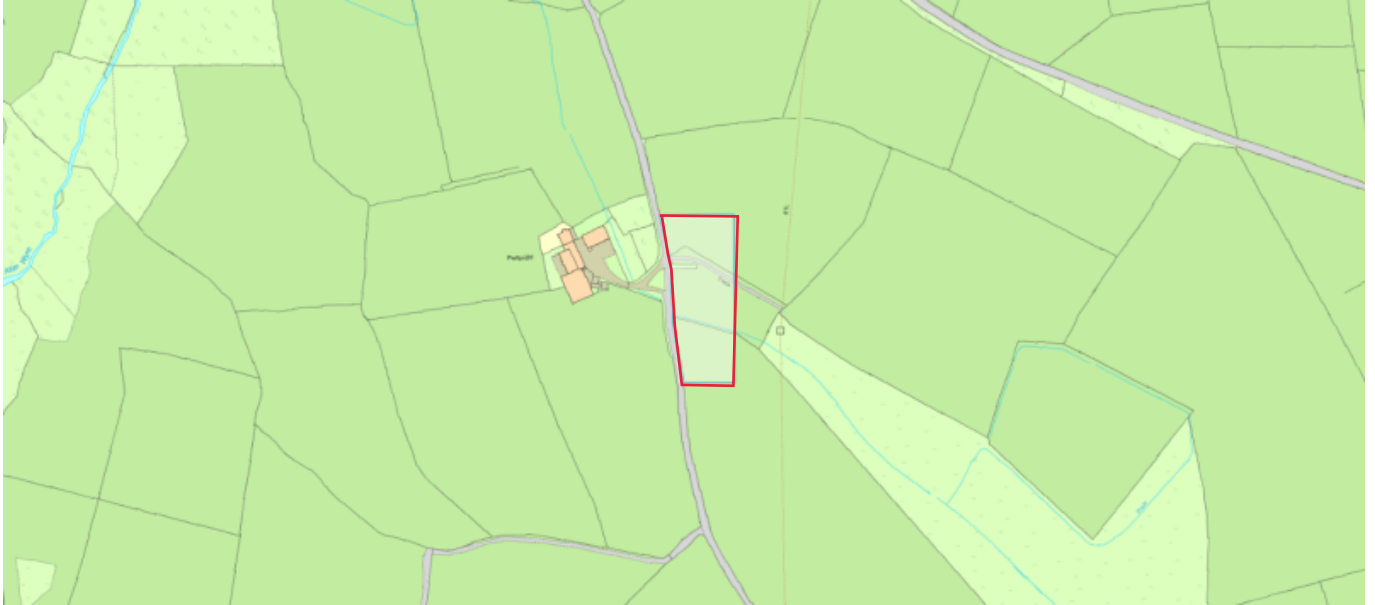


2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A200674	18-09-2020	Mr GEH Jenkins	Full Planning for the Erection of a Poultry Unit on Farm to accommodate 32,000 Free Range Chickens (Egg Production) together with associated Feed Bins, internal Farm Access and Associated Works	Pwllpridd, Lledrod, Aberystwyth. SY23 4HZ	Approve Subject to Conditions
2	A210363	12-04-2021	Messrs A Jones & Sons	Erection of agricultural building for housing of young stock (straw bed loose housing).	Alltgoch, Silian, SA48 8LU	Refuse
3	A210523	25-05-2021	Mr P Mathias (PTM Developments Ltd)	Infill Residential Development of 7 Dwellings including Affordables (to be negotiated)	Land At Wenfryn Ffosyffin, Aberaeron, SA46 0EY	Refuse

2.1. A200674



Rhif y Cais /
Application Reference A200674

Derbyniwyd / Received 18-09-2020

Y Bwriad / Proposal Full Planning for the Erection of a Poultry Unit on Farm to accommodate 32,000 Free Range Chickens (Egg Production) together with associated Feed Bins, internal Farm Access and Associated Works

Lleoliad Safle
/ Site Location Pwllpridd, Lledrod, Aberystwyth. SY23 4HZ

Math o Gais /
Application Type Full Planning

Ymgeisydd / Applicant Mr GEH Jenkins, Pwllpridd, Lledrod, Aberystwyth, Ceredigion, SY23 4HZ

Asiant / Agent Mrs Gail Jenkins (Roger Parry and Partners), 1 Great Oak Street, Llanidloes, SY18 6EQ

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais hwn yn gae amaethyddol agored sy'n gysylltiedig â'r fferm a elwir yn Pwllpridd. Mae fferm Pwllpridd wedi'i lleoli i'r gorllewin, tu hwnt i'r briffordd. Ar hyn o bryd mae dwy sied ieir gerllaw ei gilydd ym Mhwllpridd; mae'r rhain yn lletya hyd at 48,000 o ieir maes sy'n dodwy.

