynnwys gwaith tirlunio helaeth.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiâu Cynllunio Cenedlaethol perthnasol:

- Cymru'r Dyfodol – Y Cynllun Cenedlaethol 2040 (2021)
- PPW11 Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)

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

DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol

DM06 Dylunio a Chreu Lle o Safon Uchel

DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

Tudalen 73

DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol

LU22 Darpariaeth Gymunedol

S01 Twf Cynaliadwy

S02 Datblygu Mewn Canolfannau Gwasanaethau Trefol

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; anabledd; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw priodol i hyrwyddo cydraddoldeb yn golygu:

- dileu neu leihau'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 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 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

Priffyrdd Ceredigion – Dylid cyflwyno Cynllun Teithio diwygiedig a chywir yn cytuno y dylid annog yr ysgol i gymryd rhan yn y cynllun Rhaglen Teithiau Iach; bod cysgodfa parcio sgwteri'n cael ei darparu a bod yr ysgol yn mynd ati'n gyson i hyrwyddo ac annog defnydd am ddim o faes parcio'r Cyngor gerllaw Camau Bach, Boulevard St Briec, Aberystwyth.

Draenio Ceredigion - Sylwadau

Cyfoeth Naturiol Cymru – Dim ymateb ar adeg ysgrifennu

Amddiffyn y Cyhoedd Ceredigion - Dim ymateb ar adeg ysgrifennu

Cyngor Cymuned Llanbadarn Fawr - Yn cefnogi'r cais ond yn mynegi pryder ynglŷn â'r sefyllfa priffyrdd yn yr ardal gyfagos yn ystod cyfnodau gollwng a chodi o'r ysgol. Mae'r Cynllun Teithio a gyflwynwyd yn llawn gwallau y mae angen eu cywiro. Hefyd, byddai'n rhaid cael coed newydd yn lle'r rhai sydd i'w torri.

Cadw – Dim gwrthwynebiad

Dŵr Cymru – Dim gwrthwynebiad yn amodol ar gontract

Ecoleg Ceredigion - Mae angen cynnal arolwg gweithgaredd ystumod pellach mewn perthynas â'r adeilad y bwriedir ei ddymchwel.

Tudalen 74

Cyngor Chwaraeon Cymru – Dim ymateb ar adeg ysgrifennu

Gwasanaeth Tân ac Achub Canolbarth a Gorllewin Cymru – Cadarnhad ynghylch p'un ai ydy'r cynnig yn bodloni gofynion Dogfen Gymeradwy B (Cymru) 2020 mewn perthynas â chyflenwadau dŵr a mynediad i gerbydau at ddibenion diffodd tân.

Derbyniwyd sylwadau trydydd parti gan Gyngor Tref Aberystwyth yn gwrthwynebu'r cais am nad yw'r dyluniad yn rhoi sylw digonol i'r perygl llifogydd (roedd y cynllun gwreiddiol yn cynnwys adeilad ar lefel uwch) ac nad oes digon o oleddf yn y to.

Derbyniwyd sylwadau trydydd parti gan Grŵp Trigolion Llangawsai yn mynegi pryderon ynghylch diogelwch ar y priffyrdd a phroblemau traffig yn y cyffiniau, a materion llifogydd.

CASGLIAD

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

Mae'r cais a gyflwynwyd yn un llawn ac mae'n gofyn caniatâd cynllunio i dynnu dwy ystafell ddosbarth dros dro ac un garej, a'u disodli ag adeilad deulawr i'r dwyrain o brif adeilad yr ysgol. Mae'r unedau dros dro presennol yn dod at ddiwedd eu hoes ddefnyddiadwy, ac mae'r ysgol hefyd wedi bod wrthi'n cynnal dosbarthiadau o fewn ardaloedd cymorth ym mhrif adeilad yr ysgol, nas bwriadwyd yn benodol at y diben hwnnw. Mae'r prosiect hwn am ddarparu cyfleuster parhaol yn lle'r ystafelloedd dosbarth dros dro, a fydd yn dod yn gartref i'r dosbarthiadau hynny a gynhelir yn ardaloedd cymorth presennol yr ysgol. Bydd yr adeilad newydd yn cynnwys 10 ystafell ddosbarth, ynghyd â thoiledau, ystafelloedd staff ac ystafelloedd ymyrraeth.

Mae gan yr ysgol bresennol, gan gynnwys yr ystafelloedd dosbarth symudol, uchafswm capasiti ar gyfer 370 o ddisgyblion llawn amser, heb gynnwys disgyblion meithrin. Mae'r ysgol ar hyn o bryd yn gweithredu'n agos at ei chapasiti, gyda 368 o ddisgyblion ar y gofrestr, a bydd nifer y dosbarthiadau'n aros yr un fath â'r ddarpariaeth bresennol. Byddai uchafswm capasiti posib yr ysgol, mewn theori, yn cynyddu o 28 o ddisgyblion llawn amser, gan fynd o 370 i 398. Fodd bynnag, mae'r nifer disgyblion rhagamcanol presennol a gyfrifwyd gan Gyngor Ceredigion ym Mehefin 2022 yn awgrymu y bydd nifer y disgyblion cofrestredig yn disgyn dros yr ychydig flynyddoedd nesaf.

