2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A201067	11-12-2020	(Wales and West Housing Association)	Hybrid planning application comprising: A) Outline planning application with all matters reserved (except those included in full application below) for residential development to be developed in phases and associated works; B) Full application for residential development and associated works including public open space/play provision, a new spine road from Cefnesgair to Waunfawr Road, engineering and drainage arrangements, ecological mitigation, landscaping and associated works	Land adjoining Hafan Y Waun, Waunfawr, Aberystwyth. SY23 3AY	Approve Subject to Conditions
2	A210062	21-01-2021	Mr Patrick Chambers (Full Parks Ltd)	Application for the siting of 8 holiday self-catering lodges together with access road, landscaping measures and associated works.	Land west of Penrallt Hotel, Aberporth, SA43 2BS	Approve Subject to Conditions
3	A210077	25-01-2021	Mr Rhys Norrington-Davies	Demolition of existing stables building and erection of a residential dwelling, including parking, landscaping and ancillary works	Land at Tyn-y-Cae, Talybont, SY24 5EA	Refuse

2.1. A201067

Pwyllgor / Committee

Rhif y Cais / Application Reference	A201067
Derbyniwyd / Received	11-12-2020
Y Bwriad / Proposal	Hybrid planning application comprising: A) Outline planning application with all matters reserved (except those included in full application below) for residential development to be developed in phases and associated works; B) Full application for residential development and associated works including public open space/play provision, a new spine road from Cefnesgair to Waunfawr Road, engineering and drainage arrangements, ecological mitigation, landscaping and associated works
Lleoliad Safle / Site Location	Land adjoining Hafan Y Waun, Waunfawr, Aberystwyth. SY23 3AY
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	(Wales and West Housing Association), Wales & West Housing Association, Cwrt Y Llan Church Lane, Newcastle Emlyn, SA38 9AB
Asiant / Agent	Mr Dylan Green (Asbri Planning), Asbri Planning Ltd, Unit 9, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn ddarn o dir sy'n gyfanswm o 3.42 hectar wedi'i leoli yn ardal Waunfawr, Aberystwyth. Mae'r safle i'r gorllewin o Riw Briallu ac i'r gogledd o ystâd Cefnesgair sy'n rhedeg ar hyd ei ffin ddeheuol. Mae Ffordd Waunfawr yn rhedeg yn gyfochrog â ffin ogleddol y safle gydag eiddo preswyl yng Nghefnesgair ac Erw Goch wedi'u lleoli i'r gorllewin, tra bod y cartref gofal dementia Hafan y Waun wedi'i leoli i'r dwyrain o'r safle.

Ar hyn o bryd mae'r safle yn ddarn o dir maes glas heb ei ddatblygu yn llawn gweiriau tal a llystyfiant garw. Yn hanesyddol defnyddiwyd rhan o'r safle fel cae pêl-droed; fodd bynnag, mae hyn wedi gordyfu erbyn hyn. Mae'r coed ar y safle wedi'u lleoli ar y ffin neu'n agos ati. Nid oes unrhyw adeiladau nac adeileddau ar safle'r cais. Ceir mynediad amaethyddol o Riw Briallu ar hyd ei ffin ddwyreiniol. Nid yw unrhyw hawliau tramwy cyhoeddus yn rhedeg trwy'r safle nac yn cydffinio'r safle.

Mae'r safle wedi'i leoli mewn ardal breswyl yn bennaf gyda phrif gorff Waunfawr i'r gogledd o'r safle a Llanbadarn Fawr ymhellach i'r de. Mae'r safle wedi'i leoli yng Ngrŵp Aneddiadau Aberystwyth / Llanbadarn Fawr / Waunfawr / Penparcau sy'n Ganolfan Gwasanaethau Trefol fel y'i diffinnir gan Gynllun Datblygu Lleol Ceredigion (CDLl). Mae'r safle cyfan wedi'i neilltuo ar gyfer datblygiad preswyl (cyf. H0303) o fewn CDLl mabwysiedig presennol Ceredigion ac wedi'i nodi yn safle a all ddarparu lle ar gyfer cyfanswm o 129 o anheddau preswyl.

Ar wahân i un cais i osod ceblau ffibr optig ar y safle hwn yn 1995, ni fu unrhyw geisiadau cynllunio ar y safle hwn.

MANYLION Y DATBLYGIAD

Mae hwn yn gais hybrid ar gyfer datblygiad preswyl y safle.

Mae Rhan A, sef rhan amlinellol y cynnig (gyda'r holl faterion a gedwir yn ôl), yn ceisio caniatâd ar gyfer datblygiad preswyl i'w adeiladu fesul cam a gwaith cysylltiedig.

Rhan B yw rhan lawn y cais ac mae'n ceisio caniatâd ar gyfer datblygiad preswyl a gwaith cysylltiedig gan gynnwys man agored cyhoeddus / darpariaeth chwarae, ffordd gefnol newydd o Gefnesgair i Ffordd Waunfawr, trefniadau gwaith peirianyddol a draenio, mesurau lliniaru ecolegol, tirlunio a gwaith cysylltiedig.

Mae'r safle sy'n destun y cais cynllunio llawn wedi'i leoli i'r de, ond mae'r tir amlinellol wedi'i leoli i'r gogledd, er nad oes ffin ffisegol rhwng y ddau.

Mae elfen amlinellol y safle yn cynnig oddeutu 37 annedd gyda'r paramedrau graddfa canlynol:

Lled 5m (isafswm) 12m (uchafswm)

Uchder 2.1m (isafswm) 5m (uchafswm) (crib 10m)

Dyfnder 6m (isafswm) 12m (uchafswm)

Bydd y swm, y raddfa a'r cynllun yn cael eu penderfynu mewn unrhyw geisiadau materion a gedwir yn ôl a gyflwynir yn y dyfodol.

Mae rhan lawn y cais yn ceisio caniatâd cynllunio ar gyfer adeiladu 28 o unedau breswyl fforddiadwy a 12 fflat o fewn uned anawsterau dysgu arbenigol. Mae'r cymysgedd tai arfaethedig fel a ganlyn:

Fflat (uned anawsterau dysgu) 1 ystafell wely

Fflat 2 ystafell wely – Lleiniau 1, 2, 11 a 12

Byngalo 1 ystafell wely – Lleiniau 19 a 20

Tŷ pâr perchentyaeth cost isel 2 ystafell wely – Lleiniau 25, 26, 27 a 28

Tŷ pâr 2 ystafell wely – Lleiniau 5, 6, 9, 10, 15, 16, 17, 18, 21, 22, 23 a 24

Tŷ pâr 3 ystafell wely – Lleiniau 3, 4, 7, 8, 13 ac 14

Er bod elfen lawn y cynnig yn cynnwys 40 o anheddau, bydd yr ardal amlinellol ehangach hefyd yn gallu darparu lle ar gyfer hyd at 37 o anheddau ynghyd â'r draeniad a'r seilwaith ffyrdd cysylltiedig â'r ardal man agored wedi'i gwella. Nid yw rhan fawr o'r dyraniad tai a leolir i'r de-ddwyrain o'r safle wedi'i chynnwys o dan y cais cynllunio hybrid hwn ac wedi'i chadw yn ôl ar gyfer datblygu yn y dyfodol. Felly, mae'r cais hybrid yn cynnig darparu oddeutu 77 o anheddau gyda datblygiad preswyl pellach i'w ddarparu ar dir cydffiniol, yn unol â'r dyraniad tai.

Mae'r cynnig yn cynnwys cymysgedd o fyngalos, fflatiau a thai pâr ac felly ceir amrywiaeth o ran nifer y lloriau. Bydd yr unedau byngalo yn adeiladau unllawr a bydd gweddill yr eiddo, gan gynnwys yr uned anawsterau dysgu yn adeiladau deulawr.

Mae'r cynnig yn cynnwys dau brif bwynt mynediad wedi'u lleoli i'r ffin ogledd-ddwyreiniol yn union oddi ar y briffordd sy'n teithio trwy Waunfawr ac i'r de-orllewin oddi ar Gefn Esgair. Mae'r pwyntiau mynediad wedi'u cysylltu gan y briffordd fewnol sy'n teithio'n ganolog trwy'r safle o'r gogledd-orllewin i'r de-ddwyrain. Mae'r ffordd gefnol hon wedi'i chynnwys yn y cais cynllunio llawn.

Mae'r cynllun a gynigir o dan y cais llawn yn cynnwys y gerbytffordd ganolog ac yn ymgorffori ardaloedd o fannau agored at ddefnydd hamdden. Mae'r cynigion hefyd yn cynnwys buddion cymunedol gan gynnwys man chwarae wedi'i wella, ardaloedd a choridorau ecolegol / cynefinoedd i warchod cynefinoedd presennol a gwella bioamrywiaeth yr ardal.

O ran deunyddiau, bydd yr adeiladau'n cael eu codi trwy ddefnyddio rendr wedi'i baentio'n llyfn yn bennaf gyda chladin pren a tho llechi ffibr sment.

Sylwer, cyn cyflwyno'r cais cynllunio cafodd ymarfer Ymgynghori Cyn-ymgeisio gorfodol ei gynnal.

POLISÏAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040 (Chwefror 2021)

Polisi Cynllunio Cymru (Argraffiad 11, Chwefror 2021)

Polisi Cynllunio Lleol Perthnasol:

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

DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg

DM03 Teithio Cynaliadwy

DM06 Dylunio a Chreu Lle o Safon Uchel

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM17 Y Dirwedd yn Gyffredinol

LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl

LU04 Diwallu Amrywiaeth o Anghenion Tai

LU05 Sicrhau Cyflenwi Datblygiadau Tai

LU06 Dwysedd Tai

LU22 Darpariaeth Gymunedol

LU24 Darparu Mannau Agored Newydd

S01 Twf Cynaliadwy

S02 Datblygu mewn Canolfannau Gwasanaethau Trefol

S05 Tai Fforddiadwy

YSTYRIAETHAU PERTHNASOL ERAILL

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol gan roi sylw dyledus i effaith debygol arfer y swyddogaethau hynny ar ei ardal, a'r angen i wneud popeth y mae'n rhesymol iddo ei wneud i atal trosedd ac anhrefn yn ei ardal. Cafodd y ddyletswydd hon ei hystyried wrth werthuso'r cais hwn. Bernir na fyddai unrhyw gynnydd arwyddocaol neu annerbyniol mewn trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

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

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth benderfynu'r cais hwn. Bernir nad yw'r datblygiad arfaethedig yn creu unrhyw oblygiadau arwyddocaol, neu effaith, ar bobl sydd â nodwedd warchodedig, yn fwy nag unrhyw unigolyn arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i fodloni'r saith nod llesiant o fewn y Ddeddf. Mae'r adroddiad hwn wedi cael ei baratoi wrth ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodwyd yn Neddf 2015. Wrth wneud yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb gyfaddawdu gallu cenedlaethau'r dyfodol i ateb eu hanghenion eu hunain.

