

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymheliad / Recommendation
1	A210522	25-05-2021	Mr and Mrs M & S Jones	Proposed erection of a single new dwelling.	Land North Of Ty Blaencwm Brynhoffnant, Llandysul, Ceredigion, SA44 6ED	Refuse

2.1. A210522



Rhif y Cais / Application Reference	A210522
Derbyniwyd / Received	25-05-2021
Y Bwriad / Proposal	Codi un annedd newydd arfaethedig / Proposed erection of a single new dwelling.
Lleoliad Safle / Site Location	Tir i'r Gogledd o Dy Blaencwm, Brynhoffnant, Llandysul, Ceredigion SA44 6ED
Math o Gais / Application Type	Land North Of Ty Blaencwm Brynhoffnant, Llandysul, Ceredigion, SA44 6ED Caniatâd Cynllunio Amlinellol – gyda'r holl faterion/rhai materion wedi eu cadw yn ôl Outline Planning Permission - All/Some Matters Reserved
Ymgeisydd / Applicant	Mr and Mrs M & S Jones, Flat, Hoffnant Garage, Brynhoffnant, Llandysul, Ceredigion, SA44 6ED
Asiant / Agent	Mr M Edwards (Castle Arch. Designs Ltd), Bank House, 9 Bridge Street, Newcastle Emlyn , Newcastle Emlyn , SA38 9DX

Y SAFLE A HANES PERTHNASOL

Lleolir Brynhoffnant yn Ne Ceredigion ar gyffordd bum-ffordd ar gefnffordd yr A487, y B4334 ac is-ffordd 16km (10 milltir i'r gogledd-ddwyrain o Aberteifi).

Mae'r anheddiad yn cynnwys rhyw 45-50 o anheddau. Mae'r cyfleusterau yn y pentref yn cynnwys archfarchnad fechan/gorsaf betrol, Capel, Ysgol Gynradd ardal a thafarn a bragdy. Mae'r anheddiad hefyd ar lwybr bysiau o Aberystwyth i Aberteifi y darperir y gwasanaeth arno bob dydd.

Lleolir y safle i'r Gogledd o'r anheddiad ar hyd y ffordd sy'n arwain i Langrannog. Rhoddwyd caniatâd i godi pedair annedd (2 fforddiadwy a 2 marchnad agored) yma yn 2019 ac mae'r safle arfaethedig yn gorwedd y tu draw i'r olaf o'r anheddau marchnad agored. Mae'r safle'n gymharol wastad a cheir clawdd ar y blaen.

Bydd gan y safle ei fynediad ei hun i gerbydau. Nid oes hanes cynllunio blaenorol yn perthyn i'r safle.

MANYLION Y DATBLYGIAD

Ceisir caniatâd cynllunio amlinellol ar gyfer un annedd farchnad agored a'r holl faterion wedi eu cadw yn ôl.

Bwriad yr ymgeiswyr yw codi annedd bedair ystafell wely ar y tir gerllaw'r datblygiad ar gyfer pedair annedd y rhoddwyd caniatâd cynllunio iddo yn ddiweddar. Mae'r gwaith wedi dechrau ar y safle hwn ac mae'r pedair annedd wedi eu gwerthu. Nodir y terfynau isaf ac uchaf fel a ganlyn:

- Hyd/Dyfnnder ar hyd yr Ochr Fer - Isafswm o 8m - Uchafswm o 12m.
- Lled ar hyd y Darn Blaen - Isafswm o 10m - Uchafswm o 18m.
- Uchder o'r ddaear hyd at grib y to - Uchafswm o 9.5m.

Ni fyddai maint yr eiddo yn cael ei bennu hyd nes cyrraedd cam y materion a gedwir yn ôl. Fodd bynnag, gan ddefnyddio'r mesuriadau mwyaf ar gyfer eiddo deulawr, gallai arwyneb y llawr ymestyn i fwy na 400 metr sgwâr.