Yn nhermau'r egwyddor datblygu, mae'r safle wedi'i leoli o fewn ardal drefol Aberystwyth / Llanbadarn Fawr ac mae'n cydymffurfio â pholisi S02 CDLI Ceredigion, sy'n ymdrin â datblygu mewn ardaloedd trefol. Mae'r prosiect yn ofynnol fel rhan o amcanion cenedlaethol Rhaglen Ysgolion yr 21ain Ganrif, sy'n anelu at greu system addysg gynaliadwy drwy wneud gwell defnydd o adnoddau i wella effeithlonrwydd a chost-effeithiolrwydd y weithdrefn addysg, a sicrhau bod ysgolion yn addas ar gyfer yr 21ain Ganrif.

Bydd yr adeilad newydd yn un deulawr, a bydd yn darparu arwynebedd llawr gros o 1044m². Mae'r to wedi'i ddylunio i gynnwys dau oleddf wedi'u gosod yn erbyn ei gilydd, i efelychu nodweddion to presennol yr ysgol. O ran ei olwg, mae'r dyluniad wedi'i ysbrydoli gan yr ysgol bresennol yn nhermau mathau a lliwiau'r deunyddiau. Mi fydd yr adeilad yn un o frics coch/brown yn bennaf ar y lefel isaf a llechen naturiol ar y lefelau uwch..

Hefyd, mae'r adeilad wedi'i leoli i'r dwyrain o'r strwythur ysgol presennol. Mae'r ardal hon yn cynnwys rhan o gaeau chwarae'r ysgol, ac mae gryn bellter i ffwrdd o unrhyw nodweddion cyfagos. I wneud iawn am golli rhan o'r ardal chwarae, bydd y tir oedd gynt yn gartref i'r ystafelloedd dosbarth dros dro'n cael ei neilltuo i'r diben hwnnw. Hefyd, ni fydd yr adeilad newydd yn cael unrhyw effaith andwyol ar unrhyw eiddo cyfagos.

Ystyrir bod yr adeilad, yn nhermau ei ddyluniad a'i olwg, a hefyd yn nhermau ei gymeriad, yn cydymffurfio â pholisi DM06 y CDLI. Ni fydd yn cael unrhyw effaith negyddol ar eiddo cyfagos o ran ei leoliad a defnydd o'r adeilad.

Derbyniwyd pryderon mewn perthynas â materion priffyrdd yn y cyffiniau, ynghyd â cheisiadau gan drydydd parti bod mesurau lliniaru'n cael eu cyflwyno yn y cyffiniau, gan gynnwys gwaith i'r briffordd gyhoeddus ar hyd Rhodfa'r Parc, i oresgyn problemau priffordd presennol yn yr ardal ar adeg gollwng a chasglu plant.

Er bod y pryderon hyn wedi'u nodi, dylid cydnabod y dylai unrhyw waith gofynnol fod yn berthnasol i'r cynnig. Mae'r Awdurdod Priffyrdd Lleol, o asesu'r cais, yn fodlon gyda'r cynllun yn y bôn ac nid ydynt yn rhagweld unrhyw ofyniad i wneud gwaith i'r briffordd gyhoeddus mewn perthynas â'r datblygiad. Serch hynny, maent yn awgrymu y byddai angen diwygio Cynllun Teithio'r Ysgol, i sicrhau ei fod yn rhan o'r cynllun Rhaglen Teithiau lach; bod cysgodfa parcio sgwteri'n cael ei darparu; a bod yr ysgol yn mynd ati'n gyson i hyrwyddo ac annog defnydd am ddim o faes parcio'r Cyngor gerllaw Camau Bach, Boulevard St Brieuc, Aberystwyth.

Mae safe'r cais yn ei gyfanrwydd yn dod o fewn Parth C1 fel y'i diffinnir gan y Map Cyngor Datblygu y cyfeirir ato yn Nodyn Cyngor Technegol 15: Datblygu a Pherygl Llifogydd (TAN15), ac mae'r Map Llifogydd ar gyfer Cynllunio'n nodi bod y safle'n

Tudalen 75

un sydd â pherygl llifogydd a'i fod yn dod o fewn Parth Llifogydd 3 Afonydd a Môr.

Yn ôl y modelau hydroleg, disgwylir i'r lefel llifogydd ragfynegol ar y safle fod oddeutu 0.1m uwchlaw lefelau'r safle presennol yng nghyffiniau'r adeilad newydd, ac felly gellir mabwysiadu dulliau mwy traddodiadol o reoli llifogydd.

Fodd bynnag, rydym yn disgwyl o hyd am ymateb Cyfoeth Naturiol Cymru ar faterion llifogydd, a bydd angen rhoi ystyriaeth i'r ymateb hwnnw cyn gwneud unrhyw benderfyniad terfynol am y cais.

Roedd y safle hefyd yn cael ei ddefnyddio gynt fel safle mewnlenwi ar gyfer tref Aberystwyth ac felly mae yna bosibilrwydd bod y tir wedi'i halogi. Cyflwynwyd gwybodaeth mewn perthynas â'r agwedd hon fodd bynnag, ac rydym yn dal i aros am ymateb Cyfoeth Naturiol Cymru ac Adain Amddiffyn y Cyhoedd Ceredigion ar adeg ysgrifennu.