YMATEBION YMGYNGHORI

LlC (Yr Adran Drafnidiaeth) – Nid yw Llywodraeth Cymru fel yr awdurdod priffyrdd ar gyfer cefnffyrdd yr A487 a'r A44 yn rhoi cyfarwyddyd mewn perthynas â'r cais hwn.

Draeniad Tir Ceredigion – Dim gwrthwynebiad / sylwadau

Dŵr Cymru / Welsh Water – Dim gwrthwynebiad yn ddarostyngedig i amodau

Priffyrdd Ceredigion – Dim gwrthwynebiad yn ddarostyngedig i amodau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad

Cyngor Cymuned Y Faenor Community Council – Dim gwrthwynebiad ond gofynnir i ddarpariaeth ar gyfer rhandiroedd gael ei chynnwys yn y cynlluniau ynghyd â mannau parcio dynodedig; ni fydd y Cyngor Cymuned yn rhoi unrhyw warant mewn perthynas â pherchnogaeth a rheolaeth o'r man agored cyhoeddus yn y dyfodol; a gofynnir na fydd unrhyw darfu ar y seilwaith trafnidiaeth lleol yn ystod cam adeiladu'r datblygiad.

O ran gohebiaeth trydydd parti, nodir y derbyniwyd cyfanswm o 152 o wrthwynebiadau gan gynnwys gan Gyngor Cymuned Llanbadarn Fawr, y Cynghorydd Gareth Davies (Llanbadarn Fawr), y Cynghorydd Matthew Woolfall Jones (Llanbadarn Fawr – Sulien), Ben Lake AS, Elin Jones AC a Tomos ap Cadan (Ymgeisydd Etholiadol y Democratiaid Rhyddfrydol Senedd Cymru 2021). Prif sail y gwrthwynebiadau oedd:

- Colli man gwyrdd;
- Effaith niweidiol ar fywyd gwyllt lleol;
- Effaith niweidiol ar ddiogelwch priffyrdd nid yn unig o gwmpas y safle ond hefyd yn Llanbadarn Fawr ei hun;
- Pryderon ynghylch dŵr wyneb a llifogydd yn yr ardal a'r cyffiniau;
- Dim galw am dai ychwanegol yn Aberystwyth;
- Y cais wedi cael ei wthio drwodd;
- Dylid darparu tai mewn mannau eraill yn hytrach nag ar y safle maes glas hwn;
- Y tir yn anaddas ar gyfer datblygiad preswyl;
- Safle'r cais yn ddarostyngedig i gais statws maes pentref;
- Y system garthffos bresennol ddim yn gallu gwasanaethu'r datblygiad arfaethedig;
- Bydd y cynnig yn cael effaith niweidiol ar y Gymraeg;
- Cyfamod yn bodoli ar y tir sy'n cyfyngu ar y defnydd ohono;
- Y CDLI wedi dyddio a'r ffigurau tai yn amherthnasol.

CASGLIAD

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

Egwyddor y Datblygiad

Cais hybrid yw hwn ar gyfer datblygiad preswyl o dir yn ardal Waunfawr, Aberystwyth. Mae rhan amlinellol y cynnig yn ceisio caniatâd ar gyfer egwyddor y datblygiad i adeiladu 37 o anheddau ym mhen gogleddol y safle tra bo rhan lawn y cais yn ceisio caniatâd i adeiladu 40 o unedau, gyda chymysgedd o 28 o unedau fforddiadwy a 12 fflat i'w defnyddio gan bobl ag anawsterau dysgu, ynghyd â phrif ffordd yr ystâd a gwaith cysylltiedig arall, gan gynnwys man agored dynodedig.

Mae Cynllun Datblygu Lleol Ceredigion yn nodi Aberystwyth / Llanbadarn Fawr / Waunfawr fel Canolfan Gwasanaethau Trefol lle mae'r Awdurdod yn dymuno gweld 51% o'r cyfanswm twf tai ar gyfer yr Awdurdod dros gyfnod y cynllun yn cael ei gyflawni. Er mwyn cynorthwyo i gyflawni'r rôl hon, mae safle'r cais wedi ei neilltuo'n ffurfiol yng Nghynllun Datblygu Lleol Ceredigion o dan gyfeirnod H0303 ar gyfer tai cyffredinol gydag elfen o unedau fforddiadwy. Mae'r dyraniad yn nodi y bydd y

safle 4.15 hectar hwn yn creu oddeutu 129 o unedau preswyl gyda 25.8 o unedau yn rhai fforddiadwy yn unol â'r gofyniad 20% a nodir ym mholisi S05 y CDLl. Mae'r dyraniad yn nodi y dylai unrhyw ddatblygiad gael ei gynllunio mewn ffordd sensitif o fewn lleoliad naturiol y safle, a dylai'r dyluniad fod o safon uchel. Felly, yn wyneb ei ddynodiad ffurfiol mae'r egwyddor o ddatblygiad preswyl ar y safle cyfan eisoes wedi'i sefydlu'n gadarn.

Mae Polisi S01 y CDLl sy'n cwmpasu Twf Cynaliadwy yn nodi y bydd twf yn canolbwyntio ar ddarparu cymunedau cryfach a mwy cynaliadwy a chyflawnir hyn trwy ddarparu cyfleoedd i ddatblygu. Wrth wireddu'r twf hwn, mae amgylchedd ac adnoddau'r sir yn cael eu gwarchod a'u gwella.

Mae Polisi S02 y CDLl yn delio â Datblygu mewn Canolfannau Gwasanaethau Trefol ac yn cefnogi datblygiadau tai yn y Canolfannau Gwasanaethau Trefol ar safleoedd a neilltuwyd hyd at lefel y ddarpariaeth tai a nodir ar gyfer y grŵp aneddiadau, ac ar yr amod ei fod yn unol â dynodiad Datganiad y Grŵp Aneddiadau ac yn bodloni holl bolisïau eraill y Cynllun. Mae'r cais wedi'i leoli o fewn ffin anheddiad Aberystwyth / Llanbadarn Fawr / Waunfawr ac mae wedi'i neilltuo (o dan gyfeirnod H0303) yng Nghynllun Datblygu Lleol Ceredigion ar gyfer datblygiad preswyl. Ar adeg ysgrifennu, mae mwy na chapasiti digonol yn y dyraniad tai ar gyfer y Grŵp Aneddiadau i ddarparu ar gyfer y datblygiad.

Mae'r dyraniad yn nodi y byddai tua 129 o unedau yn cael eu codi ar y safle a bod 25.8 o'r cyfanswm unedau yn fforddiadwy. Mae hyn yn rhoi dwysedd gros arweiniol o 50 o unedau fesul hectar ar gyfer y safle. Fodd bynnag, mae'r cais hwn yn ceisio caniatâd ar gyfer cyfanswm cyfunedig o 77 sy'n llawer llai na'r hyn a awgrymir yn y dyraniad dynodedig. Fodd bynnag, nodir nad yw'r holl safle a neilltuwyd wedi'i gynnwys fel rhan o'r cais hwn, felly gallai nifer yr unedau fodloni'r ffigur a awgrymir yn y dyfodol.

Bydd rhan lawn y cais yn darparu 28 o unedau fforddiadwy a deellir y bydd y datblygiad yn dechrau cyn gynted ag y bo'n bosibl yn ymarferol os rhoddir caniatâd cynllunio. Fodd bynnag, er mwyn sicrhau bod yr unedau fforddiadwy yn dod yn eu blaen ac yn cael eu darparu, awgrymir y dylai unrhyw ganiatâd fod yn ddarostyngedig i gytundeb S106 sy'n nodi, os na chaiff y datblygiad Landlordiaid Cymdeithasol Cofrestredig ei wireddu, bod 20% o gyfanswm yr unedau a ddarperir ar y safle yn unedau fforddiadwy.

Dyluniad, Ymddangosiad, Cynllun a Mannau Agored

Mae'r cynnig yn cynnwys cymysgedd o fyngalos, fflatiau a thai pâr ac felly ceir amrywiaeth o ran nifer y lloriau. Bydd yr unedau byngalo yn adeiladau unllawr tra bydd gweddill yr eiddo, gan gynnwys yr unedau anawsterau dysgu, yn adeiladau deulawr. Gan ystyried y cyd-destun preswyl cyfagos lle ceir cymysgedd o dai deulawr ar wahân a phâr yn bennaf yng Nghefn Esgair, cymysgedd o fyngalos ar wahân a phâr yn Erw Goch, a hefyd y cartref gofal mawr Hafan y Waun, ystyrir bod graddfa a chymeriad y datblygiad yn cyd-fynd â'r ardal gyfagos. Felly mae'n bodloni polisi DM06 y CDLl.

O ran deunyddiau, y bwriad yw defnyddio rendr gydag elfen o gladin pren gyda tho llechi ffibr sment. Ystyrir bod y trefniant arfaethedig yn cyd-fynd â'r ardal gyfagos hefyd.

O ran cynllun rhan lawn y datblygiad, mae'r cynnig yn cynnwys y gerbytffordd ganolog, y mannau wedi'u neilltuo ar gyfer Systemau Draenio Cynaliadwy yn ogystal â'r anheddau yng ngham un tuag at ochr fwyaf deheuol y safle. Mae'r anheddau hyn wedi'u cyfeiriadu i ffwrdd o'r ffin orllewinol lle mae'r eiddo agosaf presennol wedi'u lleoli. O'r herwydd, mae digon o bellter yn cael ei gynnal i sicrhau nad oes unrhyw effaith niweidiol o ran preifatrwydd ac amwynder yr eiddo presennol, ac mae'r coridor cynefinoedd yn cael ei gynnal er mwyn gallu gwahanu'r safle yn well.

Mae'r cynllun arfaethedig wedi'i lunio i sicrhau bod yr eiddo arfaethedig yn elwa ar lefel uchel o breifatrwydd ac amwynder. Cyflawnir hyn trwy bellteroedd gwahanu digonol, cyfeiriadedd y lleiniau a thriniaethau ffiniau.

Mae'r cynllun hefyd yn cynnwys ardaloedd o fannau agored at ddefnydd hamdden ond sydd hefyd yn darparu gwerth amwynder gweledol i'r safle. Mae'r fflatiau wedi'u lleoli tuag at ochr fwyaf gogleddol y cais llawn. Mae gardd fawr sy'n wynebu'r de yn cael ei darparu yn unol â gofynion y Cyngor ar gyfer cyfleusterau o'r fath.

Mae'r cynigion hefyd yn cynnwys buddion cymunedol gan gynnwys man chwarae wedi'i wella; ardaloedd a choridorau ecolegol / cynefinoedd i warchod cynefinoedd presennol a gwella bioamrywiaeth yn yr ardal. At hynny, bydd y datblygiad yn cynnal man agored cymunedol i'w ddefnyddio'n gyffredinol gyda llwybrau o amgylch a thrwy ardal wlyptir bresennol gan hyrwyddo cyfleoedd llesiant yn yr ardal. Felly mae'r cynnig yn cydymffurfio â pholisi LU24 o ran darparu gofynion man agored.