Mae'r cynllun dangosol yn gosod yr annedd ar ganol y llain o dir, gyda man parcio a throi ar y blaen a man amwynder o gwmpas.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

POLISI CYNLLUNIO CENEDLAETHOL

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru Rhifyn 11

TAN12 - Dylunio (2016)

TAN5 Cynllunio a Chadwraeth Natur (2009)

TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

POLISIÂU Y CYNLLUN DATBLYGU LLEOL

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

DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol

DM05 Datblygu Cynaliadwy a Lles Cynllunio

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

S01 Twf Cynaliadwy

S04: Datblygu Mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'

S05 Tai Fforddiadwy

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION I'R YMGYNGHORI

Cyngor Cymuned Penbryn - Cefnogi

Priffyrdd - Dim gwrthwynebiad

Draenio Tir - Dim gwrthwynebiad. Cymeradwyaeth SDCau yn ofynnol

Cyfoeth Naturiol Cymru - Dim sylw

Cafwyd sylw gan Ymgyrch Diogelu Cymru Wledig sy'n darllen fel a ganlyn:

"O gymryd yr anedd gyda'r pedair anedd yn union i'r de (A170850, A191013: gwerthwyd ond heb eu codi) byddai

hon yn enghraifft eithriadol o amlwg o ddatblygiad hirgul, ymgripiad trefol. Nid oes rheswm amlwg dros beidio â lleoli'r annedd hon i'r gorllewin o'r pedair annedd honno, yn yr un cae (sydd o dan yr un berchenogaeth) fel ag y maent."

CASGLIAD

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

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

A YDI'R DATBLYGIAD YN DDERBYNIOL MEWN EGWYDDOR?

Y prif fater dan sylw wrth ystyried y cais hwn yw a yw'r cynnig yn dderbyniol mewn egwyddor, a'r polisi Cynllun Datblygu Lleol allweddol sy'n ymwneud â'r cynnig yw S04 (yn gysylltiedig â pholisi S01).

Yn gyntaf, mae polisi S04 yn glir o ran lleoliad ffisegol y datblygiad (waeth pa fath o ddatblygiad ydyw), mewn anheddiad cyswllt, rhaid i ddatblygiad fod yn union gerllaw neu o fewn ffurf adeiledig sylweddol. Yn yr achos hwn, efallai bod y cais yn rhy gynnar gan nad yw ar hyn o bryd wedi'i leoli yn union gerllaw ffurf adeiledig sylweddol Brynhoffnant gan fod bwllch lle y cymeradwywyd codi pedair annedd ond na chawsant eu cwblhau eto. Yn ychwanegol at hyn, o ran lleoliad ffisegol y datblygiad, mae'n ymledu ymhellach i gefn gwlad agored gan arwain at ddatblygiad hirgul ar hyd yr is-ffordd hon.

Yn gyffredinol, dylid cyfeirio'r rhan fwyaf o dwf tai y Sir tuag at y canolfannau gwasanaethu gwledig a threfol. Ystyrir bod yr 'Aneddiadau Cyswllt a Lleoliadau Eraill', yn gyffredinol, yn llai cynaliadwy na Chanolfannau Gwasanaethu ond eto bod rhyw gymaint o angen yno am ddatblygu cyfyngedig, gan gynnwys ar gyfer tai, naill ai i gydnabod eu cymeriad o ran anheddiad a'u rôl gymunedol neu o ganlyniad i anghenion penodol, fel anheddau i weithwyr amaethyddol.

Mae Polisi S04 yn cyflwyno'r ffurfiau datblygu a fyddai'n dderbyniol wrth fodloni amcanion strategol datblygu Aneddiadau Cyswllt a Lleoliadau Eraill yn y dyfodol, yn ddibynnol ar fodloni set o feini prawf (y byddai'n rhaid eu bodloni i gyd).

Manylir ar y meini prawf a'r atebion isod;

- Maen Prawf 2 (a) - A ydi'r cais wedi'i leoli mewn Anheddiad Cyswllt neu Leoliad Arall?

At ddibenion y Cynllun Datblygu Lleol, dosberthir Brynhoffnant yn anheddiad cyswllt i ganolfan wasanaethu wledig Aberporth/Parclyn. Felly, gellir caniatáu tai fforddiadwy a marchnad agored mewn egwyddor (yn ddibynnol ar gydymffurfio â'r meini prawf eraill).