Mewn perthynas â materion ecolegol, mae cadarnhad wedi ei dderbyn na ellir gwneud penderfyniad ar y cais hyd nes y cynhelir arolwg pellach o weithgaredd ystlumod mewn perthynas â'r adeiladau y bwriedir eu dymchwel. Mae trefniadau ar y gweill i gynnal yr arolwg penodol.

Mae materion yn ymwneud ag asedau hanesyddol; draenio a chyflenwadau dŵr (mewn perthynas â gofynion y gwasanaeth tân) yn dderbyniol. Nodwyd sylwadau a dderbyniwyd gan drydydd parti, sef Cyngor Tref Aberystwyth yn gwrthwynebu'r cynnig, er bod yr Awdurdod Cynllunio Lleol o'r farn bod dyluniad yr adeilad arfaethedig yn dderbyniol.

I gloi, bernir bod y cais yn un derbyniol. Fodd bynnag, yng ngoleuni'r ffaith ein bod yn dal i aros am ymateb gan rai ymgylgoreion ar faterion perthnasol sylweddol, argymhellir bod y cais yn cael ei ohirio a bod y Swyddog Arweiniol Corfforaethol: Yr Economi ac Adfywio yn cael ei awdurdodi i wneud penderfyniad am y cais yn unol ag amodau, os bydd yr ymatebion yn rhai positif.

RHESYMAU DROS ADRODD I'R PWYLLGOR DATBLYGU RHEOLI:

Mae'r cais yn cael ei adrodd i'r Pwyllgor Rheoli Datblygu yn sgil y ffaith bod y cais yn cael ei gyflwyno gan Gyngor Sir Ceredigion.

ARGYMHELLIAD

GOHIRIO'R cais nes bod ymatebion boddhaol yn cael eu derbyn gan ymgylgoreion statudol, ac awdurdodi'r Swyddog Arweiniol Corfforaethol: Yr Economi ac Adfywio i gymeradwyo'r cais, yn unol ag amodau.

Tudalen 76

Rhif y Cais / Application Reference	A230162
Derbyniwyd / Received	08-03-2023
Y Bwriad / Proposal	Demolition of 2no. temporary classroom units and 1no. garage and replacement with a new-build two storey, 10 classroom block, associated sprinkler tank, external works and landscaping.
Lleoliad Safle / Site Location	Ysgol Gymraeg, Plascrug Avenue, Llanbadarn Fawr, Aberystwyth, SY23 1HL
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Ms M Ebbsovrth, Cyngor Sir Ceredigion County Council, Neuadd Cyngor Ceredigion, Aberaeron, Ceredigion, SA46 0PA
Asiant / Agent	(AHR), Vintry Building 20 Wine Street, Bristol, BS1 2BD

THE SITE AND RELEVANT PLANNING HISTORY

Ysgol Gymraeg Aberystwyth is situated in the Plascrug area of Llanbadarn Fawr, Aberystwyth and has been in existence at this location since the late 1980's. The site was part of the Plascrug playing fields which had previous use as the landfill site serving the town of Aberystwyth. The school is located between Plascrug Primary School; Ysgol Penweddig; grounds in the ownership and use by Aberystwyth RFC and Aberystwyth Cemetery to its north. The school fronts onto Plascrug Avenue which provides vehicular access to Plascrug Primary School.

The school is characterised by single storey bricked building and a number of temporary prefabricated buildings within the schools grounds. In terms of planning history, consent has been granted to various extensions to the building.

DETAILS OF DEVELOPMENT

Full planning permission is sought for the demolition and removal of the temporary units (3) and the erection of a new permanent replacement building to provide 10 classrooms, new staff room, minor rooms, and wc's. The new building will be two storeys high with a slightly sloping pitched roof and will be located to the east of the existing building. A covered walkway will provide a link between the two structures and a covered cycle stand is also proposed to the south of the new building.

The new building will be finished in red/brown brick at lower level and natural slate on the upper levels. The roof will see a combined arrangement of PV solar panels and wildflower green roof.

The area which formerly housed the temporary buildings will be used as new hard play area. Extensive landscaping will be introduced as part of the development.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy:

- Future Wales - The National Plan 2040 (2021)
- PPW11 Planning Policy Wales (edition 11, February 2021)

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM06 High Quality Design and Placemaking

DM11 Designing for Climate Change

DM13 Sustainable Drainage Systems

Tudalen 77

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM22 General Environmental Protection and Enhancement

LU22 Community Provision

S01 Sustainable Growth

S02 Development in Urban Service Centres (USCs)

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 - Revised and accurate Travel Plan should be submitted agreeing that the School be encouraged to participate in the Active Journeys Programme scheme; provision be made for a scooter parking shelter; and that the school should regularly promote and encourage free use of the Council car park adjacent to Camau Bach, Boulevard St Brieuc, Aberystwyth.

Ceredigion Drainage - Comments

Natural Resources Wales - No response at time of writing

Ceredigion Public Protection - No response at time of writing

Cyngor Cymuned Llanbadarn Fawr Community Council - Supports the application but expresses concern with the highway situation in the immediate area during school drop off and pick up periods. The submitted Travel Plan is full of inaccuracies which needs amending. Also, any trees to be felled would have to be replaced.