Fodd bynnag, awgrymir bod y cytundeb S106 arfaethedig yn cynnwys trefniadau ar gyfer rheoli'r man agored naill ai trwy gorff rheoli dynodedig, y Cyngor Cymuned, neu drwy drefniant perthnasol arall.

Priffyrdd

Mae'r cynnig yn cynnwys dau brif bwynt mynediad wedi'u lleoli i'r ffin ogledd-ddwyreiniol yn union oddi ar y brifffordd sy'n teithio trwy Waunfawr ac i'r de-orllewin oddi ar Gefn Esgair. Mae'r pwyntiau mynediad wedi'u cysylltu gan y brifffordd fewnol sy'n teithio'n ganolog trwy'r safle o'r gogledd-orllewin i'r de-ddwyrain. Mae'r ffordd gefnol hon wedi'i chynnwys yn y cais cynllunio llawn a bydd palmant yn rhedeg ar y naill ochr a'r llall i gerddwyr. Bydd y ffordd yn cael ei hadeiladu i safonau mabwysiadwy gyda gerbytffordd 5.5m a llwybrau troed 1.8m i gerddwyr. Mae'r anheddau a fydd yn ffurfio'r cais amlinellol yn debygol o gwmpasu mynediad uniongyrchol o'r ffordd ganolog yn ogystal ag o'r ffordd gangen sy'n gwasanaethu gogledd-orllewin y safle. Mae'r ffordd gangen hon hefyd yn rhan o'r cais cynllunio llawn.

Roedd Asesiad Trafnidiaeth wedi'i gynnwys gyda'r cais a ddaeth i'r casgliad, o ran cyswllt priffyrdd a chapasiti cyffordd, y gall y rhwydwaith priffyrdd presennol ddarparu ar gyfer y llifoedd traffig a ragwelir ar gyfer y senarios datblygu a brofwyd, ac y bydd y datblygiad arfaethedig yn cael yr effaith leiaf bosibl ar y rhwydwaith priffyrdd yng nghyffiniau'r safle.

Mae'r Awdurdod Priffyrdd Lleol yn fodlon ar y cynnig o safbwynt lleol a nodir hefyd bod Adran Drafnidiaeth Llywodraeth Cymru hefyd wedi dweud na fydd y datblygiad yn cael effaith niweidiol ar gefnffordd yr A44 a'r ardal yn Llanbadarn Fawr ei hun. O'r herwydd, ystyrir bod y cynnig yn cydymffurfio â Pholisi Cynllunio Cymru a TAN18 a pholisïau DM03 a DM09 y CDLl.

Trefniadau Gwaredu Dŵr Wyneb a Dŵr Budr

Cyflwynwyd Strategaeth Ddraenio gyda'r cais gan roi manylion am y trefniadau dŵr wyneb a dŵr budr ar gyfer y datblygiad.

Mae'r strategaeth ddraenio yn cadarnhau mai'r dull nwysaf ymarferol ar gyfer gollwng dŵr wyneb yw trwy lif rheoledig i gwrs dŵr gerllaw. Bydd pob llain breifat yn cynnwys pant hidlo lle bo hynny'n bosibl er mwyn caniatáu ar gyfer trin y dŵr a chymaint o dreiddio ac anweddu â phosibl. Mae'r safle i'w ddylunio i ddarparu ar gyfer digwyddiad storm 1 ym mhob 100 mlynedd ynghyd â lwfans ar gyfer 40% o effeithiau newid yn yr hinsawdd o fewn ei ffiniau. Bydd cwteri yn cael eu cynnwys yn nyluniad y brifffordd i ddal y llif. Bydd dŵr ffo yn cael ei ollwng i bwll Systemau Draenio Cynaliadwy lle caiff ei drin, ei storio a'i adael i dreiddio cymaint â phosibl.

Disgwylir i'r holl lif dŵr ffo gael ei ddal gan y system ddraenio heb unrhyw gynnydd mewn cyfraddau dŵr ffo o'r safle. Bydd systemau preifat o fewn cwrtil annedd sengl yn teneuo dŵr ffo o fewn y pantiau cyn ei ollwng i'r rhwydwaith dŵr wyneb. Yna bydd y rhwydwaith hwn yn gollwng y dŵr wyneb i'r cwrs dŵr presennol trwy lif rheoledig. Gan y bydd rhwydwaith dŵr wyneb

y safle yn cael ei rannu'n ddwy system, bydd y llif cyfunedig o'r ddwy system yn welliant o'i gymharu â'r gyfradd dŵr ffo maes glas bresennol (ar hyn o bryd mae dŵr ffo maes glas y safle cyfan yn 26.5l / eiliad). Mae efelychiadau model rhagarweiniol yn dangos cyfraddau gollwng o 15l / eiliad ar gyfer y rhwydwaith dŵr wyneb deheuol a 5l / eiliad ar gyfer y system ogleddol. Gyda'i gilydd, mae'n dangos gollyngiad o 20l / eiliad i'r cwrs dŵr sy'n welliant o 6.5l / eiliad o'i gymharu â'r amodau presennol.

Bernir na fyddai'r datblygiad yn gwaethygu problemau dŵr wyneb yn ardal y safle ac ymhellach i lawr tuag at Lanbadarn Fawr ei hun. Yn wir, mae'r efelychiadau model rhagarweiniol yn dangos, yn wyneb y gwaith draenio sy'n gysylltiedig â'r datblygiad, y byddai gwelliant mewn perthynas â'r draenio dŵr a brofir ar y safle.

Nid yw Adran Draenio Tir yr Awdurdod yn gwrthwynebu'r cynnig a fyddai hefyd yn destun cymeradwyaeth Corff Cymeradwyo Draenio Cynaliadwy. Yn yr un modd, nid yw Dŵr Cymru / Welsh Water yn gwrthwynebu'r dull a gynigir o waredu dŵr budr i'r brif system garthffos ac mae wedi cadarnhau bod capasiti digonol ar gael i ddarparu ar gyfer y datblygiad.

Materion Ecolegol

Cynhaliwyd Arolwg Cynefinoedd Cam 1 Estynedig fel rhan o'r cynnig cais. Daeth yr arolwg i'r casgliad fod y safle yn laswelltir wedi'i wella a/neu amwynder yn bennaf gydag ardaloedd a nodweddion eraill sydd o ddiddordeb o ran bywyd gwyllt. Nododd yr adroddiad bresenoldeb posibl moch daear a rhywogaethau eraill gan gynnwys pathewod ac ymlusgiaid. Argymhellodd yr arolwg y dylid darparu nifer o fesurau lliniaru i leihau'r effaith ar rywogaethau gwarchodedig a gwneud iawn am golli unrhyw gynefinoedd.

Mae ymateb Ecolegydd yr Awdurdod heb ei dderbyn eto adeg ysgrifennu, fodd bynnag, argymhellir os oes cefnogaeth y dylai unrhyw argymhellion mewn perthynas â materion ecolegol gael eu hystyried.

Ystyriaethau Perthnasol Eraill

Mae gwrthwynebiadau trydydd parti a dderbyniwyd naill ai wedi'u cynnwys uchod ac mae pob sail arall wedi'i nodi. Fodd bynnag, nid ydynt yn golygu bod angen gwneud unrhyw newid i argymhelliad terfynol y cais.

Ar adeg ysgrifennu, deellir bod cais i ddynodi safle'r cais fel maes pentref wedi'i gyflwyno. Mae'r cais hwnnw'n cael ei ystyried ond nid yw'n gwahardd yr Awdurdod Cynllunio Lleol rhag penderfynu'r cais cynllunio sy'n cael ei ystyried ar hyn o bryd.

Casgliad

Mae'r cynnig yn cynrychioli datblygiad preswyl o safle mewn lleoliad cynaliadwy ac mae'n cydymffurfio â'i ddyraniad dynodedig yng Nghynllun Datblygu Lleol Ceredigion. Mae'r cynnig yn cynnwys elfen o dai fforddiadwy sy'n fwy na'r hyn a argymhellir yn y datganiad dynodi, ac felly'n cynrychioli lles cynllunio sylweddol.

Byddai rhoi caniatâd yn cynorthwyo'r Awdurdod i gyflawni ei amcanion o ran darparu tai digonol yn enwedig yn ardal Aberystwyth lle nad yw datblygiadau preswyl ar raddfa fawr wedi digwydd er anfantais i strategaeth dai'r CDLl.

Nodir hefyd nad oes unrhyw wrthwynebiadau i'r datblygiad o safbwynt priffyrdd ac mewn perthynas â materion dŵr wyneb.

Deuir i'r casgliad na fyddai'r datblygiad yn cael effaith ar drefniant y briffordd yn yr ardal ei hun ac yn Llanbadarn Fawr. Yn ogystal, byddai darparu trefniadau dŵr wyneb fel rhan o'r datblygiad yn arwain at leihau dŵr ffo wyneb i gyrsiau dŵr gerllaw o'i gymharu â'r hyn sy'n bodoli o'r safle ar hyn o bryd.

Yn amodol ar gwblhau cytundeb A106 sy'n diogelu'r ddarpariaeth o dai fforddiadwy fel rhan o'r datblygiad ynghyd â threfniadau rheoli mannau agored, argymhellir y gellir cefnogi'r cais yn ddarostyngedig i amodau.

PŴER DIRPRWYO:

Gofynnodd yr Aelod lleol, y Cyngh J Roberts i'r cais cael ei adrodd at ystyriaeth y Pwyllgor Rheoli Datblygu er mwyn iddynt fedru rhoi eu barn ar y cynnig.

ARGYMHELLIAD

CYMERADWYO yn ddarostyngedig i amodau hyd nes y cwblheir cytundeb S106.

Rhif y Cais / Application Reference	A201067
Derbyniwyd / Received	11-12-2020
Y Bwriad / Proposal	Hybrid planning application comprising: A) Outline planning application with all matters reserved (except those included in full application below) for residential development to be developed in phases and associated works; B) Full application for residential development and associated works including public open space/play provision, a new spine road from Cefnesgair to Waunfawr Road, engineering and drainage arrangements, ecological mitigation, landscaping and associated works
Lleoliad Safle / Site Location	Land adjoining Hafan Y Waun, Waunfawr, Aberystwyth. SY23 3AY
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	(Wales and West Housing Association), Wales & West Housing Association, Cwrt Y Llan Church Lane, Newcastle Emlyn, SA38 9AB
Asiant / Agent	Mr Dylan Green (Asbri Planning), Asbri Planning Ltd, Unit 9, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

THE SITE AND RELEVANT PLANNING HISTORY

The application site is a parcel of land totalling 3.42ha located in the Waunfawr area of Aberystwyth. The site lies to the west of Primrose Hill and to the north of Cefnesgair estate which runs along its southern boundary. Waunfawr road runs parallel to the site's northern boundary with residential properties at Cefnesgair and Erw Goch situated to the west whilst the Hafan y Waun dementia care home is located to the east of the site.

