

# 1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A201050	09-12-2020	Wil & Annie Davey	Erection of a dwelling to include installation of vehicular access and treatment plant	Land Adjacent To Awel Y Mynydd, Pïsgah, Aberystwyth, SY23 4NE	Refuse

1.1. A201050



**Rhif y Cais:** A201050  
**Daeth i law:** 09-12-2020  
**Y Bwriad:** Codi annedd gan gynnwys creu mynediad i gerbydau a gosod cyfleuster trin carthion  
**Lleoliad y Safle:** Tir wrth ochr Awel y Mynydd, Pïsgah, Aberystwyth, SY23 4NE  
**Math o Gais:** Cynllunio Llawn  
**Ymgeisydd:** Wil ac Annie Davey, Nythfa, Pantycrug, Capel Seion, Aberystwyth, Ceredigion, SY23 4EF  
**Asiant:** Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan y Dderwen, Llanrhystud, Ceredigion, SY23 5ED

## Y SAFLE A'I HANES PERTHNASOL

Darn o dir rhwng dau eiddo preswyl yw safle'r cais, ym mhentref bach gwledig Pïsgah. Defnyddir y safle at ddefnydd amaethyddol. Mae ffordd sirol yr A4120 yn ffinio â'r safle tua'r gogledd. I'r de mae rhagor o gaeau amaethyddol.

Mae'r safle mewn lleoliad amlwg uwchben Dyffryn Rheidol.

### Hanes Perthnasol o ran Cynllunio

A010478 – Caniatâd amlinellol i godi tri thŷ – Gwrthodwyd 15/07/2021

## MANYLION Y DATBLYGIAD

Mae'r cais sydd o dan sylw yn gofyn am ganiatâd llawn i godi annedd ar y farchnad agored.

Bydd yr annedd arfaethedig yn dŷ ffrŷnt-dwbl gyda phortsh gwydr amlwg a bydd y tŷ yn sefyll ar ganol y llain o dir. Bydd mynediad yn uniongyrchol o ffordd sirol yr A4120 rhwng Aberystwyth a Phontarfynach a bydd hwn yn arwain at le parcio a man troi ar gyfer tri char.

Mae'r deunyddiau allanol yn cynnwys rendr llyfn wedi'i baentio, cerrig naturiol, plinth o frics glas Swydd Stafford ar gyfer y waliau, ac uwch ei ben to llechi naturiol Sbaenaidd Iberaidd. Rhoddir gorffeniad UPVC llwyd anthracite i'r gwaith coed.

Bydd yr eiddo'n mesur tua 18.1m (ar y mwyaf) o led a 10.2m (ar y mwyaf) o ddyfnder. Bydd crib y to tua 9m o uchder.

Y tu mewn, ar y llawr gwaelod bydd yr eiddo arfaethedig yn cynnwys cyntedd, ystafell fyw, ystafell chwarae, cegin cynllun agored, ystafell deuluol, ystafell iwtility a thoiled. Ar y llawr cyntaf bydd pedair ystafell wely, landin ar ffurf oriel ac ystafell ymolchi, gan gynnwys prif ystafell wely gyda wardrob y gellir cerdded i mewn iddo ac ystafell ymolchi en-suite.

Y tu allan, bydd yr ardd arfaethedig yn cynnwys lawnt yn bennaf a bydd perthi o rywogaethau cymysg yn cael eu plannu ar ffin ddeheuol y safle.

Y bwriad yw gosod cyfleuster trin carthion i waredu â dŵr brwnt cyn ei ryddhau i suddfan.

## POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

### Polisïau Cynllunio Cenedlaethol Perthnasol

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (Fersiwn 11)

TAN 2 Cynllunio a Thai Fforddiadwy

TAN 6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy

### Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 25 Ebrill, 2013)