Cadw - No objection

Dŵr Cymru / Welsh Water - No objection STC

Tudalen 78

Ceredigion Ecology - A further bat activity survey needs to be undertaken in respect of the building which are proposed to be demolished.

Sports Council for Wales - No response at time of writing

Mid and West Wales Fire and Rescue Service - Confirmation as to whether proposal meets requirements of B5 Approved document B (Wales) 2020 in relation to water supplies and vehicle access for firefighting purposes.

Third party representation received from Aberystwyth Town Council objecting the application as the design doesn't sufficiently address the flood risk (the original plan featured a raised building) and that the roof pitch is not steep enough.

Third party representation received from Grŵp Trigolion Llangawsai Residents Group expressing concerns relating to highway safety and traffic issues in immediate area and flooding matters.

CONCLUSION

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

The application is submitted in full and seeks planning permission for the removal of 2 temporary classrooms and one garage building and its replacement with a two storey building directly to the east of the main school building. The existing temporary units are coming to the end of their functional life and the school has also been accommodating class bases within support spaces within the main school building that are not specific to this purpose. This project seeks to provide a new permanent replacement to the temporary classrooms and become a home for those class bases located within the existing school support spaces. The new building will incorporate 10 new classrooms supported by WC provision, staff rooms and intervention rooms.

The existing school including mobile classrooms has a maximum capacity of 370 full time pupils excluding nursery. The school is currently operating close to capacity with 368 pupils enrolled and the total number of class bases will remain as the current provision. The schools' maximum possible capacity theoretically increases by 28 full-time pupils, from 370 to 398. However, current projected pupil numbers calculated by Ceredigion Council in June 2022 suggest the pupil numbers on roll will fall in the next few years.

In terms of the principle of development, the site is located within the urban area of Aberystwyth / Llanbadarn Fawr and is compliant with policy S02 of the Ceredigion LDP which deals with development in urban areas. The proposal is required as part of the national 21st Century Schools Programme objectives which seeks to create a sustainable education system through better use of resources to improve the efficiency and cost-effectiveness of the education estate and ensure schools are fit for the 21st century.

The new building will be two storeys high providing a gross floor area of 1044m². The roof has been designed so that it incorporates two offset pitches so that it mimics the existing roof features at the school. In terms of elevations, the design takes inspiration from the existing school in terms of material types and hues. The building will mainly feature red/brown brick at lower level and natural slate on the upper levels.

The building has also been located to the east of the existing school structure. This area is characterised by part of the school's playing field and is some distance away from any neighbouring features. To compensate for the loss of part of the playing area land which houses the temporary classrooms will be made available for this provision. Additionally, the new building will not have a detrimental impact on any neighbouring properties.

It is considered that the building, in terms of its design and appearance and also in terms of its character is in compliance with policy DM06 of the LDP. There will be no negative impact on neighbouring properties in relation to the siting and use of the building.

Concern has been received in relation to highway matters in the area with requests from third parties that mitigation measures are undertaken in the immediate area including works to the public highway along Plas Avenue to overcome ongoing highway issues in the area during dropping off and pick up times.

Whilst these concerns are noted it must be appreciated that any works required must be relative to the proposal. The Local Highways Authority in assessing the application are primarily content with the scheme and do not envisage any requirement for works to the public highway to accommodate the development. Nevertheless they suggest that the Travel Plan, which the School would need to adhere to, would have to be amended so that it participates in the Active Journeys Programme scheme; that provision be made for a scooter parking shelter; and that the school should regularly promote and encourage

Tudalen 79

free use of the Council car park adjacent to Camau Bach, Boulevard St Brieuc, Aberystwyth.

The proposal site lies entirely within Zone C1 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) and the Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 3 Rivers and Sea.

According to hydrology models the predicted flood level on site is expected to be around 0.1m above existing site levels in the locality of the new building and therefore a more traditional approach to flood management can be taken.

However, the response of Natural Resources Wales on flooding matters is still awaited and their response will have to be taken into account before any final decision is made in respect of the application.

The site was also formerly used as a landfill serving the town of Aberystwyth and therefore there is potential for land contamination. Information was submitted in relation to this aspect however, the response of NRW and the Authority's Public Protection Section is still awaited at time of writing.

In relation to ecological issues, confirmation has been received that the application cannot be determined until a further survey of bat activity is undertaken in respect of the buildings which are intended to be demolished. Arrangements are underway for the carrying out of the specific survey.

Matters relating to historic assets; drainage and water supplies (in relation to fire service requirements) are acceptable. Third party representation received from Aberystwyth Town Council objecting the proposal is noted although the LPA are of the opinion that the design of the proposed building is acceptable.

In conclusion it is the opinion that the application is acceptable. However in view that the response of certain consultees are still awaited on significant material issues it is recommended that the application be deferred and powers be delegated to the Corporate Lead Officer: Economy and Regeneration to determine the application subject to conditions should those responses be positive.

REASONS FOR REPORTING TO THE DEVELOPMENT MANAGEMENT COMMITTEE:

The application is reported to the Development Management Committee in view that the application is submitted by Ceredigion County Council.

RECOMMENDATION:

To DEFER the application pending receipt of satisfactory replies to consultation from statutory consultees and to authorise the Corporate Lead Officer: Economy and Regeneration to approve the application subject to conditions.