The site is currently an undeveloped greenfield parcel of land being dominated by tall grasses and rough vegetation. Part of the site has historically been used as a football pitch; however, this is now overgrown. Trees found on the site are situated on or close to the boundary. There are no buildings or structures on the application site. An agricultural access is attained from Primrose Hill, along its eastern boundary. There are no public rights of way running through or adjoining the site.

The site is located in a predominantly residential area with the main body of Waunfawr located to the north of the site and Llanbadarn Fawr further to the south. The site is located within Settlement Group Aberystwyth/ Llanbadarn Fawr/Waunfawr/Penparcau which is an Urban Service Centre (USCs), as defined by the Ceredigion Local Development Plan (LDP). The entire site is allocated for residential development (ref. H0303) within the currently adopted Ceredigion LDP, identified as being able to accommodate a total of 129 residential dwellings.

Apart from one application for the siting of fibre optic cables on this site in 1995 there have been no planning applications on this site.

DETAILS OF DEVELOPMENT

This is a hybrid application for the residential development of the site.

Part A, which is the outline part of the proposal (with all matters reserved) seeks permission for residential development to be developed in phases and associated works.

Part B is the full part of the application and seeks permission for residential development and associated works including public open space/play provision, a new spine road from Cefnesgair to Waunfawr Road, engineering and drainage arrangements, ecological mitigation, landscaping and associated works.

The site subject to the full planning application lies to the south whereas the outline land is situated to the north, although there is no physical boundary between the two.

The outline element of the site proposes approximately 37 dwellings with the following scale parameters:
Width 5m (min) 12m (max)
Height 2.1m (min) 5m (max) (ridge 10m)
Depth 6m (min) 12m (max)
The amount, scale and layout will be determined in any future reserved matters applications.

The full part of the application seeks planning approval for the delivery of 28 affordable residential units and 12 flats located within a specialist learning difficulties unit. The proposed housing mix is as follows:

Flats (LD Unit) 1 bed
Flats 2 beds - Plots 1, 2, 11 and 12
Bungalow 1 bed - Plots 19 and 20
LCHO semi-detached 2 beds - Plots 25, 26, 27 and 28
Semi-detached 2 beds - Plots 5, 6, 9, 10, 15, 16, 17, 18, 21, 22, 23 and 24
Semi-detached 3 beds - Plots 3, 4, 7, 8, 13 and 14

Whilst the full element of the proposal comprises 40no. dwellings, the wider outline area will also be able to accommodate up to 37no. dwellings along with the associated drainage and road infrastructure along with the enhanced area of open space. A large part of the housing allocation located to the south-east of the site is not included under this hybrid planning application and is reserved for future development. Therefore, the hybrid application proposes the approximate delivery of 77no. dwellings with further residential development to be accommodated on adjoining land, in accordance with the housing allocation.

The proposal comprises a mix of bungalows, flats and semi-detached dwellings, as such, has a variation in the number of storeys. The bungalow units will be single storey whilst the remainder of the properties including the LD unit are two storeys.

The proposal features two primary points of access located to the north eastern boundary directly off the main road travelling through Waunfawr and to the south west off Cefn Esgair. The points of access are linked by the internal highway that travel centrally through the site from northwest to south-east. This spine road is included within the full planning application.

The layout proposed under the full application consists of the central carriageway and incorporates areas of open space for recreational use. The proposals also include community benefits including an enhanced Play Area; ecological/habitat areas and corridors to protect existing habitats and to enhance the biodiversity in the area.

In terms of materials the buildings will be erected utilising primarily smooth painted render with timber cladding and roofed with cement fibre slates.

It is noted that prior to the submission of the planning application an obligatory Pre-Application Consultation exercise was undertaken.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

Future Wales: The National Plan 2040 (February 2021)

PPW Planning Policy Wales (Edition 11, February 2021)

Relevant Local Planning Policy:

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

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

LU02 Requirements Regarding All Residential Developments

LU04 Meeting a Range of Housing Needs

LU05 Securing the Delivery of Housing Development

LU06 Housing Density

LU22 Community Provision

LU24 Provision of New Open Space

S01 Sustainable Growth

S02 Development in Urban Service Centres (USCs)

S05 Affordable Housing

YSTYRIAETHAU PERTHNASOL ERAILL

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

WG (Transport Section) - The Welsh Government as highway authority for the A487 and A44 trunk roads does not issue a direction in respect of this application.

Ceredigion Land Drainage - No objection / Comments

Dŵr Cymru / Welsh Water - No objection STC

Ceredigion Highways - No objection STC

NRW - No objection

CC Y Faenor CC - No objection but request that provision for allotments be included in the plans together with designated parking areas; that the Community Council give no guarantees in respect of the future ownership and management of public open space; and request that no distruption to the local transport infrastructrue occurs during the construction phase of the

development.

In terms of third party correspondence it is noted that a total of 152 objections were received including from Llanbadarn Fawr Community Council, Cllr Gareth Davies (Llanbadarn Fawr), Cllr Matthew Woolfall Jones (Llanbadarn Fawr - Sulien), Ben Lake MP, Elin Jones AM and Tomos ap Cadan (LD Welsh Parliament Election 2021 Candidate). The main ground of objections were as follows:-

- Loss of green space;
- Detrimental impact on local wildlife;
- Detrimental impact on highway safety not only around site but also in Llanbadarn Fawr itself;
- Surface water and flooding concerns in area and surrounding areas;
- No demand for additional housing in Aberystwyth;
- Application has been pushed through;
- Housing should be provided elsewhere rather than this greenfield site;
- Land unsuitable for residential development;
- Application site subject to Village Green status application;
- Existing sewer system incapable of serving proposed development;
- Proposal will have detrimental impact on Welsh language;
- Covenant exists on land restricting its use;
- LDP is out of date and housing figures not applicable.

CONCLUSION

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

The Principle of the Development

This is an hybrid application for the residential development of land in the Waunfawr area of Aberystwyth. The outline part of the proposal seeks consent for the principle of development for the erection of 37 dwellings on the northern end of the site whilst the full part of the application looks for consent to erect 40 units, with a mixture of 28 affordable units and 12 flats for use by people with learning difficulties, together with the main estate road and other associated works including designated open space area.

The Ceredigion Local Development Plan identifies Aberystwyth / Llanbadarn Fawr / Waunfawr as an Urban Service Centre (USC) where the Authority wishes to see 51% of the total housing growth for the Authority for the plan period being delivered. In order to assist in achieving this role the application site has been formally allocated in the Ceredigion LDP under reference H0303 for general housing with an element of affordable units. The allocation identifies that this 4.15 hectare site will have an estimated yield of 129 residential units with 25.8 units being affordable in accordance with the 20% requirement as set out in policy S05 of the LDP. The allocation states that any development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design. As such, in view of its formal designation the principle of residential development on the entire site has already been firmly established.

Policy S01 of the LDP which covers Sustainable Growth states growth will be focused to deliver stronger, more sustainable communities to be achieved by providing opportunity for development. In delivering this growth, the County's environment and resources are protected and enhanced.

Policy S02 of the LDP deals with Development in Urban Service Centres and supports housing development within the USCs on allocated sites up to the housing provision level identified for the settlement group and provided it accords with the Settlement Group Statement designation and satisfies all other Plan policies. The application lies within the settlement boundary of Aberystwyth / Llanbadarn Fawr / Waunfawr and has been allocated (under reference H0303) in the Ceredigion Local Development Plan for residential development. At time of writing there is more than sufficient capacity in the housing allocation for the Settlement Group to cater for the development.

The allocation identified an estimated yield of 129 units on site and that 25.8 of the total units be affordable. This gives the site a guide gross density of 50 units per ha. This application, however, looks for consent for a combined total of 77 which is significantly less than suggested in the designated allocation. However it is noted that not all of the allocated site is included as part of this application therefore the number of overall units could eventually meet the suggested figure at a future date.

The full part of the application will look to provide 28 affordable units and it is understood that development will commence as soon as practicably possible should planning permission be granted. However, to ensure that the respective affordable units does come forward and are provided it is suggested that any permission be the subject of a S106 agreement

stipulating that in the event that the RSL development does not materialise that 20% of the total number of units are provided on site as affordable units.

Design, Appearance, Layout and Open Space

The proposal comprises a mix of bungalows, flats and semi-detached dwellings, as such, has a variation in the number of storeys. The bungalow units will be single storey whilst the remainder of the properties including the LD unit are two storeys. Taking account of the surrounding residential context where there is a mixture of detached and semi-detached two storey properties mainly at Cefn Esgair, a mixture of detached and semi-detached bungalows at Erw Goch and also the large Hafan y Waun care home it is considered that the scale and character of the development is compliant with the surrounding area. It therefore meets policy DM06 of the LDP.

In terms of material the intention is to utilise render with an element of timber cladding and roofed with cement fibre slates. It is considered that the proposed arrangement is in keeping with the surrounding area as well.

With regard to the layout of the full part of the development, the proposal consists of the central carriageway, the areas allocated for SuDS as well as the dwellings within phase one, towards the southernmost part of the site. These dwellings are orientated away from the western boundary where the nearest existing properties are located. As such there is sufficient distance maintained to ensure that there is no detrimental impact in relation to the privacy and amenity of existing properties and the habitat corridor is being maintained to provide better separation.

The proposed layout has been configured to ensure that proposed properties benefit from a high level of privacy and amenity. This is achieved by adequate separation distances, orientation of plots and boundary treatments.

The layout also incorporates areas of open space for recreational use but which also provides visual amenity value to the site. The apartments are located towards the northernmost part of the full application. A large south facing garden is provided in accordance with the council's requirements for such facilities.

The proposals also include community benefits including an enhanced play area; ecological/habitat areas and corridors to protect existing habitats and to enhance the biodiversity in the area. Furthermore, the development will be maintaining community open space for general use with pathways around and through an existing wetland area promoting wellbeing opportunities in the area. The proposal therefore complies with policy LU24 in terms of providing open space requirments.

However, it is suggested that the proposed S106 agreement incorporates arrangements for the management of the open space area either via a designated management body; the Community Council or by other relevant arrangement.

Highways

The proposal features two primary points of access located to the north eastern boundary directly off the main road travelling through Waunfawr and to the south west off Cefn Esgair. The points of access are linked by the internal highway that travel centrally through the site from northwest to south-east. This spine road is included within the full planning application and will have paving running on either side for pedestrians. The road will be built to adoptable standards with a 5.5m carriageway and 1.8m pedestrian footpaths. The dwellings that will form the outline application is likely to encompass direct access from the central road as well as from the spur road which serves the north-west of the site. This spur road is also part of the full planning application.

The application was accompanied by a Transport Assessment which concluded that in terms of highway link and junction capacity the existing highway network can accommodate the predicted traffic flows for the development scenarios tested and that the proposed development will have a minimal impact on the highway network in the vicinity of the site.