S01 Twf Cynaliadwy

S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill

S05 Tai Fforddiadwy

DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg

DM06 Dylunio a Chreu Lle o Safon Uchel

DM10 Dylunio a Thirwedd

DM15 Cadw Bioamrywiaeth Leol

DM17 Y Dirwedd yn Gyffredinol

DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd

## **Canllawiau Cynllunio Atodol**

Tai Fforddiadwy

Safonau Parcio

Yr Amgylchedd Adeiledig a Dylunio

Cadwraeth Natur

## **YSTYRIAETHAU PERTHNASOL ERAILL**

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

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

### **DEDDF CYDRADDOLDEB 2010**

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

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

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

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

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

## **YMATEBION YN SGIL YMGYNGHORI**

**Adran Briffyrdd Ceredigion**— Dim gwrthwynebiad, yn ddibynnol ar amodau

**Draenio Tir Cyngor Sir Ceredigion**— Dim gwrthwynebiad, yn ddibynnol ar amodau

**Ecoleg Cyngor Sir Ceredigion** — Ni chafwyd sylw

**Cyfoeth Naturiol Cymru**— Dim gwrthwynebiad

**Dŵr Cymru** — Dim gwrthwynebiad, yn ddibynnol ar amodau

Daeth dau sylw i law oddi wrth drydydd partïon parthed y cais. Ers hynny, tynnodd trigolion yr eiddo cyfagos wrthwynebiad i'r cynnig yn ôl. Daeth sylw arall i law o blaid y cais.

## CASGLIAD

Dywed Adran 38 (6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004:

“Os rhoddir ystyriaeth i'r cynllun datblygu er mwyn gwneud penderfyniad o dan y Deddfau Cynllunio, bydd yn rhaid i'r penderfyniad hwnnw fod yn unol â'r cynllun oni bai fod ystyriaethau perthnasol yn awgrymu fel arall.”

## Egwyddor y Datblygiad

Dynodir yng Nghynllun Datblygu Lleol Ceredigion fod safle'r cais mewn 'lleoliad arall' neu gefn gwlad agored. Felly y prif bolisi sy'n berthnasol wrth ystyried y cais yw polisi S04 o Gynllun Datblygu Lleol Ceredigion sy'n ymdrin â chynigion i ddatblygu mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'.

Er bod polisi S04 yn cydnabod yr angen am rywfaint o ddatblygu mewn lleoliadau eraill, i ddiwallu anghenion y cymunedau presennol, mae'r polisi'n ceisio sicrhau rheolaeth rhag i ddatblygu ddigwydd yn helaeth mewn lleoliadau anghynaliadwy. Mae'r polisi felly'n caniatáu datblygiad newydd dim ond pan fo modd cyfiawnhau'r angen am fenter wledig yn unol â TAN 6 neu os yw'n angenrheidiol i ddiwallu angen am dai fforddiadwy yn unol ag S05. O ran tai fforddiadwy, caniateir datblygu mewn lleoliadau eraill dim ond pan fyddant o fewn aneddiadau presennol neu'n union gyfagos iddynt, yn unol â'r polisi cynllunio cenedlaethol.

Ni hawlr bod angen y cais hwn at ddibenion TAN 6.

Mae'r cais hwn yn cynnig codi annedd marchnad agored, ond yn ystod y broses benderfynu nododd yr ymgeiswyr y byddent yn fodlon ystyried dynodi'r annedd yn 'annedd fforddiadwy' a sicrhau am byth drwy gytundeb cyfreithiol o dan adran 106. Fel y trafodwyd, mae polisi S04 yn caniatáu ar gyfer tai fforddiadwy mewn 'lleoliadau eraill' lle gellir dangos bod angen am dai fforddiadwy yn yr ardal ac nad yw'r angen yn cael ei ddiwallu.

Wrth ystyried cynigion ar gyfer tai fforddiadwy, dywed Atodiad 4 y Cynllun Datblygu Lleol y dylid sicrhau nad yw tai fforddiadwy yn cael eu hadeiladu yn ôl safonau annerbyniol o isel ac na ddylid chwaith greu datblygiadau tai sy'n 'rhy fawr neu sylweddol'. Mae Canllawiau Atodol Tai Fforddiadwy Ceredigion yn rhoi'r Cynllun Datblygu Lleol ar waith drwy weithredu manylion gofynnol o ran arwynebedd y llawr o fewn tai fforddiadwy. Daw'r rhain o Ofynion Ansawdd Datblygu Llywodraeth Cymru. Caniateir hyd at 20% yn uwch na'r mesuriadau lleiaf posib ar gyfer llawr mewnol cyfan. Yr arwynebedd llawr lleiaf posib yn y Gofynion ar gyfer tŷ fforddiadwy pedair ystafell wely yw 114m<sup>2</sup>. Yr uchafswm a ganiateir felly yng Ngheredigion yw 136m<sup>2</sup>, sef 20% yn uwch na ffigwr y Gofynion Ansawdd Datblygu.