Mae'r dudalen yn wag yn fwriadol

3. Diprwydedig/Delegated

06-04-2023 - 03-05-2023

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
1	A210754	Mr and Mrs Jones	Replacement Residential Dwelling	Tynrhos, Derry Ormond, Betws Bledrws, Lampeter. SA48 8PE	Caniatawyd gydag Amodau / Approved Subject to Conditions	25-04-2023
2	A210777	Mr C Byrne	Change of use of reception area to a 1 bedroom flat.	Grand Hotel Cambrian Terrace, Borth, Ceredigion, SY24 5HY	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	06-04-2023
3	A210912	Mr J Ward (Eco Leaf Brokerage Services Limited)	Development of 4no. self-contained units of holiday accommodation in the form of cabins, including access alterations, internal driveway, parking areas, drainage and associated works.	Land West Of Pantyfeillion Blaenporth, SA43 2AU	Caniatawyd gydag Amodau / Approved Subject to Conditions	19-04-2023
4	A211190	Mrs Mearina James	Proposed erection of a new dwelling as a TAN 6 Rural Enterprise dwelling	Penyberth Isaf, Penrhyncoch, Aberystwyth, Ceredigion, SY23 3EQ	Caniatawyd gydag Amodau a Cytundeb S106 / Approved Subject to Conditions and S106 Agreement	19-04-2023
5	A220119	Mr J Holmes (Cela Associates)	Variation of conditions, planning permission A210122. Condition 1 - the time for the development to begin, 8 - proposed parking facilities, and 20 - Otter Holt.	1 Nant y Coed, Aberporth. SA43 2DF	Caniatawyd gydag Amodau / Approved Subject to Conditions	19-04-2023
6	A220243	Mr M Egan	Variation of condition 3 of planning permission A110408 (amended design).	Bwlch-y-Gwynt, Bontgoch, Talybont, SY24 5DP	Tynnwyd yn ôl / Withdrawn	24-04-2023
7	A220255	Mr Marc Rees	Reconfiguration of existing parking facilities and development of catering facility, dining pod and seating area.	Wellington Place Car Park, Rock Street, New Quay, SA45 9NR	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-04-2023
8	A220309	Mr and Mrs D Davies	Nutrient store with access improvements	Dyffryn Farm, Aberporth, Cardigan. SA43 2DU	Caniatawyd gydag Amodau / Approved Subject to Conditions	19-04-2023

Tudalen 82

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
9	A220631	Mr M Stevens (National Library of Wales)	The siting of the Air Source Heat Pumps on the roof of the Third Library Building (TLB) Plant Room including the incorporation of a steel deck on the Plant Room roof, on which the new Heat Pumps will sit, new guard railing to the perimeter of the roof and also a ladder to provide access to the plant deck for maintenance purposes.	National Library of Wales, Penglais, Aberystwyth, SY23 3BU	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-04-2023
10	A220657	Messrs G,C + M Rees	Proposed change of use of three redundant traditional agricultural outbuildings, and their conversion to holiday accommodation	Towyn Farm, New Quay, SA45 9RF	Caniatawyd gydag Amodau / Approved Subject to Conditions	19-04-2023
11	A220726	Mrs S Jenkins	Change of use from extension of Roots Salon 7 Water Street, Aberaeron, to former domestic use of 1 Peniel Lane, Aberaeron	Roots, 7 Water Street, Aberaeron, Ceredigion, SA46 0DG	Gwrthodwyd / Refused	24-04-2023
12	A220777	(Aberystwyth Town FC LTD)	Proposed new changing rooms and associated works	Aberystwyth Town F.C, Parc Avenue, Aberystwyth, SY23 1PG	Caniatawyd gydag Amodau / Approved Subject to Conditions	11-04-2023
13	A220779	Mr I Wyatt (Dwr Cymru Welsh Water)	Proposed development for a temporary compound to facilitate necessary works to Llyn Egnant Reservoir.	To the North of Llyn Egnant Reservoir, at the junction of the minor Teifi Pools Road centred at grid reference SN794680	Caniatâd dros dro / Temporary permission	27-04-2023
14	A220806	Mr D Morgan	Proposed front extension, replacement conservatory, and associated works.	Hafan Gwyn, Felinwynt, Cardigan. SA43 1RT	Caniatawyd gydag Amodau / Approved Subject to Conditions	24-04-2023
15	A220826	Mr Daniel Rooney	Proposed extension and alterations	Arlen, Dihewyd, Lampeter. SA48 7QT	Gwrthodwyd / Refused	28-04-2023
16	A220842	Mrs C Leonard	Dwelling built not in accordance with approved plans (over 10 years).	Glenydd, Maenygroes, New Quay, SA45 9TN	Caniatawyd y Tystysgrif / Certificate Granted	06-04-2023
17	A220844	Mr and Mrs Campbell	Erection of a rear and side extensions.	Tan y Coed, Felin Road, Aberporth, Cardigan, SA43 2ER	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-04-2023
18	A220904	Mr S Chubb	Change of use of agricultural land to provide 2.no shepherds huts, new vehicular access and associated works.	Rhydydorth, Llanon, SY23 5LA	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-04-2023