The Local Highway Authority are content with the proposal from a local perspective and it is also noted that the Welsh Government Transport Section have indicated that the development will not have a detrimental impact on the A44 trunk road and the area in Llanbadarn Fawr itself. As such it is considered that the proposal is compliant with PPW and TAN18 and LDP policies DM03 and DM09.

Surface and Foul Water Disposal Arrangements

A Drainage Strategy was submitted with the application providing details for both the surface and foul water arrangements for the development.

The drainage strategy confirms the most feasible means of surface water discharge is via controlled flow to nearby watercourse. Each private plot will include a Filtration Swale where possible to allow for treatment and as much percolation

and evaporation as possible. The site is to be designed to contain a 1 in 100-year storm event plus an allowance for 40% climate change effects within its boundary. Gullies will be incorporated into the highway design to capture the flow. Run off will be discharged into the SUDS pond feature where it will be treated, stored and allowed to percolate as much as possible.

All run-off flow is expected to be captured by the drainage system with no increase in run-off rates from the site. Private systems within single dwelling curtilage will attenuate run off within the Swales before discharging into the surface water network. This network will then discharge the surface water into the existing watercourse via a controlled flow. As the sites surface water network will be split into two systems, the combined flow from both will show a betterment than existing Greenfield run off rate (currently the whole site Greenfield run off is 26.5l/s). Preliminary model simulations indicate discharge rates of 15l/s for the southern surface water network and 5l/s for the northern system. Combined, it shows a discharge of 20l/s ino the watercourse which is a betterment of 6.5l/s from existing conditions.

It is the opinion that the development would not exacerbate surface water issues in the immediate area and further down towards Llanbadarn Fawr itself. In fact the preliminary model simulations indicate that in view of drainage works associated with the development there would be a betterment in relation to the water discharge experienced at the site.

The Authority's Land Drainage Section do not object the proposal which would also be the subject of SAB approval. Likewise, Dŵr Cymru / Welsh Water do not object the proposed disposal of foul water to the main sewer system and have confirmed that there is adequate capacity available to cater for the development.

Ecological Matters

An Extended Phase 1 Habitat Sruvey was undertaken as part of the application proposal. The survey concluded that the site is mainly improved and / or amenity grassland with other areas & features of wildlife interest. The report identified the potential presence of badger activity and other species including doormice and reptiles. The survey recommended several mitigation measures to be provided to minimise the impact on protected species and to compensate for the loss of any habitats.

The response of the authority's Ecologist is still awaited at time of writing, however, it is recommended that should support be forthcoming any recommendations in relation to ecological matters be taken into account.

Other Material Considerations

Third party objections received have either been covered above and all others grounds have been noted. However they do not merit any change in the final recommendation of the application.

At time of writing it is understood that an application for the designation of the application site as a Village Green has been submitted. That application is under consideration however it does not prohibit the LPA from determining the planning application currently under consideration.

Conclusion

The proposal represents the residential development of a site in a sustainable location and compliant with its designated allocation in the Ceredigion Local Development Plan. The proposal accommodates an element of affordable housing greater than what it recommended in the designation statement and therefore represents significant planning gain.

The granting of permission would assist the Authority in meeting its objectives in terms of providing adequate housing especially in the Aberystwyth area where large scale residential development has not been forthcoming to the detriment of the LDP housing strategy.

It is noted also that there are no objections to the development from a highway perspective and in relation to surface water matters.

It is concluded that the development would not have a bearing on the highway arrangement in the immediate area and in Llanbadarn Fawr itself. Additionally, the provision of surface water arrangements as part of the development would result in the decrease of surface water runoff into nearby watercourses than currently exists from the site.

Subject to the completion of a S106 agreement safeguarding the provision of affordable housing as part of the development together with open space management arrangements it is recommended that the application can be supported subject to conditions.

DELEGATED AUTHORITY:

The local Member, Cllr J Roberts requested that the application be reported to the Development Control Committee for consideration in order for the Committee's opinion to be given on the proposal.

RECOMMENDATION:

APPROVE subject to conditions pending completion of S106 agreement.

2.2. A210062

Pwyllgor / Committee

Rhif y Cais / Application Reference	A210062
Derbyniwyd / Received	21-01-2021
Y Bwriad / Proposal	Application for the siting of 8 holiday self-catering lodges together with access road, landscaping measures and associated works.
Lleoliad Safle / Site Location	Land west of Penrallt Hotel, Aberporth, SA43 2BS
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Patrick Chambers (Full Parks Ltd), Merryleas Eastbury, Hungerford, RG17 7JQ
Asiant / Agent	Llyr Evans (Llyr Evans Planning Ltd), Llantood Farm, Cardigan, SA43 3NU

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn cyfeirio at gae sy'n gyfagos i westy a chanolfan wyliau Penrallt yn Aberporth. Mae Gwesty Penrallt wedi'i leoli yng nghefn gwlad oddi ar y B4333 ar gyrion de-orllewinol Aberporth tua milltir o draeth Aberporth.

Hanes cynllunio safle'r cais ei hun:

- 810026: 15 o fflatiau hunanarlwyo pellach (amlinellol): Cymeradwywyd yn ddarostyngedig i amodau 1-4-1981
- 840081: 15 o fflatiau hunanarlwyo (amlinellol): Cymeradwywyd yn ddarostyngedig i amodau 1-5-1984
- 870218: 8 uned hunanarlwyo: Gwrthodwyd 8-8-1987 – Apêl wedi'i thynnu'n ôl
- 891255: 8 uned wyliau hunanarlwyo (amlinellol): Cymeradwywyd yn ddarostyngedig i gytundeb cyfreithiol 11-06-1991
- 940329: 8 uned wyliau hunanarlwyo (adnewyddu 891255): Gwrthodwyd 16-05-1994
- 940560: 8 uned wyliau hunanarlwyo (materion a gedwir yn ôl 891255): Cymeradwywyd yn ddarostyngedig i gytundeb cyfreithiol 22-7-1994
- 960175: Cynllun diwygiedig ar gyfer 8 uned wyliau hunanarlwyo: Cymeradwywyd yn ddarostyngedig i gytundeb cyfreithiol 22-12-1997
- A190569: Cais am Dystysgrif Datblygiad Cyfreithlon (Datblygiad Arfaethedig o dan Adran 192 o Ddeddf Cynllunio Gwlad a Thref (1990) fel y'i diwygiwyd i sefydlu y gallai adeiladu 8 uned wyliau hunanarlwyo (Defnydd Dosbarth C3) a gwaith cysylltiedig gael ei wneud (yn unol â chaniatâd cynllunio D1/175/96) yn sgil gweithrediad cyfreithlon caniatâd cynllunio D1/175/96. Tystysgrif wedi'i rhoi 15/01/2020.

Hanes cynllunio yn cwmpasu'r safle cyfan:

- 770549: Llety Gwesty Ychwanegol. Cymeradwywyd yn ddarostyngedig i amodau 6-05-1977
- 781032: Pyllau Nofio. Cymeradwywyd yn ddarostyngedig i amodau 24-8-1978
- 790616: Ail-leoli 15 caban a gymeradwywyd yn flaenorol a gwaith carthffos newydd (Amlinellol): Cymeradwywyd yn ddarostyngedig i amodau 21-11-1979
- 790617: 15 o fflatiau hunanarlwyo a gwaith trin carthffos newydd i gymryd lle carthbwll (Llawn): Cymeradwywyd yn ddarostyngedig i amodau 21-11-1979
- 810482: Estyniad gan gynnwys 20 ystafell wely, pwll nofio dan do, ystafell gemau, ystafell amlbwrpas, cwrt sboncen, solariwm a maes parcio newydd. Cymeradwywyd yn ddarostyngedig i amodau 26-08-1981
- 830183: 20 garej: Cymeradwywyd yn ddarostyngedig i amodau 8-4-1983
- 850040: Ffurfio pwll nofio a maes parcio: Cymeradwywyd yn ddarostyngedig i amodau 27-2-1985
- 850989: Newid defnydd o'r tir i fod yn safle ar gyfer carafanau teithiol. Gwrthodwyd 5-12-1985
- 950465: Adeiladu ystafell glwb, bar, ystafell gemau, siop, fflat rheolwyr a garej: Cymeradwywyd yn ddarostyngedig i amodau 5-7-1995
- 990293: Codi estyniad i'r tŷ clwb: Wedi'i gymeradwyo yn ddarostyngedig i amodau 27-4-1999.

MANYLION Y DATBLYGIAD

Mae'r cais yn ceisio caniatâd cynllunio llawn ar gyfer lleoli 8 caban gwyliau ynghyd â ffordd fynediad ganolog, pwll, tirlunio a gwaith cysylltiedig. Cyflwynir y cais fel "ailwampiad' o gynllun a gymeradwywyd yn flaenorol ar gyfer 8 uned wyliau ar ffurf 3 adeilad o dan ganiatâd cynllunio D1/175/96. Cafodd Tystysgrif Datblygiad Cyfreithlon (Datblygiad Arfaethedig) ei rhoi ar gyfer adeiladu 8 uned hunanarlwyo o dan gyfeirnod A190569 ar 15/01/2020 a oedd yn cadarnhau y gallai'r datblygiad a gymeradwywyd o dan gyfeirnod D1/175/96 fynd yn ei flaen yn sgil gweithrediad cyfreithlon y caniatâd cynllunio.

Mae'r datblygiad arfaethedig yn cynnig lleoli 8 uned o lety ar wahân ar ffurf adeileddau unllawr, to goleddf mono wedi'u trefnu o gwmpas ffordd gylchol anffurfiol a phwll.

Cynigir bod pob uned yn mesur oddeutu 13.7m o hyd a 6.7m o led tra bod cyfanswm yr ôl troed gan gynnwys yr ardal ddecin oddeutu 15.7m o hyd a 10.5m o led. Bydd pob uned wyliau yn darparu cegin cynllun agored, lolfa, ardal fwyta gyda dwy ystafell wely en-suite. Bydd uchder yr unedau arfaethedig oddeutu 2.2m i'r bondo a 3.6m i'r grib (o'r decin), tra bod yr uchafswm uchder o'r tir i'r grib (gan gynnwys y decin) oddeutu 4.7m. Y deunyddiau a gynigir yw waliau cladin pren, to dalennau metel a ffenestri a drysau alwminiwm wedi'u paentio'n dywyll.

POLISÏAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol:

- Polisi Cynllunio Cymru (Argraffiad 11, Chwefror 2021)
- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

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

- S01 Twf Cynaliadwy
- S03 Datblygu mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirweddu
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- LU14 Safleoedd Llety Twristiaeth Ledled y Sir: Carafannau Sefydlog a Theithiol, Lleiniau Gwersylla, Cabanau a Chalets
- LU30 Diogelu

YSTYRIAETHAU PERTHNASOL ERAILL

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol gan roi sylw dyledus i effaith debygol arfer y swyddogaethau hynny ar ei ardal, a'r angen i wneud popeth y mae'n rhesymol iddo ei wneud i atal trosedd ac anhrefn yn ei ardal. Cafodd y ddyletswydd hon ei hystyried wrth werthuso'r cais hwn. Bernir na fyddai unrhyw gynnydd arwyddocaol neu annerbyniol mewn trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

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

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth benderfynu'r cais hwn. Bernir nad yw'r datblygiad arfaethedig yn creu unrhyw oblygiadau arwyddocaol, neu effaith, ar bobl sydd â nodwedd warchodedig, yn fwy nag unrhyw unigolyn arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i fodloni'r saith nod llesiant o fewn y Ddeddf. Mae'r adroddiad hwn wedi cael ei baratoi wrth ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodwyd yn Neddf 2015. Wrth wneud yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb gyfaddawdu gallu cenedlaethau'r dyfodol i ateb eu hanghenion eu hunain.

YMATEBION YMGYNGHORI

Draeniad Tir – Dim gwrthwynebiad yn ddarostyngedig i amodau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad yn ddarostyngedig i amodau

Ymddiriedolaeth Archeolegol Dyfed – Dim gwrthwynebiad yn ddarostyngedig i amodau

Iechyd yr Amgylchedd – Dim gwrthwynebiad yn ddarostyngedig i amodau

Awdurdod Priffyrdd Lleol – Dim gwrthwynebiad yn ddarostyngedig i amodau

Derbyniwyd 6 gwrthwynebiad trydydd parti ar y sail ganlynol:

- Yn agos iawn at y bythynnod presennol
- Problemau gyda lleoliad y gwaith trin carthffos
- Effaith ar oleuni'r haul
- Problemau yn ymwneud â dŵr wyneb
- Effaith ar olygfeydd
- Llygredd sŵn
- Colli goleuni a chysgodi
- Edrych drosodd – colli preifatrwydd
- Diogelwch priffyrdd
- Cynllun a dwysedd dyluniad, ymddangosiad a deunyddiau adeiladau
- Perygl llifogydd
- Halogi cwrs dŵr
- Effaith ar fusnes sy'n bodoli eisoes
- Diffyg ymgynghori

CASGLIAD

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

Egwyddor y Datblygiad

O ran polisi cynllunio lleol, mae Polisi LU14 y CDLl yn darparu'r prif gyd-destun ar gyfer cynigion gwyliau o'r math hwn. Mae safle'r cais wedi'i leoli i'r gorllewin o'r A487 ac felly, at ddibenion y CDLl, mae wedi'i leoli yn yr 'Ardal Arfordirol'. Mae Polisi LU14 yn nodi'n glir na chaniateir unrhyw unedau ychwanegol sy'n ymwneud â charafanau sefydlog, carafanau teithiol, cabanau a chalets. Felly, mae'r cynnig yn groes i Bolisi LU14 y CDLl.

Fodd bynnag, mae'r safle yn elwa o sefyllfa i'w throi'n ôl ati sef caniatâd cynllunio sy'n bodoli ar gyfer 8 uned wyliau. Rhoddwyd caniatâd cynllunio ym 1997 ar gyfer cynllun diwygiedig ar gyfer 8 uned wyliau hunanarlwyo. Roedd y cynllun a gymeradwywyd hwn yn cynnwys dwy uned bâr a dau deras o 3 uned. Cynigiwyd bod yr unedau i gyd yn adeiladau to ar oleddf deulawr gydag elfennau sy'n estyn allan a chribau grisiog i ddarparu ar gyfer y cwymp yn lefel y tir o'r gorllewin i'r dwyrain. Rhoddwyd Tystysgrif Datblygiad Cyfreithlon yn 2020 (A190569) a gadarnhaodd fod caniatâd cynllunio D1/175/96 wedi'i weithredu'n gyfreithlon trwy adeiladu dau slab sylfaen ac o ganlyniad, mae'r caniatâd yn bodoli.

Felly, mae'r egwyddor o adeiladu 8 uned wyliau wedi'i sefydlu trwy ganiatâd cynllunio D1/175/96 a chadarnhawyd ei fod yn bodoli trwy'r Dystysgrif Datblygu Cyfreithlon A190569. Yn sgil hyn, prif ystyriaeth y cais hwn yw'r newidiadau arfaethedig rhwng y cynllun a gafodd ganiatâd a'r cynllun arfaethedig.

Newid mewn Dyluniad a'r Effaith ar y Dirwedd

Fel y nodwyd uchod, roedd y caniatâd gwreiddiol ar gyfer tri bloc deulawr. Roedd y rhain wedi'u lleoli i'r gogledd-ddwyrain o'r safle.

Fodd bynnag, mae safle'r cais hwn ar gyfer ardal fwy o'r cae amaethyddol gan ei fod yn cynnig 8 caban ar wahân gyda lle amwynder ar gyfer pob un ynghyd â thirlunio a man cyhoeddus. Felly, mae'n amlwg bod newid yn y dyluniad oherwydd mae gan y blociau deulawr gwreiddiol uchder crib o 7.7metr ac mae'r deunyddiau yn debyg i'r adeiladau o fewn canolfan wyliau Penrallt. Er gwaethaf hyn, gwerthfawrogir bod y caniatâd wedi'i roi ym 1997 ac fel y noda'r asiant yn y datganiad cynllunio, mae'r cais cyfredol yn cynnig llety mewn steil modern – mae hyn i'w weld yn glir o'r steil a'r deunyddiau a gynigir ar gyfer yr unedau. Ystyrir bod cynyddu safle'r cais i ddarparu ar gyfer cabanau ar wahân yn dderbyniol. Ystyrir bod dyluniad y cynnig hefyd yn unol â pholisïau lleol, yn enwedig DM06.

Yr Effaith ar Amwynder Preswyl

Mae nifer o'r gwrthwynebiadau trydydd parti a dderbyniwyd yn nodi problemau megis y posibilrwydd o edrych drosodd, cysgodi, wedi'u lleoli'n agos at y bythynnod a llygredd sŵn fel meysydd o bryder. O ran edrych drosodd, yr uned agosaf i'r bythynnod yw Uned 2 (fel y rhifir ar y cynllun bloc). Mae hyn 25m i ffwrdd o'r bwthyn agosaf ac nid oes ganddo ffenestri i'r gweddlun sy'n wynebu'r bythynnod. Ni ystyrir bod unrhyw bryder o ran edrych drosodd o'r decin na'r man cyhoeddus. O ran cysgodi, unwaith eto, ni chodir unrhyw bryder. O ran lleoliad yr unedau, ni ystyrir ei fod yn creu effaith annerbyniol ar yr unedau. Gyda'r pwynt uchaf yn 4.7m i'r grib, ni ystyrir bod hyn yn achosi cysgodi i'r bythynnod gan eu bod 25m i ffwrdd. O ran llygredd sŵn, ymgynghorwyd ag Iechyd yr Amgylchedd ac ni chodwyd unrhyw wrthwynebiad i'r cais, yn ddarostyngedig i amod i reoli oriau'r gwaith adeiladu. Felly, ystyrir bod y cynnig yn dderbyniol ac yn unol â Pholisi DM06.

Mae'r safle'n cynnwys cae i'r gorllewin o'r gwesty. Mae wedi'i ffinio i'r gogledd a'r de gan derfynau aeddfed a fyddai'n cael eu cadw. Mae'r safle a'r ardal y tu hwnt iddo yn rhedeg i lawr i'r dyffryn i'r dwyrain cyn codi eto yn y pellter. Mae'r cynnydd hwn yn lefelau'r tir yn gefndir i'r datblygiad pan edrychir arno o'r gorllewin (priffordd gyhoeddus) gan sicrhau na fyddai'r datblygiad yn torri'r nenlinell. Derbyniwyd cynllun diwygiedig hefyd yn ystod y cais sy'n cynnwys mwy o dirlunio. Oherwydd topograffeg a lleoliad y safle, ynghyd â'r tirlunio, ni ystyrir bod y cynnig yn creu effaith negyddol ar y dirwedd a'i fod yn unol â pholisïau lleol.

Priffyrdd

Oherwydd y caniatâd sy'n bodoli ar y safle ar gyfer 8 uned, nid yw'r Awdurdod Priffyrdd Lleol yn codi unrhyw wrthwynebiad i'r cynnig yn ddarostyngedig i amodau.

Materion Eraill

Mae nifer o'r gwrthwynebiadau yn codi pryder o ran trin dŵr budr a dŵr wyneb. O ran y draeniad dŵr budr, ymgynghorwyd â Chyfoeth Naturiol Cymru ac ni chodwyd unrhyw wrthwynebiad. Y bwriad yw defnyddio safle trin carthion a fydd yn gollwng i'r cwrs dŵr. Mewn egwyddor, mae hyn yn dderbyniol, fodd bynnag, bydd yn ofynnol i'r ymgeisydd wneud cais am Drwydded Amgylcheddol gan Gyfoeth Naturiol Cymru cyn cychwyn ar y gwaith.

Nid yw'r Adran Draeniad Tir wedi codi unrhyw wrthwynebiad i'r dŵr wyneb yn ddarostyngedig i amodau. Bydd angen cymeradwyaeth Corff Cymeradwyo Draenio Cynaliadwy hefyd.

Pwerau Dirprwyedig

Mae'r Cynghorydd Lleol, y Cynghorydd Gethin Davies wedi datgan diddordeb yn y cais.

ARGYMHELLIAD

Cymeradwyo yn ddarostyngedig i amodau.

Rhif y Cais / Application Reference	A210062
Derbyniwyd / Received	21-01-2021
Y Bwriad / Proposal	Application for the siting of 8 holiday self-catering lodges together with access road, landscaping measures and associated works.
Lleoliad Safle / Site Location	Land west of Penrallt Hotel, Aberporth, SA43 2BS
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Patrick Chambers (Full Parks Ltd), Merryleas Eastbury, Hungerford, RG17 7JQ
Asiant / Agent	Llyr Evans (Llyr Evans Planning Ltd), Llantood Farm, Cardigan, SA43 3NU

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a field adjacent to the Penrallt Hotel and holiday complex in Aberporth. The Penrallt Hotel lies within a countryside location, off the B4333, on the south-western outskirt of Aberporth, approximately 1 mile from Aberporth beach.

Planning history of the application site itself:

- 810026: Further 15 self catering flats (outline): Approved subject to conditions 1-4-1981
- 840081:15 self catering flats (outline): Approved subject to conditions 1-5-1984
- 870218: 8 self catering units: Refused 8-8-1987 - Appeal Withdrawn
- 891255: 8 self catering holiday units (outline): Approved subject to legal agreement 11-06-1991
- 940329: 8 self catering holiday units (renewal 891255): Refused 16-05-1994
- 940560: 8 holiday self catering units (reserved matters of 891255): Approved subject to legal agreement 22-7-1994
- 960175: Revised scheme for 8 holiday self catering units: Approved subject to legal agreement 22-12-1997
- A190569: Application for a Certificate of Lawful Development (Proposed Development under Section 192 of the Town and Country Planning Act (1990) as amended, to establish that the erection of 8no. holiday self-catering units (Use Class C3) and associated works can be undertaken (in accordance with planning permission D1/175/96) in light of the lawful implementation of planning permission D1/175/96. Certificate Granted 15/01/2020.