Ar sail cynlluniau'r lloiau a ddarparwyd, byddai gan yr annedd arfaethedig arwynebedd llawr o 275m<sup>2</sup> - llawer yn uwch na'r ffigwr a ganiateir yng Ngheredigion. Mae'r ymgeisydd wedi dweud y byddai'n amharod i leihau'r maint i gydymffurfio â'r polisi. Felly, yn sgil maint yr eiddo, ystyrir y byddai'r eiddo y tu hwnt i gyrraedd cyfran fawr o'r gymdeithas, hyd yn oed gyda chytundeb adran 106 ynghlwm.

Mae'r ymgeisydd wedi cadarnhau felly ei fod yn dymuno i'r cais gael ei ystyried ar sail deiliadaeth marchnad agored. Ni roddwyd cyfiawnhad felly o ran sut y byddai'r cais hwn yn diwallu'r angen am dai fforddiadwy yn lleol.

## Tirwedd

Ni ddynodir bod safle'r cais o fewn Ardal Tirwedd Arbennig at ddibenion y Cynllun Datblygu Lleol. Serch hynny, yn rhinwedd lleoliad yr eiddo arfaethedig ar esgair Dyffryn Rheidol, a'i faint, a'i liw gwyn, byddai'n nodwedd amlwg ar y tirwedd wrth edrych o Ardal Tirwedd Arbennig Dyffryn Rheidol.

## Priffyrdd

Roedd Awdurdod Priffyrdd Lleol Ceredigion wedi mynegi anfodlonrwydd â'r cais fel y'i cyflwynwyd am nad oedd modd cyflawni'r llain welededd ofynnol ar dir oedd yn eiddo i'r ymgeisydd. Mae'r ymgeisydd wedi darparu copïau o gytundeb ysgrifenedig gyda'r tai cyfagos i gynnal a chadw'r tir er mwyn sicrhau y gellir cyflawni'r llain welededd ofynnol. Mae'r Awdurdod Priffyrdd Lleol yn fodlon â'r trefniant hwn ac nid oes ganddynt wrthwynebiad, yn ddibynol ar amodau.

## Ecoleg a Draenio Tir

Mae Cyfoeth Naturiol Cymru yn fodlon ar ganfyddiadau'r arfarniad ecolegol a gyflwynwyd i gefnogi'r cais. Canfu'r arfarniad nad yw'r safle o fawr o werth ecolegol. Mae'r adran Draenio Tir yn fodlon ar y dull a gynigir o ddraenio dŵr wyneb, yn ddibynol ar amod.

## Materion Eraill

Mae Dŵr Cymru yn tynnu sylw'r ymgeisydd at y ffaith bod prif bibell ddŵr o fewn ffiniau'r safle. Mae Dŵr Cymru yn cynnig bod amodau i sicrhau fod y bibell yn cael ei diogelu a bod modd cael mynediad ati.

## **DIRPRWYO PWERAU**

Mae'r Cynghorydd Rhodri Davies wedi gofyn am i'r cais gael ei gyfeirio at y Pwyllgor Cynllunio a hynny am y rhesymau canlynol:

Darparu cartref ar gyfer bobl leol.

Byddai annedd fach yn ymddangos yn anghydnaws â'r tai mwy o faint sydd gerllaw safle'r cais.

## **RHESWM AM OHIRIO**

Yn Mhwyllgor Rheoli Datblygu a gynhaliwyd ar 23 Mehefin 2021, penderfynodd y pwyllgor gohirio penderfynu y cais i ganiatáu amser i'r ymgeisydd drafod gyda'r Awdurdod Cynllunio Lleol a fyddent yn ystyried newid y cais i gais am annedd fforddiadwy neu annedd TAN 6, gan roi pwerau awdurdodi i'r Prif Swyddog Corfforaethol ar gyfer yr Economi ac Adfywio i gymeradwyo cais diwygiedig boddhaol yn ddibynnol ar amodau a chytundeb cyfreithiol S106. Os nad oedd cytundeb rhwng yr Awdurdod a'r ymgeisydd, yna gofynnwyd i'r cais cael ei adrodd yn ôl i Bwyllgor er mwyn ei ystyried ymhellach.

Ni ystyrir y byddai'r ymgeisydd yn gymwys i feddiannu annedd TAN6 gan nad yw ei broffesiwn yn fusnes sy'n gysylltiedig â thir.