Fodd bynnag, nid yw'r safle wedi'i leoli yn union wrth ymyl yr anheddiad.

- Maen Prawf 2 (b) - A oes capasiti ar ôl yn y ddarpariaeth 'Anheddiad Cyswllt a Lleoliadau Eraill' ar gyfer y grŵp anheddiad hwnnw?

Mae'r Cynllun Datblygu Lleol yn gosod cyfanswm o 332 uned breswyl newydd ar gyfer grŵp anheddiad Aberporth/Parclyn; 220 ohonynt i'w lleoli yn y ganolfan wasanaethu ei hun, a'r rhelyw o 112 mewn aneddiadau cyswllt a lleoliadau eraill.

Ers mis Mawrth 2021, cwblhawyd 73 annedd yn y categori aneddiadau cyswllt a lleoliadau eraill, a rhoddwyd caniatâd i 61 uned arall, gan adael 22 uned ar ôl i ddarparu ar eu cyfer.

Felly, nid oes dyraniadau pellach ar gael i ddarparu ar eu cyfer, sy'n golygu bod y cynnig yn groes i faen prawf 2(b), Polisi S04. Rhaid nodi bod 61 uned o hyd y rhoddwyd caniatâd cynllunio iddynt ac nad ydynt eto wedi'u datblygu.

Gellid dadlau, felly, bod digon o gyfleoedd yn bodoli'n barod ar gyfer tai newydd yn y categori aneddiadau cyswllt a lleoliadau eraill ar hyn o bryd, ac nad yw maen prawf 2(b) fel y cyfryw wedi'i ddiwallu.

- Maen Prawf 2(c) - A ydi'r cydbwysedd rhwng darpariaeth yn y Ganolfan Wasanaethu a'r 'Aneddiadau Cyswllt a Lleoliadau Eraill' yn unol â'r hyn a nodir yng nghlofn a, Atodiad 2?

Mae'r cydbwysedd yn anghywir ar hyn o bryd a chaniateir mwy o ddatblygu yn yr Aneddiadau Cyswllt a Lleoliadau Eraill yn hytrach nag yn y ganolfan wasanaethu. Byddai caniatáu mwy o anheddau yn yr Aneddiadau Cyswllt a Lleoliadau Eraill ar hyn o bryd yn peryglu fwy ar gyflawni'r strategaeth dai i'r Sir gyfan. Ni chydymffurfir felly â Maen Prawf 2 (c)

- Maen Prawf 2(d) - Yn yr 'Aneddiadau Cyswllt' yn unig, gyda'i gilydd, ni eir uwchlaw 12% o'r lefel bresennol o dai, fel ag yn 2007 yn yr 'Anheddiad Cyswllt' hwnnw -

Roedd y stoc dai ar gyfer Brynhoffnant yn 2007 yn 48 uned, ac roedd cynnydd o 12% yn gyfystyr â 6 uned newydd arall.

O'r 7 annedd y rhoddwyd caniatâd iddynt yn yr anheddiad, ni chwblhawyd unrhyw un hyd yma, er bod dwy uned fforddiadwy yn agosáu at gael eu cwblhau (A171013) ac mae'r gwaith ar y sylfeini wedi dechrau ar y 4 annedd gerllaw'r safle hwn (A170850).

Mae'r cynnig, felly, yn groes i faen prawf 2(d) gan nad oes un uned ar ôl o'r cap o 12% a ganiateir.

I grynhoi, mae'r cynnig felly yn gwrthdaro â maen prawf 2 (b, c, d), Polisi S04 y Cynllun Datblygu Lleol, sy'n nodi y dylai'r cynnig gael ei wrthod.

YR ANGEN AM DAI FFORDDIADWY

Mae Polisi Cynllunio Cymru (Rhifyn 11) yn cynghori:

□

"Mae angen y gymuned am dai fforddiadwy yn ystyriaeth gynllunio berthnasol wrth lunio polisïau cynlluniau datblygu a phenderfynu ceisiadau cynllunio perthnasol.