Mae'r fferm wedi'i lleoli tua 0.85km i'r de ddwyrain o Lledrod.

MANYLION Y DATBLYGIAD

Dan y cynnig, byddai sied ieir newydd yn cael ei chodi i'r dwyrain o'r siedau ieir presennol ym Mhwllpridd. Byddai'r sied ieir newydd yn lletya hyd at 32,000 o ieir sy'n dodwy. Mi fyddai gan y siediau ieir dyllau a fyddai'n caniatáu i'r adar fynd allan yn ystod y dydd i grwydro ardaloedd awyr agored.

Byddai'r adeilad arfaethedig wedi'i orffen â dalennau bocs proffil ar y waliau, y to a'r drysau.

Yn gyfan gwbl byddai'r adeilad arfaethedig yn mesur 127.5m o hyd x 20.0m o led, gan ymestyn i uchder o 5.98m.

Byddai'r dŵr wyneb yn cael ei arllwys i suddfan dŵr.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- DM06 Dylunio a Chreu Lle o Safon Uchel
- 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

POLISIAU A CHANLLAWIAU CYNLLUNIO CENEDLAETHOL:

- FW21 Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
- PPW21 Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)
- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor Cymuned Lledrod – Dim sylwadau

Priffyrdd – Dim gwrthwynebiad

Draenio Tir – Dim sylwadau

Ecoleg – Dim gwrthwynebiad

Iechyd yr Amgylchedd – Dim sylwadau

Cyfoeth Naturiol Cymru – Mae'r gwybodaeth ychwanegol y gofynnodd CNC amdani wedi'i darparu ac felly mae eu rhesymau dros eu gwrthwynebiad wedi cael eu bodloni.

Derbyniwyd sylwadau gan un trydydd parti mewn perthynas â'r cynnig, sy'n mynegi pryderon ynghylch nifer o anghywirdebau tybiedig yn y ffurflen gais.

CASGLIAD

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

Mae Polisi Cynllunio Cymru, yn ogystal â Nodiadau Cyngor Technegol 6 a 23 yn derbyn yr egwyddor o ddatblygiad amaethyddol priodol o fewn ardal wledig agored. Mae polisi S04 y Cynllun Datblygu Lleol (CDLI) mewn perthynas â dosbarthiad twf yn cydnabod y bydd y datblygiad amaethyddol yn digwydd mewn ardal wledig agored, ac yn nodi y bydd cynigion o'r fath yn cael eu hasesu yn erbyn TAN6.

Mae Polisi Cynllunio Cymru'n awgrymu y dylai awdurdodau cynllunio fabwysiadu agwedd adeiladol tuag at gynigion sy'n ymwneud â datblygiad amaethyddol, yn enwedig y rhai sydd wedi'u cynllunio i gwrdd ag anghenion yn sgil newidiadau i arferion ffermio, neu rai sy'n angenrheidiol i sicrhau bod yna gydymffurfio â deddfwriaeth newydd mewn perthynas â'r amgylchedd, glendid neu lesiant. Fodd bynnag, cydnabyddir hefyd y dylid bod yn ofalus wrth ystyried datblygiadau da byw dwys pan fydd y rhain gerllaw defnyddiau tir sensitif megis cartrefi, ysgolion, ysbytai, swyddfeydd, neu ardaloedd amgylcheddol sensitif. Dylid rhoi ystyriaeth yn arbennig i'r effeithiau cronol (gan gynnwys sŵn a llygru'r aer) yn sgil datblygiadau eraill yn yr un ardal.