Tudalen 83

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
19	A220906	Mr and Mrs R & N Perkins & Powell	Proposed extension to domestic curtilage and erection of triple garage for private/domestic use within the proposed enlarged curtilage.	Poplars, Rhydlewis, Llandysul, SA44 5RJ	Caniatawyd gydag Amodau / Approved Subject to Conditions	02-05-2023
20	A220913	Mr I Morris (Jamson Estates Ltd)	Garage conversion to two-bedroom dwelling	119 North Road, Cardigan. SA43 1LT	Tynnwyd yn ôl / Withdrawn	21-04-2023
21	A220925	Mr Dafydd Bowen	Variation of condition 2 of planning permission A160345 - change of design	Ronw Uchaf, Pontgarreg, Llandysul. SA44 6AU	Caniatawyd gydag Amodau / Approved Subject to Conditions	06-04-2023
22	A220937	Ms Rosemary Evans	Proposed extension and conversion to Timber Cabin into Holiday Let.	Gwarcaeu Cottage, Cross Inn, Llanon, SY23 5NA	Caniatawyd gydag Amodau / Approved Subject to Conditions	17-04-2023
23	A230002	Mr Geraint Roberts (Barcud)	Variation of condition 12 of planning permission A210908 - Working hours	1 to 6 Land off Tenby Road, Cardigan. SA43 3AH	Caniatawyd gydag Amodau / Approved Subject to Conditions	18-04-2023
24	A230006	Mr N Kitson	Erection of general purpose agricultural building and associated works	Pen Rhos, Mydroilyn, SA48 7RN	Caniatawyd gydag Amodau / Approved Subject to Conditions	02-05-2023
25	A230029	Elen Skyrme (National Grid)	Electricity lines	Dyffryn Bern Caravan Park, Sarnau, Llandysul. SA44 6RD	Caniatawyd / Approved	13-04-2023
26	A230035	Miss Chloe Hatton (Natural Resources Wales)	Construction of a disabled angling platform (2x2m) and disabled access path from road (20m) for use by Tregaron Angling Association members.	Northwest Corner Of Llyn Egnant, Pontrhydfendigaid, Ystrad Meurig, SY25 6ET	Caniatawyd gydag Amodau / Approved Subject to Conditions	14-04-2023

Tudalen 84

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
27	A230036	Mr A Smith (Infinite Sky Camping)	The application seeks to gain consent for an already built hardstanding of 90m ² . The hardstanding has been in place for approx 3 years, and is used to site a static caravan permitted by the fact the location is a certified site, with Go Explore Camping Club Certificate number GE2021002. In addition the application seeks to gain consent for an already installed septic tank. The tank provides the ability for the owner to use the bathroom in carrying out both agricultural and duties in relation to the operation of the certified location. The tank was also installed approx 3 years ago.	Land adjacent to Llys Helyg, Joppa, Llanrhystud, SY23 5EJ	Tynnwyd yn ôl / Withdrawn	27-04-2023
28	A230046	Ms Rebecca Fowler	Change of use from commercial to residential for a holiday cottage adjacent to Porthyrhyd. No building work to be carried out.	Porthrhyd, Brongest, Newcastle Emlyn. SA38 9ET	Tynnwyd yn ôl / Withdrawn	13-04-2023
29	A230050	Mr D Bowen	Discharge condition 10 of planning permission A041583 - stone walling, sample of cladding slips.	Plots 3 and 4, Land adjacent to Sarnau Church, Penbryn Beach Road, Llandysul.	Gwrthodwyd / Refused	21-04-2023
30	A230061	Mr and Mrs Jenkins	Newid defnydd cae amaethyddol i lleoli 3 caban bugail a gwaith cysylltiedig ar gyfer llety gwyliau. Change of use of agricultural field to site 3 shepherds huts and associated works for holiday accommodation.	Tanrallt, Talybont, Ceredigion, SY24 5EQ	Tynnwyd yn ôl / Withdrawn	17-04-2023
31	A230069	The Home Office (The Home Office)	Final discharge of condition 5 of planning permission A210881 - pre-construction nesting survey	Land At Dyrys Du Forestry, Tregaron, SY25 6NP	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-04-2023
32	A230070	The Home Office (The Home Office)	Final discharge condition 6 of planning permission A210881 - pre-construction survey	Land At Dyrys Du Forestry, Tregaron, SY25 6NP	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	11-04-2023