Mae'r ymgeisydd hefyd wedi cadarnhau nad yw'n dymuno adolygu'r cynnig i newid yr annedd i fod yn annedd fforddiadwy fel gofynnodd y Pwyllgor, gan ei fod yn anfodlon lleihau maint yr annedd o 275 metr sgwâr i lai na 200 metr sgwâr fel y gwnaethom ofyn ac yn ei farn ef byddai'n cael ei atal rhag rhedeg busnes o'r annedd trwy gytundeb S106.

## **ARGYMHELLIAD**

Felly mae awgrymiad swyddogion yn dal i sefyll ac awgrymir **GWRTHOD** y cais am ei fod yn groes i bolisiâu S01, S04 ac S05 Cynllun Datblygu Lleol Ceredigion 2007-2022 (a fabwysiadwyd yn 2013).

<b>Rhif y Cais:</b>	A201050
<b>Daeth i law:</b>	09-12-2020
<b>Y Bwriad:</b>	Erection of a dwelling to include installation of vehicular access and treatment plant
<b>Lleoliad y Safle:</b>	Tir wrth ochr Awel y Mynydd, Pysgah, Aberystwyth, SY23 4NE
<b>Math o Gais:</b>	Cynllunio Llawn
<b>Ymgeisydd:</b>	Wil ac Annie Davey, Nythfa, Pantycrug, Capel Seion, Aberystwyth, Ceredigion, SY23 4EF
<b>Asiant:</b>	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan y Dderwen, Llanrhystud, Ceredigion, SY23 5ED

## THE SITE AND RELEVANT PLANNING HISTORY

The application site is an area of land between two residential properties in the rural settlement of Pysgah. The site is in agricultural use. The A4120 county road bounds the site to the north. To the south are further agricultural fields.

The site occupies a prominent location on the upper reaches of the Rheidol Valley.

### Relevant Planning History

A010478 – Outline Permission for the erection of three houses – Refused 15/07/2021

## DETAILS OF DEVELOPMENT

The application under consideration seeks full planning permission for the erection of an open market dwelling.

The proposed dwelling is to be a double fronted residence with a prominent glazed porch feature which will be sat centrally within the plot. Access is to be taken directly from the A4120 county road between Aberystwyth and Devils Bridge which will lead to a parking and turning area for 3 cars.

External materials include smooth painted render, natural stonework and Staffordshire blue brick plinth for the walls under a Spanish Iberian natural slate roof. Joinery is to be finished in anthracite grey UPVC.

The property will measure approximately 18.1m (maximum) wide by 10.2m (maximum) deep. The property will be approximately 9m in height to the ridge.

Internally the proposed property is to include entrance hall, living room, play room, open plan kitchen, living family room, utility room and W.C on the ground floor, and 4 bedrooms, galleried landing and bathroom on the first floor, including a master bedroom with walk in wardrobe, and en-suite bathroom.

Externally the proposed garden area will be mainly laid to lawn, with mixed species hedgerow to be planted to the sites southern boundary.

A package treatment plant is proposed to dispose of foul drainage water before discharging into a soakaway.

## RELEVANT PLANNING POLICIES AND GUIDANCE

### National Planning Policy and Guidance

Future Wales: The National Plan 2040

Planning Policy Wales (Version 11).

TAN 2 Planning and Affordable Housing

TAN 6 Planning for Sustainable Rural Communities

### Ceredigion Local Development Plan 2007-2022 (Adopted 25th April, 2013)

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

S05 Affordable Housing

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

DM06 High Quality Design and Placemaking

DM10 Design and Landscaping

DM15 Local Biodiversity Conservation

DM17 General Landscape

DM20 Protection of Trees, Hedgerows and Woodlands

### **Supplementary Planning Guidance**

SPG Affordable Housing

SPG Parking Standards

SPG Built Environment and Design

SPG Nature Conservation

### **OTHER MATERIAL CONSIDERATIONS**

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

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

#### **EQUALITY ACT 2010**

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

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

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

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

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

### **CONSULTATION RESPONSES**

**Ceredigion Highways** No objection subject to condition

**Ceredigion Land Drainage** – No objection subject to condition

**Ceredigion Ecology** – Did not comment

**Natural Resources Wales** – No objection

**Welsh Water** – No objection subject to condition



2 Third party representations have been received in respect of the application. One representation objecting to the proposal has since been withdrawn by the residents of the neighbouring property. A representation in support of the application has also been made.

## **CONCLUSION**

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

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

### **The Principle of Development**

The application site is identified in the Ceredigion Local Development Plan as being an ‘other location’ or open countryside. As such the main policy of relevance in considering the application is policy S04 of the Ceredigion Local Development Plan which deals with development proposals in ‘Linked Settlements and Other Locations’.