Dyluniad a Golwg yr Adeilad

Mae'r adeilad arfaethedig o natur ymarferol ac yn nodweddiadol o ddatblygiad amaethyddol o fewn Ceredigion. Ystyrir bod y cynnig yn dderbyniol felly o bersbectif dyluniad a golwg, yn unol â DM06 y CDLI.

Y Dirwedd

Mae canllawiau o fewn DM17 y Cynllun Datbygu Lleol yn nodi y bydd cynigion datblygu'n cael eu cefnogi ar yr amod nad ydynt yn cael effaith andwyol sylweddol ar rinweddau a chymeriad arbennig tirweddau a morluniau gweledol, hanesyddol, daearegol, ecolegol neu ddiwylliannol Ceredigion.

Byddai'r datblygiad arfaethedig yn weladwy o fewn y dirwedd o olygfannau cyhoeddus. Yn fwyaf amlwg gan ddefnyddwyr yr A485. Fodd bynnag, byddai golygfeydd o'r datblygiad yn cael eu cyfyngu gan wrychoedd presennol ar hyd ffin y briffordd/cae.

Er y byddai'r bwriad yn weladwy o'r olygfan hon, dim ond cyfran fechan o'r olygfa ehangach sy'n cynnwys y fferm a'r sied ddofednod presennol ar y fferm.

O ystyried topograffeg y tir sy'n codi'n serth i'r dwyrain uwchben y safle datblygu ni fyddai modd gweld y cynigion yn eang o gyfeiriadau eraill. Byddai golygfeydd lleol yn cael eu lliniaru gan bresenoldeb gwrychoedd a gorchudd coed presennol.

O ystyried lleoliad y datblygiad, natur bryniog y dirwedd o'i amgylch, ynghyd â nodweddion y dirwedd bresennol, ystyrir na fydd codi'r adeilad arfaethedig a'r seilwaith cysylltiedig yn cael effaith andwyol ar gymeriad a golwg y dirwedd i raddau sylweddol.

Amwynder Preswyl

Mae polisi DM06 y CDLI yn datgan y dylai cynigion datblygu ddiogelu'r amwynderau a fwynheir gan breswylwyr eiddo cyfagos rhag niwed sylweddol o ran preifatrwydd, sŵn a golygfa. Cydnabyddir bod yna bosibilrwydd y gall unedau da byw dwys gynhyrchu sŵn o'r safle/offer (ffaniau echdynnu) a gweithgareddau cyffredinol y safle, a gall fod yna bosibilrwydd o aroglau'n dod o'r safle. Wrth ystyried effaith unedau da byw dwys ar amwynder, mae Polisi Cynllunio Cymru'n datgan y dylid rhoi ystyriaeth i effeithiau cronol (gan gynnwys sŵn a llygredd aer) datblygiadau tebyg yn yr un ardal. Mae'r datblygiad arfaethedig wedi'i leoli ar safle sy'n gymharol bell i ffwrdd o breswylwyr all gael eu heffeithio. Y trigolion lleol agosaf, nad ydynt yn gysylltiedig â'r fferm, all gael eu heffeithio, yw preswylwyr Spite Cottage, sydd dros 400m i ffwrdd o'r safle datblygu arfaethedig. Mae'r effaith ar amwynder preswylwyr yr eiddo hwn wedi'u hystyried fel y manylir isod.

Sŵn

Mae'r adar yn yr uned yn rhai benywaidd ac nid ydynt yn swnllyd pan fyddant yn yr ardal grwydro. Ni chedwir unrhyw geiliogod yn yr adeilad.

Byddai'r ymgeiswyr yn ceisio lleihau'r sŵn sy'n dod o'r Uned Ddofednod drwy weithdrefnau dylunio sylfaenol. Bydd y rhan fwyaf o'r sŵn sy'n dod o'r Uned Ddofednod unwaith y bydd ar waith yn fewnol ac yn aros o fewn yr adeilad arfaethedig, felly ni fydd unrhyw effaith negyddol ar yr eiddo preswyl yn sgil lletya 32,000 o adar ar y safle. Mae'r adeilad wedi'i leoli'n agos at y fferm bresennol, sydd mewn safle fanteisiol yn ddaearyddol, gyda choed a gwrychoedd hefyd a fyddai'n distewi unrhyw sŵn sy'n dod o'r datblygiad.