4.2.34 Mae'n rhaid ystyried darparu safleoedd eithriedig tai fforddiadwy er mwyn helpu i fodloni gofynion dynodedig a sicrhau hyfywedd y gymuned leol. Os credir bod y cyfryw bolisïau yn briodol, dylid nodi yn eglur bod rhyddhau safleoedd bach mewn aneddiadau presennol, neu am y ffin â hwy, sef safleoedd na chaent eu neilltuo fel arall yn y cynllun datblygu, at ddiben datblygu tai fforddiadwy i ddiwallu anghenion lleol, yn eithriad i'r polisïau ar gyfer y ddarpariaeth gyffredinol o dai. Rhaid cyfiawnhau polisïau o'r fath yn llawn gan nodi'r math o angen a'r math o ddatblygiad sy'n dod o fewn eu telerau. Dylai'r tai fforddiadwy a ddarperir ar safleoedd eithriedig ddiwallu anghenion pobl leol am byth."

Nid yw'r asiant sy'n gweithredu ar ran yr ymgeiswyr wedi darparu datganiad sy'n cynnig uned fforddiadwy nac unrhyw dystiolaeth bod angen nas diwallwyd am dai fforddiadwy yn yr ardal.

O ran ystyriaethau materol eraill, mae'n amlwg nad yw eiddo yn cael eu cyflwyno yng Nghanolfan Wasanaethu Wledig Aberporth/Parclyn, a bod anheddau y rhoddyd caniatâd iddynt ym Mrynhoffnant yn ddiweddar wedi'u gwerthu a'r gwaith adeiladu wedi dechrau. Mae Brynhoffnant yn lleoliad eithaf cynaliadwy gyda'i amryw wasanaethau a chyfleusterau. Fodd bynnag, nid yw'r safle wedi'i leoli ar hyn o bryd yn union gerllaw ffurf adeiledig ac nid yw'n annedd fforddiadwy y byddai ei hangen er mwyn bodloni angen lleol nas diwallwyd.

Mae Polisi Cynllunio Cymru a Pholisi S04 yn caniatáu rhoi caniatâd i anheddau fforddiadwy ar safleoedd yn union gerllaw'r ffurf adeiledig, a lle y gellir dangos bod angen amdanynt, ac nid ar gyfer anheddau marchnad agored. Nid yw'r cais hwn yn diwallu'r gofynion polisi lleol a chenedlaethol hyn.

Argymhellir bod y cais hwn yn cael ei wrthod.

PWERAU DIRPRWYEDIG

Mae'r Cynghorydd Gwyn James am i'r cais cael ei benderfynu gan y Pwyllgor Rheoli Datblygu am y rhesymau canlynol:

□

- Mae Mr. a Mrs. Marc a Sarah Jones yn berchen ar ddau fusnes yn y pentref sef siop Londis a gorsaf betrol ac yn ddiweddar wedi ail adeiladu tafarn y pentef ac hefyd wedi agor bragdŷ yn y tafarn.
- Maent yn cyflogi tua hanner cant o staff o'r ardal, rhai yn rhan amser ond llawer iawn ohonynt yn llawn amser.
- Mae'n bwysig iddynt fyw yn agos i'r ddau fusnes er mwyn cadw golwg arnynt ond ar hyn o bryd maent yn byw mewn fflat fechan ar ben y siop sydd yn llawer rhy fach iddynt fod yn gyffyrddus.
- Hwn yw yr unig ddarn o dir sydd ar werth yn y pentre ac y mae yn syth wrth ochr bedwar tŷ sydd y cael eu hadeiladu ar hyn o bryd ac rwyf ar ddeall wedi eu gwerthu

□

ARGYMHELLIAD:

Gwrthod

Rhif y Cais / Application Reference	A210522
Derbyniwyd / Received	25-05-2021
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Lleoliad Safle / Site Location	Land North Of Ty Blaencwm Brynhoffnant, Llandysul, Ceredigion, SA44 6ED
Math o Gais / Application Type	Outline Planning Permission - All/Some Matters Reserved
Ymgeisydd / Applicant	Mr and Mrs M & S Jones, Flat, Hoffnant Garage, Brynhoffnant, Llandysul, Ceredigion, SA44 6ED
Asiant / Agent	Mr M Edwards (Castle Arch. Designs Ltd), Bank House, 9 Bridge Street, Newcastle Emlyn , Newcastle Emlyn , SA38 9DX

THE SITE AND RELEVANT PLANNING HISTORY

Brynhoffnant is situated in South Ceredigion at a five-way junction of the A487 trunk road, the B4334 and a minor road 16km (10 miles) north-east of Cardigan.