Tudalen 85

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
33	A230076	Mr J O'Rourke (Prifysgol Aberystwyth University)	Temporary change of use of the first floor of the Cambria building from B1 office/ business space to C3 temporary accommodation with a new shower room.	The Cambria, Marine Terrace, Aberystwyth, SY23 2AZ	Caniatâd dros dro / Temporary permission	26-04-2023
34	A230084	Mr Alex Dawson (Barcud)	Change of use of redundant Tourist Information Centre to ancillary residential use associated with existing block of flats, comprising of new communal hallway, mobility scooter store, caretakers cupboard and extension of existing ground floor-flats.	Ty Panyfedwen, Borth Tourist Information Centre, Cambrian Terrace, Borth, SY24 5HX	Caniatawyd gydag Amodau / Approved Subject to Conditions	25-04-2023
35	A230098	Mr Tomos Davies (Pencnwc Holiday Park)	Non-Material Amendment to planning application A200391 (reconfigure the layout of the pond)	Pencnwc Holiday Park, Cross Inn, SA44 6NL	Caniatawyd / Approved	25-04-2023
36	A230103	Mr and Mrs Greg & Sophie Johnson	Non material minor amendment to planning application A210655 - reducing part of the balcony area as usable internal floorspace.	Plot adjacent to 44 Cwm Halen, New Quay, Ceredigion, SA45 9SF	Caniatawyd / Approved	13-04-2023
37	A230113	Mr R Cooper (Lactalis)	Extensions, alterations and associated works to existing boiler room building	Rachels Organic Dairy, Unit 62 - 63 Glan Yr Afon Industrial Estate, Llanbadarn Fawr, Aberystwyth, SY23 3JQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	12-04-2023
38	A230116	Clarissa Dunwoody-Kneafsey	Electricity Lines	Cardigan Sisposal Works, Cardigan, SA43 1PA	Dim gwrthwynebiad / No Objection	13-04-2023
39	A230118	Mr J Lubikowski (Aberystwyth University)	Demolition of small section of existing building - installation of single-storey modular building on existing car park area to provide studio space for students	Edward Davies Building, Coed y Buarth, Aberystwyth. SY23 1NG	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-04-2023
40	A230122	Mr David Frith	Proposed installation of ground mounted PV / Solar Panels	Cae Ffynnon, Lon Llewelyn, Aberystwyth, SY23 3TP	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-04-2023
41	A230135	Martin Williams	Construction of a garden studio, alterations to outshot and the removal of the glazed porch	Adenwen Park Avenue, Cardigan, SA43 1AG	Caniatawyd gydag Amodau / Approved Subject to Conditions	21-04-2023
42	A230136	Mr Rhodri Ap Hywel	Discharge condition 26 from planning permission A220506 - Photographic survey	Maenllwyd, Llanrhystud. SY23 5EG	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	20-04-2023

Tudalen 86

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
43	A230138	Mr Roy Hickmott	Siting of a caravan/mobile home and hardstanding whilst waiting for works to be completed on the main dwelling.	The Dunes, Coronation Drive, Gwbert, Cardigan. SA43 1PP	Dychwelwyd yn annilys / Returned Invalid	13-04-2023
44	A230143	(Wales and West Housing Association)	Subdivision and change of use of the former warden's residential flat (Use Class C3) to an occasional office/meeting space (Use Class B1) and mobility scooter store, ancillary to the wider residential use.	1, Gerddi Ffynnon Spring Gardens, Trefechan, Aberystwyth, Ceredigion, SY23 1DF	Caniatawyd gydag Amodau / Approved Subject to Conditions	26-04-2023
45	A230147	Mr Gwyn Lewis	Proposed New Industrial Mechanical Workshop for buses & mini bus maintenance.	Lewis Coaches, Bryneithin, Llanrhystud, SY23 5DN	Caniatawyd gydag Amodau / Approved Subject to Conditions	27-04-2023
46	A230148	Mr Lee Price	Display of signage	Pier Pavilion, Marine Terrace, Aberystwyth. SY23 2AZ	Gwrthodwyd / Refused	02-05-2023
47	A230161	Mrs E Graham	Removal of condition 2 of planning permission D1/1330/86 - agricultural occupancy condition.	Temple Pan Farm, Felinfach, Lampeter, SA48 8BD	Dychwelwyd yn annilys / Returned Invalid	06-04-2023
48	A230163	Mr Hugh Jones	The proposed development is for approval of change of use of the glamping pod to enable short term let holidays	Berllan Deg, Cnwch Coch, Aberystwyth, SY23 4LQ	Caniatawyd gydag Amodau / Approved Subject to Conditions	19-04-2023
49	A230170	Mr Samuel Lyle	Conversion of existing Barn into a dwelling. No increase in existing footing.	Tanyrallt, Capel Bangor, Aberystwyth. SY23 4EL	Dychwelwyd yn annilys / Returned Invalid	11-04-2023
50	A230172	Mr Cunninghama	Installation of solar panels onto adjacent land.	Canllefaes Ganol, Penparc, SA43 1SG	Dychwelwyd yn annilys / Returned Invalid	06-04-2023
51	A230173	Mr G Perry	Change of use of land to tourism and siting of Bell Tent and associated works	Land at Coedybrenin Farm, Ciliau Aeron, Lampeter, SA48 8DF	Gwrthodwyd / Refused	02-05-2023
52	A230181	Mr G Davies	Erection of 5 dwellings to include 3 Open Market and 2 Affordable Dwellings.	Land at Blaenhoffnant Uchaf, Brynhoffnant, Llandysul. SA44 6ED	Caniatawyd gydag Amodau / Approved Subject to Conditions	28-04-2023
53	A230183	Mr Gary Brame	Discharge of Condition 3 of planning permission - A220524 - photographic survey	South Gate Toll House Lampeter Road, Aberaeron, Ceredigion, SA46 0ED	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	25-04-2023
54	A230185	Mr Jeff James	Erection of agricultural building	Alma Lodge, Llangoedmor, Cardigan, Ceredigion, SA43 2LJ	Caniatâd ei angen / Permission required	06-04-2023