O fewn yr adeilad, gosodir deuddeg ffan awyru fecanyddol, ynghyd ag 8 simnai sy'n gadael aer i mewn. Gosodir offer distewi o amgylch y ffaniau awyru i leihau unrhyw sŵn negyddol sy'n dod o'r ffaniau. Mae'r ffaniau echdynnu wedi'u rheoli â

thermostat felly byddant yn rhedeg pan fo angen yn unig, gyda hynny'n tueddu i fod yn amlach yn ystod tywydd poeth. Bydd y terydr a ddefnyddir i ddarparu bwyd o amgylch yr uned yn rhedeg chwe gwaith y dydd yn unig, a hynny am naw munud, gan greu ond ychydig o sŵn.

Cyfngir y siwrneiau cerbyd yn ôl ac ymlaen o Bwllpridd i oriau gweithredu'r dydd, a bydd unrhyw nwyddau'n cael eu dosbarthu rhwng 07:00 a 21:00 yn ystod yr wythnos a 07:00 a 18:00 ar Sadyrnau, Suliau a gwyliau banc. Ni fydd unrhyw symudiadau'n gysylltiedig â'r datblygiad ar ôl 21.00 felly ni fydd unrhyw effaith ar yr eiddo preswyl cyfagos.

Ychydig iawn o sŵn fyddai'n gysylltiedig â'r uned, a byddai hwnnw'n cael ei osod yn erbyn synau cefndirol y fferm bresennol, y ffyrdd o'i hamgylch a'r gwaith amaethyddol.

Aroglau

Mae'r cais yn dod gydag adroddiad sydd wedi defnyddio modelu cyfrifiadurol i asesu effaith yr arogleuon fyddai'n dod o'r safle ar y trigolion agosaf. Mae'r modelu'n darogan y byddai'r aroglau, petai'r datblygiad arfaethedig yn mynd yn ei flaen, islaw meincnod arogleuon cymharol ddrwg Cyfoeth Naturiol Cymru.

Mae'r eiddo preswyl agosaf nad yw'n berchen i'r ymgeisydd dros 400m i ffwrdd o safle'r cais. Mae'r adroddiad a gyflwynwyd yn dangos na fyddai modd ogleuo unrhyw aroglau o fewn yr Uned Ddofednod tu hwnt i ffiniau cyfagos Uned Ddofednod Pwllpridd.

Mae'r Uned Ddofednod arfaethedig wedi'i dylunio i gynnwys llawr slatiau ar gyfer y dom (tail) ieir . Yna mae'r dom yn cael ei symud o'r adeilad yn rheolaidd.

Mewn perthynas â rheoli'r dom ieir, mae'r cais yn nodi y bydd y dom yn cael ei gario oddi ar y safle i Safle Treuliad Anaerobig trwyddedig trydydd parti.

A bwrw bod y mesurau a osodir yn y cais yn cael eu hanrhydeddu, mae'r cais yn annhebygol o gael unrhyw effaith andwyol ar amwynder.

Llwch

O ystyried y pellteroedd oddi wrth derbynleoedd sensitif, ystyrir ei bod hi'n annhebygol y byddai'r trigolion presennol yn cael eu heffeithio gan lwch o'r datblygiad.

Casgliad o ran Amwynder

Yng ngoleuni'r uchod, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar yr amwynderau a fwynheir gan breswylwyr eiddo cyfagos oherwydd sŵn, aroglau neu lwch, yn nhermau effaith unigol a chronnol. Felly, ystyrir bod y cynnig yn cyd-fynd â pholisïau cynllunio, yn arbennig polisi DM05 y CDLI.

Ecoleg

Bwriad polisïau DM14 a DM15 y Cynllun Datblygu Lleol yw cynnal a gwella bioamrywiaeth a diogelu safleoedd gwarchoddedig pwysig. Ni roddir caniatâd i safleoedd, cynefinoedd neu rywogaethau gwarchoddedig, yn uniongyrchol neu'n anuniongyrchol, neu ar y cyd, oni bai bod modd dangos bod y cynnig yn cyfrannu at y gwaith o warchod, gwella neu reoli'r safle, cynefin neu rywogaeth mewn ffordd bositif, neu dan amgylchiadau eraill penodol a osodir yn y polisi. Mae Canllaw Cynllunio Atodol y Cyngor ar fioamrywiaeth yn rhoi arweiniad ar asesu effaith y datblygiad ar safleoedd dynodedig neu rywogaethau a warchodir.