The settlement comprises of approximately 45-50 dwellings. Facilities within the village include a mini supermarket / petrol station, a Chapel, an area Primary School and a public house and brewery. The settlement also lies on a bus route from Aberystwyth to Cardigan which is serviced daily.

The site is located to the North of the settlement, along the road which leads to Llangrannog. Four dwellings (2 affordable, 2 open market) were granted here in 2019 and the proposed site sits beyond the last of the open market dwellings. The site is fairly level and has a hedgerow frontage.

The site will have its own vehicular access. The site has no previous planning history.

DETAILS OF DEVELOPMENT

Outline planning permission is sought for one open market dwelling with all matters reserved.

The intention of the applicants is to build a four + bedroom dwelling on land adjoining the development for four dwellings recently granted planning permission. Works have started on this site and all four dwellings have been sold. The upper and lower limits have been stated as being:

- Length/Depth along Short Side Elevations - Min 8m - Max 12m.
- Width along Front Elevation - Min. 10m - Max 18m
- Height from ground level to ridge - Max. 9.5m

The size of the property would not be established until the reserved matters stage, however using the maximum measurements over a two storey property, the floor area could extend to over 400 sq m.

The indicative layout plan shows the dwelling located within the centre of the plot with parking and turning to the front and amenity space surrounding.

RELEVANT PLANNING POLICIES AND GUIDANCE

NATIONAL PLANNING POLICY

Future Wales: The National Plan 2040

Planning Policy Wales Edition 11

TAN12 Design (2016)

TAN5 Nature Conservation and Planning (2009)

TAN6 Planning for Sustainable Rural Communities (2010)

CEREDIGION LOCAL DEVELOPMENT PLAN POLICIES

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking

DM10 Design and Landscaping

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

S05 Affordable Housing

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Penbryn - Cefnogi / Support

Highways - No objection

Land Drainage - No objection. SUDS approval is required

Natural Resources Wales - No comment

A comment has been received from the Campaign for the Protection of Rural Wales which reads as follows:

"Taken together with the four dwellings just to the south (A170850, A191013: sold but unconstructed) this would be a particularly egregious example of ribbon development, urban creep. There seems to be no obvious reason for this dwelling not to be sited west of those four, in the same field (which is in the same ownership) as they are."

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".

IS THE DEVELOPMENT ACCEPTABLE IN PRINCIPLE?

The main issue in relation to the consideration of this application is whether or not the proposal is acceptable in principle and the key LDP policy which pertains to the proposal is S04, (in association with policy S01).

Firstly, policy S04 is clear in that in terms of a development's physical location, (regardless of development type), in a linked settlement, development must be located within or immediately adjacent to the substantive built form. In this case, the application may be premature in that it is not yet located immediately adjacent to the substantive built form of Brynhoffnant as there is a gap where four dwellings have been approved but not yet completed. In addition in terms of the physical location of the development it further encroaches out into the open countryside, resulting in ribboning development along this minor road.

In general terms, the majority of the County's housing growth should be directed towards the urban and rural service centres. The 'Linked Settlements and Other Locations' are generally regarded as less sustainable than Service Centres but as still having some limited development need, including for housing, either in acknowledgement of their settlement character and community role or as a result of specific needs such as agricultural workers dwellings.

Policy S04 sets out the forms of development that would be acceptable in meeting the strategic objectives of the future development of Linked Settlements and Other Locations, subject to meeting a set of criteria, (all of which must be met).

Below the criteria and the answers have been detailed;

- Criterion 2 (a) – Is the application located in a Linked Settlement or Other Location?

For the purposes of the LDP, Brynhoffnant has been classified as a linked settlement to the rural service centre of Aberporth / Parclyn. As such, both open market and affordable housing can be permitted in principle (subject to compliance with the remaining criterion).