Planning history covering the whole site:

- 770549: Additional Hotel Accommodation. Approved subject to conditions 6-05-1977
- 781032: Swimming Pools. Approved subject to conditions 24-8-1978
- 790616: Relocation of previously approved 15 chalets and new sewage plant (Outline): Approved subject toconditions 21-11-1979
- 790617:15 self catering flats and new sewage treatment plant to replace cesspit (Full): Approved subject to conditions 21-11-1979
- 810482: Extension including 20 bedrooms, indoor swimming pool, games room, multi purpose room, squash court, solarium and new car park. Approved subject to conditions 26-08-1981
- 830183: 20 garages: Approved subject to conditions 8-4-1983
- 850040: Formation of swimming pool and car park: Approved subject to condition 27-2-1985
- 850989: Change of use of land to site for touring caravans. Refused 5-12-1985
- 950465: Erection of a clubroom, bar, games room, shop, managers flat and garage: Approved subject to condition 5-7-1995
- 990293: Erection of an extension to clubhouse: Approved subject to conditions 27-4-1999.

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the siting of 8 holiday lodges together with a central access road, pond, landscaping and associated works. The application is presented as a 'redesign' of a previously approved scheme for 8 holiday units in the form of 3 buildings under planning permission D1/175/96. A Certificate of Lawful Development (Proposed Development) for the construction of 8no. self-catering units was granted under reference A190569 on 15/01/2020, which confirmed that the development approved under reference D1/175/96 could proceed in light of the lawful implementation of the planning permission.

The proposed development involves the siting of 8 detached units of accommodation in the form of single storey, mono-pitched structures arranged around an informal circular road and pond.

Each unit is proposed to measure approximately 13.7m in length and 6.7m in width whilst the total footprint including the decking area is approximately 15.7m in length and 10.5m in width. Each holiday unit is to provide an open plan kitchen, lounge, dining area with two en-suite bedrooms. The height of the proposed units are to be approximately 2.2m to eaves and 3.6m to ridge (from decking) whilst the maximum height from ground to ridge (including decking) is approximately 4.7m. The materials are proposed to be timber cladding walls, metal sheeting roof and dark painted aluminium windows and doors.

RELEVANT PLANNING POLICIES AND GUIDANCE

National Planning Policy:

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

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

- S01 Sustainable Growth
- S03 Development in 'Linked Settlements and Other Locations'
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05: Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- LU14 Countywide Tourism Accommodation Sites: Static and Touring Caravans, Camping Pitches, Cabins and Chalets
- LU30 Safeguarding

OTHER MATERIAL CONSIDERATIONS

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

Land Drainage - No Objection Subject to Conditions

Natural Resources Wales - No Objection Subject to Conditions

Dyfed Archaeological Trust - No Objection Subject to Condition

Environmental Health - No Objection Subject to Condition

Local Highways Authority - No Objection Subject to Conditions

6 third party objections have been received on the following grounds:

- Within close proximity to the existing cottages
- Issues with the foul treatment location
- Impact on sunlight
- Issues regarding surface water
- Impact on views
- Noise pollution
- Loss of light and overshadowing
- Overlooking - loss of privacy
- Highway safety
- Layout and density of building design, appearance and materials
- Flood risk
- Contamination of water course
- Impact on existing business
- Lack of consultation

CONCLUSION

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

Principle of Development
In terms of local planning policy, Policy LU14 of the LDP provides the main context for holiday proposals of this type. The application site is located to the west of the A487 and therefore, for the purposes of the LDP, is located within the 'Coastal Area'. Policy LU14 clearly states that no additional units relating to static caravans, touring caravans, cabins and chalets will be permitted. Therefore, the proposal is contrary to Policy LU14 of the LDP.

However, the site benefits from a fall-back position of an extant planning permission for 8 holiday units. Planning permission was granted in 1997 for a revised scheme for 8no. holiday self catering units. This approved scheme consisted of a pair of semi-detached units and two terraces of 3 units. The units were all proposed to be two storey pitched roof buildings with projecting elements and stepped ridges to take account of the fall in ground level from west to east. A Certificate of Lawful Development was granted in 2020 (A190569) that confirmed that planning permission D1/175/96 had been lawfully implemented through the construction of two foundation slabs and consequently, the permission is extant.

Therefore, the principle of erecting 8 holiday units has been established through planning permission D1/175/96 and has been confirmed as being extant through the Lawful Development Certificate A190569. In light of this, the main consideration of this application are the proposed changes between the consented and proposed scheme.

Change in Design and Impact on Landscape
As noted above, the original permission was for three two-storey blocks. These were located to the north-east of the site. However, this application site is for a larger area of the agricultural field as it proposes 8 detached cabins with amenity space for each along with landscaping and public space. Therefore, there is clearly a change in design with the original two-storey blocks having a ridge height of 7.7m and the materials being similar to the buildings within the Penrallt complex. Despite this, it is appreciated that the permission was granted in 1997 and as the agent notes in the planning statement, the current application proposes a modern style of accommodation - this can be seen with the style and materials proposed on the units. It is considered that increasing the application site to cater for detached cabins is considered acceptable. The design of the proposal is also considered to be in line with local policies, in particular DM06.

Impact on Residential Amenity
A number of the third party objections received note issues such as potential of overlooking, overshadowing, located within close proximity to the cottages and noise pollution as areas of concern. In terms of overlooking, the nearest unit to the cottages is Unit 2 (as numbered on the block plan). This is 25m from the nearest cottage and has no fenestration to the elevation facing the cottages. There is not considered to be any overlooking concern from the decking areas nor public space. In terms of overshadowing, again, no concern is raised. With the positioning of the units, it is not considered to cause an unacceptable impact on the units. With the highest point being 4.7m to ridge, this is not considered to cause overshadowing to the cottages as they are located 25m away. In terms of noise pollution, Environmental Health have been consulted and have raised no objection to the proposal, subject to a condition to control the hours of construction. Therefore, the proposal is considered to be acceptable and in line with Policy DM06.

The site consists of a field enclosure to the west of the hotel complex. It is bordered to the north and south by mature boundaries, which would be retained. The site and beyond slopes down to the valley to the east before rising again in the distance. This increase in ground levels provides a backdrop for the development when viewed from the west (public highway) ensuring that the development would not breach the skyline. An amended plan has also been received during the course of the application which includes greater amount of landscaping. Due to the topography and location of the site, along with the landscaping, the proposal is not considered to cause a negative impact on the landscape and is in line with local policies.

Highways
Due to the extant permission on the site for 8 units, the LHA raise no objection to the proposal subject to conditions.

Other Matters
A number of the objections raise concern with the foul treatment and surface water. With regards to the foul drainage, NRW have been consulted and raise no objection. It is proposed to use a Treatment Plant that will discharge into the watercourse. In principle, this is acceptable however, the applicant will be required to apply for an Environmental Permit from NRW prior to commencement.

The Land Drainage Department have raised no objection to the surace water subject to conditions. SAB Approval will also be required.

Delegated Powers
The Local Councillor, Cllr Gethin Davies has declared an interest in the application.

RECOMMENDATION:

Approve Subject to Conditions.

2.3. A210077

Pwyllgor / Committee

Rhif y Cais / Application Reference	A210077
Derbyniwyd / Received	25-01-2021
Y Bwriad / Proposal	Dymchwel bloc stablau presennol a chodi annedd breswyl, gan gynnwys parcio, tirlunio a gwaith ategol
Lleoliad Safle / Site Location	Tir yn Tyn-y-Cae, Talybont, SY24 5EA
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr Rhys Norrington-Davies, Tyncae, Talybont, Ceredigion, SY24 5EA
Asiant / Agent	Mr A Smith (Simply Planning), Studio 211 Creative Quarter, 8a Morgan Arcade, Caerdydd, CF10 1AF

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn gysylltiedig â stablau presennol a leolir i'r de o'r annedd o'r enw Tyn Y Cae, Talybont. Mae safle'r cais wedi'i leoli ar hyd yr A487 ac mae ganddo'r hanes cynllunio perthnasol canlynol:

- 871148 Cynllunio Llawn. Newid defnydd ysgubor/stabl i fod yn annedd. Cymeradwywyd yn ddarostyngedig i amodau 18/11/1987.
- A040264 Cynllunio Llawn. Newidiadau ac estyniadau. Cymeradwywyd yn ddarostyngedig i amodau 27/04/2004.
- A061237 Cynllunio Llawn. Addasu tŷ allan i fod yn uned wyliau. Cymeradwywyd yn ddarostyngedig i amodau 15/05/2007.

MANYLION Y DATBLYGIAD

Ceisir caniatâd cynllunio llawn ar gyfer dymchwel y stablau presennol a chodi annedd marchnad agored ynghyd â lle parcio, tirlunio a gwaith ategol. Cynigir bod y llawr gwaelod isaf yn 112 metr sgwâr a bydd yn darparu lle ar gyfer ystafell fyw ac ystafell wely en-suite gyda wardrob â mynediad gwastad. Bydd y llawr gwaelod yn 194 metr sgwâr a bydd ganddo gegin cynllun agored, lle byw, lle bwyta gydag ystafell amlbwrpas ar wahân ynghyd ag ystafell wely en-suite arall a dwy ystafell ffitrwydd – un i ddarparu ar gyfer plymbyllau. Bydd hyn yn darparu cyfanswm ôl troed o 306 metr sgwâr.

Mae'r tir presennol ar lethr ac mae'r cynnig yn cynnwys cloddio'r tir presennol. Y deunyddiau a gynigir yw bordiau pren ar gyfer y waliau, to sêm sefydlog alwminiwm crwm (i'r prif do), a bydd y to isaf yn do gwastad. Cynigir bod y ffenestri yn alwminiwm â chôt lliw.

POLISÏAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

- Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)
- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- TAN12 Dylunio (2016)
- TAN 2 Cynllunio a Thai Fforddiadwy (2006)
- TAN 5 Cynllunio a Chadwraeth Natur (2009)

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

- S01 Twf Cynaliadwy
- S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- S05 Tai Fforddiadwy
- LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai

- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU30 Diogelu
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirweddu
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol

Canllawiau Cynllunio Atodol mabwysiedig perthnasol:

- Canllawiau Cynllunio Atodol Safonau Parcio CSC
- Canllawiau Cynllunio Atodol yr Amgylchedd Adeiledig a Dylunio
- Canllawiau Cynllunio Atodol Cadwraeth Natur
- Canllawiau Cynllunio Atodol Tai Fforddiadwy
- Taflenni Cymorth Canllawiau Cynllunio Atodol Tai Fforddiadwy

YSTYRIAETHAU PERTHNASOL ERAILL

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau amrywiol gan roi sylw dyledus i effaith debygol arfer y swyddogaethau hynny ar ei ardal, a'r angen i wneud popeth y mae'n rhesymol iddo ei wneud i atal trosedd ac anhrefn yn ei ardal. Cafodd y ddyletswydd hon ei hystyried wrth werthuso'r cais hwn. Bernir na fyddai unrhyw gynnydd arwyddocaol neu annerbyniol mewn trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

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

Mae'r ddyletswydd uchod wedi cael ystyriaeth briodol wrth benderfynu'r cais hwn. Bernir nad yw'r datblygiad arfaethedig yn creu unrhyw oblygiadau arwyddocaol, neu effaith, ar bobl sydd â nodwedd warchodedig, yn fwy nag unrhyw unigolyn arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i fodloni'r saith nod llesiant o fewn y Ddeddf. Mae'r adroddiad hwn wedi cael ei baratoi wrth ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodwyd yn Neddf 2015. Wrth wneud yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu bodloni heb gyfaddawdu gallu cenedlaethau'r dyfodol i ateb eu hanghenion eu hunain.

YMATEBION YMGYNGHORI

Priffyrdd – Dim gwrthwynebiad yn ddarostyngedig i amodau

Draeniad Tir – Dim gwrthwynebiad yn ddarostyngedig i amodau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad yn ddarostyngedig i amodau

Dŵr Cymru / Welsh Water – Dim gwrthwynebiad

Ecoleg – Dim gwrthwynebiad yn ddarostyngedig i amodau

Cyngor Cymuned Ceulanmaesmawr Community Council – Dim ymateb

Cefnffyrdd – Dim cyfarwyddyd

Ni dderbyniwyd unrhyw sylwadau trydydd parti.

CASGLIAD

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

Egwyddor y Datblygiad

Mae safle'r cais wedi ei leoli o fewn 'lleoliadau eraill' fel y nodir o fewn y Cynllun Datblygu Lleol mabwysiedig lle mae datblygu yn cael ei reoli'n gaeth er mwyn sicrhau datblygu cynaliadwy a diogelu cefn gwlad agored. Mae Polisi S04 y CDLl yn datgan bod tai cyffredinol yn amhriodol o fewn 'lleoliadau eraill' oni bai eu bod wedi eu cyfiawnhau ar y sail eu bod yn diwallu angen a nodwyd sydd heb ei ddiwallu ar gyfer tai fforddiadwy yn yr ardal. Mae'r Polisi hefyd yn ei gwneud yn ofynnol i dai fforddiadwy gael eu lleoli yn union wrth ymyl grwpiau presennol o anheddau yn unol â bwriadau paragraff 9.2.22 Polisi Cynllunio Cymru. Er bod Polisi Cynllunio Cymru wedi'i ddiweddaru ers hynny, mae paragraff 3.60 yn parhau i fynnu bod datblygiad yng nghefn gwlad i'w leoli o fewn aneddiadau cyfagos yn y man lle gellir ei leoli orau o ran seilwaith, mynediad, cadwraeth cynefinoedd a thirlunio, ac mae'n nodi y gallai mewnlenwi neu fân estyniadau i'r aneddiadau presennol fod yn dderbyniol, yn enwedig lle maent yn diwallu angen lleol am dai fforddiadwy, ond rhaid i adeiladau newydd yng nghefn gwlad agored i ffwrdd o aneddiadau presennol barhau i gael eu rheoli'n llym.

Dim ond mewn canolfannau gwasanaethau ac aneddiadau cyswllt y mae polisi lleol yn caniatáu anheddau marchnad agored. Felly, gan fod y cynnig ar gyfer annedd marchnad agored mewn lleoliad cefn gwlad agored, mae'n groes i bolisïau lleol a chenedlaethol. Mae'r datganiad cynllunio a gyflwynwyd yn cefnogi'r cais yn nodi na fydd cynnydd mewn symudiadau cerbydau oherwydd pan fydd yr ymgeisydd yn byw yng Ngheredigion, mae'n aros yn Nhyn-y-Cae; nid yw'r cynnig yn sylweddol fwy na'r stablau presennol; byddai'n rhoi preifatrwydd i'r ymgeisydd; ac mae'r cynnig o ddyluniad safon uchel. Fodd bynnag, nid yw un o'r rhesymau hyn wedi darparu unrhyw ystyriaethau cynllunio perthnasol sydd yn drech na rhagdybiaeth polisi cynllunio cenedlaethol a lleol yn erbyn y math hwn o ddatblygiad anghynaliadwy. Nid oes unrhyw gyfiawnhad dros annedd marchnad agored yn y lleoliad cefn gwlad agored hwn, ac felly mae'r cynnig yn methu ar sail polisi.

Effaith ar Dirwedd a Chymeriad:

Mae'r datblygiad yn cynnig dymchwel y bloc stablau presennol sydd ag ôl troed o oddeutu 65 metr sgwâr. Mae gan yr annedd arfaethedig ôl troed sylweddol fwy, er fel y noda'r datganiad cynllunio, mae'r annedd wedi'i chynllunio i leihau'r effaith ar y dirwedd. Felly ni ystyrir bod y cynnig yn cael effaith arwyddocaol ac andwyol ar y dirwedd.

Materion Eraill:

Nid yw'r Asiantaeth Cefnffyrdd na'r Awdurdod Priffyrdd Lleol wedi codi gwrthwynebiad i'r cynnig. Nid yw'r adran draenio tir wedi codi gwrthwynebiad ychwaith. Mae Ecolegydd yr Awdurdod Cynllunio Lleol a Chyfoeth Naturiol Cymru yn fodlon bod yr arolwg ystlumod a gyflwynwyd yn dangos nad oes unrhyw ystlumod yn y safle.

Pwerau Dirprwyedig:

Mae'r Aelod Lleol wedi gofyn i'r cais gael ei gyflwyno i'r Pwyllgor Rheoli Datblygu i'w benderfynu am y rhesymau a ganlyn:

Oherwydd fy mod wedi gaddo i'r teulu wrth drafod y cais yn wreiddiol byddaf am iddo fynd i Bwyllgor os gweli di'n dda.

ARGYMHELLIAD

Argymhellir bod y cais yn cael ei wrthod gan fod y datblygiad arfaethedig yn cynrychioli math anghynaliadwy o ddatblygiad tai o fewn 'lleoliadau eraill' sy'n groes i Bolisïau S01 ac S04 y CDLl a'r polisi cynllunio cenedlaethol.

Rhif y Cais / Application Reference	A210077
Derbyniwyd / Received	25-01-2021
Y Bwriad / Proposal	Demolition of existing stables building and erection of a residential dwelling, including parking, landscaping and ancillary works
Lleoliad Safle / Site Location	Land at Tyn-y-Cae, Talybont, SY24 5EA
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Rhys Norrington-Davies, Tyncae, Talybont, Ceredigion, SY24 5EA
Asiant / Agent	Mr A Smith (Simply Planning), Studio 211 Creative Quarter, 8a Morgan Arcade, Cardiff, CF10 1AF

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to existing stables, south of the dwelling known as Tyn Y Cae, Talybont. The appliation site is located along the A487 and has the following relevant planning history:

- 871148 Full Planning. Change of use of barn/stable to dwelling. Approved Subject to Conditions 18/11/1987.
- A040264 Full Planning. Alterations and extensions. Approved Subject to Conditions 27/04/2004.
- A061237 Full Planning. Conversion ofoutbuilding to holiday unit. Approved Subject to Conditions 15/05/2007.

DETAILS OF DEVELOPMENT

Full planning permission is sought for the demolition of existing stables and the erection of an open market dwelling along with parking, landscaping and ancillary works. The lower ground floor is proposed to be 112sqm and is to cater a living room and an en-suite bedroom with a walk in wardrobe. The ground floor is to be 194sqm and is to have an open plan kitchen, living, dining space with a separate utility along with another en-suite bedroom and two fitness rooms - one to cater for plunge pools. This will provide a total footprint of 306sqm.

The existing land is sloping and the proposal includes excavating into the existing land. The materials are proposed to be timber boarding to the walls, a curved aluminum standing seam roof (to the main roof), with the lower roof to be a flat roof. The windows are proposed to be colour coated aluminium.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- PPW Planning Policy Wales (edition 11, February 2021)
- Future Wales: The National Plan 2040
- TAN12 Design (2016)
- TAN2 Planning and Affordable Housing (2006)
- TAN5 Nature Conservation and Planning (2009)

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

- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- S05 Affordable Housing
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU30 Safeguarding
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems

- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape

Relevant adopted Supplementary Planning Guidances:

- CCC Parking Standards SPG
- Built Environment and Design SPG
- Nature Conservation SPG
- Affordable Housing SPG
- Affordable Housing SPG Help Sheets

OTHER MATERIAL CONSIDERATIONS

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

Highways - No Objection Subject to Conditions

Land Drainage - No Objection Subject to Conditions

Natural Resources Wales - No Objection Subject to Conditions

Dwr Cymru Welsh Water - No Objection

Ecology - No Objection Subject to Conditions

Cyngor Cymuned Ceulanmaesmawr Community Council - No Response Received

Trunk Roads - No direction

No third party representation has 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:

The application site lies within 'other locations' as identified within the adopted Local Development Plan (LDP) where development is strictly controlled in the interest of achieving sustainable development and protecting the open countryside. 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. The Policy also 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. Whilst PPW has since been updated, paragraph 3.60 continues to require development in the countryside to be located within and adjoining settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscaping conservation, and 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.

Local policy only allows open market dwellings within services centres and linked settlements. Therefore, as the proposal is for an open market dwelling in an open countryside location, it is contrary to local and national policies. The planning statement submitted in support of the application notes that there will be no increase in vehicular movements, as when the applicant resides in Ceredigion, he stays in Tyn-Y-Cae; the proposal is not materially larger than the existing stables; it would provide the applicant with privacy; and the proposal is of high quality design. However, none of these reasons have provided any material planning considerations that have outweighed both the national and local planning policy presumption against this type of unsustainable development. There is no justification for an open market dwelling in this open countryside location and therefore the proposal fails on policy grounds.

Impact on Landscape and Character:

The proposed development is to demolish the existing stable block which has a footprint of approximately 65sqm. The proposed dwelling has a significantly larger footprint although as the planning statement noted, the dwelling has been designed to minimise the impact on the landscape. The proposal is therefore not considered to have a significant and adverse impact on the landscape.

Other Matters:

Both the Trunk Road Agency and the Local Highways Authority have not raised an objection to the proposal. The land drainage department also raise no objection. The LPA's Ecologist and NRW are satisfied that the bat survey submitted identified no bats present at the site.

Delegated Powers:

The Local Member has requested that the application be taken to Development Control Committee to be decided for the following reasons:

Whilst originally discussing the application with the family, I said I would take the application to Committee.

RECOMMENDATION:

The application is recommended for refusal as the proposed development represents an unsustainable form of housing development within 'other locations' which is contrary to LDP Policies S01 and S04 and national planning policy.