Tudalen 87

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
55	A230187	Mr M Davies	Erection of an agricultural building	Hafod Farm, Y Ferwig, Cardigan, SA43 1PU	Caniatâd ei angen / Permission required	06-04-2023
56	A230204	Mr C Sisto (AD & ME Sisto & Sons)	Erection of an agricultural shed for storage of agricultural machinery.	Ffynnon Rhys, Gorsgoch, Llanybydder, SA40 9TJ	Caniatâd ei angen / Permission required	26-04-2023
57	A230205	Gerallt Owen	Codi adeilad amaethyddol ar ddefnydd storio cyffredinol/Erection of an agricultural building for general storage.	Perth y Neuadd, Talsarn, Lampeter, SA48 8QE	Caniatâd ddim ei angen / Permission not required	21-04-2023
58	A230217	(Castlemead Group Ltd)	Non Material amendments to planning permission - A181180 - Amended Plans	Penybanc, Penrhyncoch, Aberystwyth, Ceredigion, SY23 3ER	Caniatawyd / Approved	14-04-2023
59	A230229	Mr V Hesden	Variation of condition 2 of planning permission A220628 (amended plans)	Awel Haf, Dole, Llandre, SY24 5AE	Tynnwyd yn ôl / Withdrawn	26-04-2023
60	A230230	Mrs Marie Hardy	Discharge of condition 3 of planning permission A210580 - materials.	Rocklands, Cliff Drive, Borth, SY24 5NL	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	27-04-2023
61	A230238	Mrs Marie Hardy	Discharge of condition 4 of planning permission A210580 - location of bird boxes.	Rocklands, Cliff Drive, Borth, SY24 5NL	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	27-04-2023
62	A230240	Mr B Darby	Erection of an agricultural building for storage of animal feed and farm machinery.	Bryngalem, Bwlichllan, Lampeter, SA48 8QR	Caniatâd ymlaen llaw ddim ei angen / Prior Approval Not Required	21-04-2023
63	A230244	Mr A Ballard	Discharge condition 7 of planning permission A210749 - Precautionary working method statement regarding Bats -	Conrah Country Hotel, Llanfarian, Aberystwyth, Ceredigion, SY23 4DF	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	28-04-2023
64	A230245	Mr A Ballard	Discharge condition 8 of planning permission A210749 - Biodiversity Enhancement Scheme -	Conrah Country Hotel, Llanfarian, Aberystwyth, Ceredigion, SY23 4DF	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	28-04-2023
65	A230249	Mr A Ballard	Discharge condition 7 of planning permission A210751 - Precautionary method statement regarding bats	Conrah Country Hotel, Llanfarian, Aberystwyth, Ceredigion, SY23 4DF	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	28-04-2023
66	A230250	Mr A Ballard	Discharge condition 8 of planning permission A210751 - Biodiversity Enhancement Scheme	Conrah Country Hotel, Llanfarian, Aberystwyth, Ceredigion, SY23 4DF	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	28-04-2023

Tudalen 88

#	Cyfeirnod y Cais / Application Reference	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Penderfyniad / Decision	Dyddiad Penderfyniad / Decision Issued Date
67	A230251	Mr A Ballard	Discharge condition 9 of planning permission A210751 - Bird breeding season survey, vegetation clearance	Conrah Country Hotel, Llanfarian, Aberystwyth, Ceredigion, SY23 4DF	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	28-04-2023
68	A230257	Mr L Baker (LEB Construction Ltd)	Minor amendment to planning permission A229274 - revoke condition 4, change from permeable tarmac to ordinary tarmac and minor changes to design.	Vacant Industrial Plot Glanyrafon Industrial Estate, Llanbadarn Fawr, Aberystwyth, SY23 3JQ	Caniatawyd / Approved	28-04-2023
69	A230271	Stefan Cartwright	Non Material Amendment to planning permission - A170439 - Amended plans to approved potting/tool/ancillary shed	Pencoed, Llechryd, Cardigan, Ceredigion, SA43 2PB	Caniatawyd / Approved	21-04-2023
70	A230276	Ieuan Davies (TI Davies & Son)	Non material amendment to planning permission - D1.2.92 - Amended plans	Plot 72 Maesydderwen, Cardigan, SA43 1PE	Gwrthodwyd / Refused	26-04-2023
71	A230279	Mr Nicholas Newman	Discharge of condition 4 of planning permission - A220662 - Ecology	Rhiwlas Isaf, Cilcennin, Lampeter, Ceredigion, SA48 8RS	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	26-04-2023
72	A230282	Mr Nicholas Newman	Discharge of condition 5 of planning permission- A220662 - Tree protection plan	Rhiwlas Isaf, Cilcennin, Lampeter, Ceredigion, SA48 8RS	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	26-04-2023
73	A230295	(The Luxury Lodge Group Limited)	Discharge of condition 3 of planning permission - A211168 - Construction Environmental Management Plan (CEMP)	Land To The South Of Seven Springs Lodge Park, Llanon, Ceredigion, SY23 5LZ	Amod(au) wedi'u rhyddhau yn llawn / Condition(s) Fully Discharged	28-04-2023

4. Penderfyniadau Apeliadau/Appeal Decisions

06-04-2023 - 03-05-2023

#	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
---	--------------------------------------	--	---------------------	---	---------------------	--	---

5. Apeliadau a Dderbyniwyd/Appeals Received

06-04-2023 - 03-05-2023

#	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
---	--------------------------------------	--	---------------------	---	---------------------	--	---