While policy S04 recognises the need for a degree of development within other locations to meet the needs of existing communities, the policy seeks to ensure the control of the proliferation of development in unsustainable locations. The policy therefore allows new development only where there is a justifiable rural enterprise need in accordance with TAN6 or is required to meet an unmet affordable housing need in line with S05. In terms of affordable housing, development in other locations will only be permitted when located within or immediately adjacent to existing settlements in line with national planning policy.

No claim is made that the proposal is required for TAN6 purposes.

The proposal is for the erection of an open market dwelling, however during the determination process the applicants indicated that they were willing to give consideration to the dwelling being designated an ‘affordable dwelling’ secured in perpetuity via a S106 legal agreement. As discussed, policy S04 does allow for affordable housing in ‘other locations’ where it can be demonstrated that there is an unmet affordable housing need in the locality.

In considering proposals for affordable housing, the LDP draws attention to the need to ensure that affordable homes are not built to unacceptably low standards or to create ‘overly large or substantial housing’ at Appendix 4. The Ceredigion Affordable Housing Supplementary Guidance gives effect to the LDP by applying minimum internal floor space specifications for affordable homes taken from the Welsh Government’s Development Quality Requirements (DQR) standard: and a maximum of a 20% increase on the minimum specifications in overall internal floor space. The minimum floor area within the DQR standard for an affordable 4 bedroom house is 114m<sup>2</sup>. The maximum therefore allowed within Ceredigion is 136m<sup>2</sup> which is 20% above the DQR figure.

From the floor plans provided, the proposed dwelling would have a floor area of approximately 275m<sup>2</sup>, significantly above the figure allowed within Ceredigion. The applicant has indicated that they would be unamenable to the required reduction in size to conform with policy. It is therefore considered that by virtue of its size the property would be unaffordable for a large section of society even with a S106 agreement attached.

The applicant has therefore confirmed that they wish for the application to be considered on the basis of an open market tenure. No justification has therefore been provided as to how the proposal will meet an unmet affordable housing need in the locality.

### **Landscape**

The application site is not identified as being within a designated Special Landscape Area for the purposes of the LDP. Nevertheless the proposed property by virtue of its siting on the upper edges of the Rheidol Valley, its large size and white colouring would make it a prominent feature on the landscape when viewed from within the Rheidol Valley Special Landscape Area.

### **Highways**

Ceredigion Local Highways Authority took issue with the application as submitted as the required visibility splays could not be achieved within the applicants land ownership. The applicant has provided copies of written agreement with neighbouring properties to maintain land in order to ensure the required visibility splays can be met. The LHA are content with this arrangement, and have no objection subject to conditions.

### **Ecology and Land Drainage**

NRW are content with the findings of the ecological appraisal submitted in support of the application, which found the site to be of low ecological value. Land drainage are content with the proposed means of surface water drainage subject to

condition.

### **Other Matters**

Welsh Water draw the applicant's attention to the presence of a water main within the site boundary. Welsh Water propose conditions to ensure the pipe is protected and access can be maintained.

### **DELEGATED POWERS**

Rhodri Davies has confirmed his desire for the application to be referred to the development control committee for the following reasons.

Providing a home for local people

A smaller dwelling would appear at odds with the larger dwellings neighbouring the proposal.

### **REASON FOR DEFERRAL**

At the Development Control Committee held on the 23rd of June 2021, the Committee resolved to defer determination of the application for negotiations between the Authority and the applicant as to whether the applicants would consider amending the application to an affordable or TAN 6 dwelling, with the Corporate Lead Officer for Economy and Regeneration being authorised to APPROVE an amended satisfactory scheme subject to conditions and a Section 106 legal agreement. The application was to be reported back to Committee for reconsideration should no agreement be reached on the proposal.

It is not considered that the applicant would qualify to occupy a TAN6 dwelling as his profession does not constitute a land related business.

The applicant has also confirmed that they do not wish to revise the proposal to designate the property as an affordable home as requested by Committee, as they are unwilling to reduce the size of the property from 275sqm to below 200sqm, and would be prevented, in their opinion, from running a business from the property by the S106 agreement.

### **RECOMMENDATION**

The recommendation of officers therefore remains to **REFUSE** the application as being contrary to policies S01, S04, S05 of the Ceredigion Local Development Plan 2007 -2022 (adopted 2013).