Dan adran 28G o Ddeddf Bywyd Gwyllt a Chefn Gwlad 1981 mae'r Cyngor dan ddyletswydd, a bwrw bod rhoi caniatâd cynllunio'n debygol o effeithio ar fflora, ffawna, neu nodweddion ffisiograffig sy'n gwneud SoDdGA yn un o ddidordeb arbennig, i gymryd camau rhesymol i helpu i warchod a gwella'r nodweddion hynny.

- all. yna bosiblwydd y gall unedau da byw dwys effeithio ar safleoedd gwarchoddedig drwy allyriadau awyrol (dyddodiad amonia a nitrogen). nifer o ardaloedd o Goetir Hynafol diennw o fewn 2km o safle Pwllpridd. Ceir hefyd saith o Safleoedd o Ddidordeb Gwyddonol Arbennig (SoDdGA) o fewn 5km; sef SoDdGA Cors Penbwllch, SoDdGA Gro Ystwyth, SoDdGA Llyneiddwen, SoDdGA Cors Y Sychnant, SoDdGA Comin Esgairmaen, SoDdGA Coed Y Crychyd a SoDdGA Rhos Cross Inn. tair Ardal Cadwraeth Arbennig (ACA) sef ACA Grogwynion, ACA Afon Teifi ac ACA Cors Caron, sydd hefyd yn safle Ramsar dynodedig, o fewn 10km o'r fferm.

Mae'r gwybodaeth ychwanegol y gofynnodd CNC amdani wedi'i darparu ac felly mae eu rhesymau dros eu gwrthwynebiad wedi cael eu bodloni.

Yn ystod y broses o ystyried y cais, cododd CNC bryderon ynghylch yr effaith y byddai'r cynnig yn ei chael ar lygredd aer oherwydd allyriadau amonia. Mae'r cais yn dod gydag adroddiad modelu gan AS Modelling & Data Ltd sydd bellach wedi'i

ddiweddaru i ystyried crynodiad amonia cefndirol yn y safleoedd gwarchoddedig. Mae'r adroddiad yn dangos na fyddai'r datblygiad arfaethedig yn arwain at ragori ar y lefel critigol o ran allyriadau amonia yn y safleoedd gwarchoddedig o ganlyniad i'r cynnig datblygu.

Yn ystod y broses o ystyried y cais, cododd CNC bryderon ynghylch effaith y cynnig ar ACA Teifi o ganlyniad i'r posibilrwydd y byddai lefel uwch o ffosffad yn mynd i mewn i gwrs dŵr. Mae CNC yn fodlon y gellir rheoli hyn drwy osod amod i sicrhau bod yr holl dail yn cael ei allforio o'r safle a trwy chynnwys cynllun draenio yn y lluniadau a gymeradwywyd.

Erch hynny o ystyried natur y datblygiad arfaethedig a'r ffaith ei fod yn agos at ACA Afon Teifi, mae'n ofynnol bod yr Awdurdod Cynllunio Lleol yn cynnal Asesiad Rheoliadau Cynefinoedd.

Mae'r Adran Gynllunio ar hyn o bryd yn aros am ganlyniad yr Asesiad Rheoliadau Cynefinoedd gan yr Adran Ecoleg. Pe bai'r Asesiad Rheoliadau Cynefinoedd yn dod i'r casgliad na fyddai'r datblygiad arfaethedig yn cael effaith andwyol ar gyfanrwydd ACA Afon Teifi yn wyneb ei hamcanion cadwraeth, ystyrir y byddai'r datblygiad arfaethedig yn dderbyniol o ran effaith ecolegol.

Effaith ar Briffyrdd

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol ynghylch y cais ac nid oes ganddynt unrhyw wrthwynebiad i'r datblygiad arfaethedig, yn unol ag amodau. Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a symudiad traffig ar y priffyrdd, a bod digon o gapasiti o fewn y rhwydwaith priffyrdd presennol i ymdopi â'r traffig a grëir o ganlyniad i'r datblygiad hwn.