However, the site is not currently located immediately adjacent to the built form.

- Criterion 2 (b) – Is there capacity remaining in the provision for the 'Linked Settlement and Other Locations' for that settlement group?

The LDP sets out a total requirement of 332 new residential units for the Aberporth / Parclyn settlement group, of which 220 is to be provided for in the service centre itself and the remaining 112 within linked settlements and other locations.

As of March 2020, there had been 73 completions for the linked settlements and other locations category, with a further 61 units having had consent, thereby leaving a residual of - 22 units left to be provided for.

Therefore, there are no further allocations available to be provided for, meaning that the proposal is contrary to criterion 2(b) of Policy S04. It must be noted that there still remains 61 units which have been granted planning permission but which have not as yet been developed.

Arguably therefore, adequate opportunities already exist for new housing in the linked settlements and other locations category at the present time and as such criterion 2(b) is not met.

- Criterion 2 (c) – Is the balance between provision in the Service Centre and the 'Linked Settlements and Other Locations' in line with that set out in column a of Appendix 2?

The balance at present is incorrect, with more development being permitted in the Linked Settlements and Other Locations

category rather than the service centre. Permitting any more dwellings within the Linked Settlements and Other Locations at this point in time would further jeopardise the delivery of the housing strategy for the County as a whole. Criterion 2 (c) is therefore not complied with.

- Criterion 2(d) - In the 'Linked Settlements' only, it does not cumulatively exceed 12% of the existing level of housing as at 2007 in that 'Linked Settlement' –

The 2007 housing stock for Brynhoffnant stood at 48 units and a 12% increase equated to a further 6 new units.

From the 7 dwellings granted in the settlement, to date, 0 have been completed, even though two affordable units are nearing completion (A171013) and works have commenced on the footings for the 4 dwellings adjoining this site (A170850).

The proposal is therefore contrary to criterion 2 (d) as there are 0 units remaining within the 12% cap allowance.

In conclusion, the proposal is therefore in conflict with criterion 2 (b, c and d) of policy S04 of the LDP, which indicates that the proposal should be refused.

AFFORDABLE HOUSING NEED

Planning Policy Wales (PPW) (Edition 11) advises that:

“A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications

4.2.34 The provision of affordable housing exception sites must be considered to help meet identified requirements and ensure the viability of the local community. Where such policies are considered appropriate it should be made clear that the release of small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs which would not otherwise be allocated in the development plan, is an exception to the policies for general housing provision. Such policies must be fully justified, setting out the type of need and the kind of development which fall within their terms. The affordable housing provided on exception sites should meet the needs of local people in perpetuity”.

The agent on behalf of the applicant has not provided a statement which proposes an affordable unit or any evidence that there is an unmet affordable housing need in the area.

In terms of other material considerations, it is evident that properties are not being bought forward within the Rural Service Centre of Aberporth / Parcllyn, and that dwellings which have recently been granted in Brynhoffnant have been sold and building work has commenced. Brynhoffnant is a fairly sustainable location with its various services and facilities. Nevertheless, the site is not currently located immediately adjacent to the built form and is not an affordable dwelling which would be required to meet unmet local need.

Planning Policy Wales and Policy S04 allows for affordable dwellings to be granted on sites immediately adjacent to the built form and where it is demonstrated that there is a need, but not open market dwellings. This application does not meet these local and national policy requirements.

This application is therefore recommended for refusal.

DELEGATED POWERS

Councillor Gwyn James wants the application decided by the Development Control Committee for the following reasons:

- Mr. and Mrs. Marc and Sarah Jones own two businesses in the village, a Londis shop and a petrol station and have recently rebuilt the village pub and also opened a brewery in the pub.
- They employ about fifty staff from the area, some part-time but many full-time.
- It is important for them to live close to both businesses to keep an eye on them but they currently live in a small flat at the top of the shop that is far too small for them to be comfortable.
- This is the only piece of land for sale in the village and is immediately adjacent to four houses currently under construction which I understand have been sold

RECOMMENDATION:

Refuse