Draenio Tir

Bydd y cynllun draenio llawn yn cael ei gyflwyno i adran SAB (Corff Cymeradwyo Draenio Cynaliadwy) Ceredigion ar ôl cael caniatâd. Mae Cyfoeth Naturiol Cymru wedi gofyn am y suddfannau dŵr, ac maent wedi'u cyfeirio i fwrdd o'r dŵr wyneb presennol.

ARGYMHELLIAD:

Cymeradwyo yn Amodol a canlyniad asesiad rheoliadau cynefinoedd

Rhif y Cais /
Application Reference A200674
Derbyniwyd / Received 18-09-2020
Y Bwriad / Proposal Full Planning for the Erection of a Poultry Unit on Farm to accommodate 32,000 Free Range Chickens (Egg Production) together with associated Feed Bins, internal Farm Access and Associated Works
Lleoliad Safle / Site Location Pwllpridd, Lledrod, Aberystwyth. SY23 4HZ
Math o Gais / Application Type Full Planning
Ymgeisydd / Applicant Mr GEH Jenkins, Pwllpridd, Lledrod, Aberystwyth, Ceredigion, SY23 4HZ
Asiant / Agent Mrs Gail Jenkins (Roger Parry and Partners), 1 Great Oak Street, Llanidloes, SY18 6EQ

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to an open agricultural field associated with the established farm known as Pwllpridd. The farmstead at Pwllpridd is located to the west, beyond the highway. There are currently two adjoined poultry houses at Pwllpridd; these provide accommodation for up to 48,000 free range egg laying chickens

The farmstead is located approximately 0.85km to the south east of Lledrod.

DETAILS OF DEVELOPMENT

Under the proposal, a new poultry house would be constructed to the east of the existing poultry houses at Pwllpridd. The new poultry house would provide accommodation for up to 32,000 egg-laying chickens. The poultry houses would have pop holes which provide the birds with daytime access to outside ranging areas.

The proposed building would be finished in box profile sheeting to the walls, roof and doors.

In total the proposed building would measure 127.5m in length by 20.0m in width, extending to 5.98m in height.

Surface water would be discharged to a soakaway.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM06 High Quality Design and Placemaking
- Policy DM13: Sustainable Drainage Systems
- Policy DM14: Nature Conservation and Ecological Connectivity
- Policy DM15: Local Biodiversity Conservation
- DM17 General Landscape
- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations

NATIONAL PLANNING POLICIES AND GUIDANCE:

- FW21 Future Wales: The National Plan 2040
- PPW21 Planning Policy Wales (edition 11, February 2021)
- TAN6 Planning for Sustainable Rural Communities (2010)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Lledrod Community Council – Did not comment

Highways – No objection

Land Drainage – Did not comment

Ecology – No Objection

Environmental Health – Did not comment

Natural Resources Wales - additional information that NRW requested has been provided and therefore the grounds for their objection addressed

One third party representation has been received in respect of the proposal and raises concerns in regard to a number of perceived inaccuracies on the application form.

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”.

Planning Policy Wales as well as Technical Advice Notes 6 and 23 accept the principle of appropriate agricultural development within the open countryside. Local Development Plan (LDP) policy S04 regarding the distribution of growth recognises that agricultural development will occur in the open countryside and details that such proposals will be assessed against TAN6.

Planning Policy Wales suggests that planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. However, it is also recognised that care should be exercised when considering intensive livestock developments when these are proposed in close proximity to sensitive land uses such as homes, schools, hospitals, office development or sensitive environmental areas. In particular, the cumulative impacts (including noise and air pollution) resulting from similar developments in the same area should be taken into account.

Design and Appearance

The proposed building is functional in nature and typical of agricultural development within Ceredigion. The proposal is therefore considered to be acceptable from a perspective of design and appearance in accordance with DM06 of the LDP.

Landscape

Guidance within policy DM17 of the Local Development Plan, indicates that development proposals will be supported provided that it does not have a significant adverse effect on the qualities and special character of the visual, historic, geological, ecological or cultural landscapes and seascapes of Ceredigion.

The proposed development would be visible within the landscape from public viewpoints. Most noticeably from users of the A485. However, views of the development would be limited by existing hedgerows which form a landscape feature along the highway/field boundary.

While the proposal would be visible from this viewpoint, it only forms a small proportion of the wider view which includes the farmstead and the existing poultry shed at the farm.

Given the topography of the land which rises steeply to the east above the development site the proposals would not be widely viewable from other directions. Localized views would be mitigated by the presence of existing hedgerows and tree cover.

Given the location of the development, undulating character of the surrounding landscape together with existing landscape features, it is considered that the siting of the proposed buildings and associated infrastructure will not adversely affect the character and appearance of the landscape to a significant degree.

Residential Amenity

LDP policy DM06 states that development proposals should protect the amenities enjoyed by the occupants of nearby properties from significant harm in relation to privacy, noise and outlook. It is acknowledged that intensive livestock units have potential to generate noise impact from plant/equipment (extractor fans) and general operational activities whilst odour impact may potentially arise. When considering the impact to amenity from intensive livestock units Planning Policy Wales states that the cumulative impacts (including noise and air pollution) resulting from similar developments in the same area should be taken into account. The proposed development has been located on a site relatively remote from residential receptors. The closest receptors not associated with the farm are the occupiers of Spite Cottage at distances of more than 400m from the proposed development site. The impact to amenity for the occupants of these properties have been considered as detailed below.

Noise

The birds in the unit are female and are not noisy whilst in the ranging area. No cockerels are housed within the building.

The applicants would aim to mitigate the noise emanating from their Poultry Unit with basic design procedures. Most of the noise emanating from the Poultry Unit once operational will be internal and therefore housed within the proposed building, therefore, there will be no negative impact on the residential properties from the housing of 32,000 birds on site. The building has been sited as close to the existing farmstead which has the benefit of the surrounding topography together with intervening features such as trees and hedgerows which would act as a baffle to any sound emanating from the development.

Within the building twelve mechanical ventilation fans will be installed, with 8 inlet chimneys. Around the ventilation fans noise baffles will be used thus reducing any negative noise resulting from the ventilation fans. The extractor fans are

thermostatically controlled so will only operate when required, tending to be more frequently during hot weather. The augers used to provide feed around the unit will only operate six times per day for nine minutes resulting in very little noise.

The vehicle movements to and from Pwllpridd will be restricted to daytime operational hours and all deliveries will take place between 07:00 and 21:00 during the week days and 07:00 and 18:00 on Saturdays and Sundays together with bank holidays. No movements will be attributable to the development after 21:00 hours therefore there shall be no impact on the surrounding residential properties.

The noise levels associated with the unit are negligible, and would be set against the existing background noise levels of the existing farm, surrounding roads and agricultural uses.

Odour

The application is accompanied by a report that has used computer modelling to assess the impact of odour emissions on the nearest receptors. The modelling predicts that, should the proposed development proceed, the odour exposure would be below the Natural Resources Wales benchmark for moderately offensive odours

The nearest residential property not in the applicants ownership is more than 400m from the application site. The reports submitted demonstrate that any odour within the Poultry Unit will not be apparent outside the surroundings of the Pwllpridd Poultry unit.

The proposed Poultry Unit is designed to incorporate a slatted floor for the poultry manure. The manure is then regularly removed from the building.

With regards to manure management, the application details that the manure will be exported off site to a third-party licensed Anaerobic Digester Plant.

On the basis that the measures set out in the application are adhered to, the proposal is unlikely to cause any unacceptable amenity impacts.

Dust

Given the distances from sensitive receptors, it is considered unlikely that existing residents will be affected by dust from the development.

Amenity Conclusion

In light of the above, it is considered that the proposed development will not have an unacceptable adverse impact on the amenities enjoyed by occupants of nearby properties by reasons of noise, odour or dust, both in terms of individual and cumulative impact. Therefore, the proposal is considered to be in accordance with planning policy, in particular LDP policies DM06 of the LDP.

Ecology

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

Under section 28G of the Wildlife and Countryside Act 1981 the Council has a duty in so far as the grant of planning permission is likely to affect the flora, fauna, or geological or physiographical features by reason of which a SSSI is of special interest, to take reasonable steps to further the conservation and enhancement of those features.

Intensive livestock installations have the potential to impact protected sites through aerial emissions (ammonia and nitrogen deposition). There are several areas of unnamed Ancient Woodlands (AWs) within 2 km of the site of Pwllpridd. There are also seven Sites of Special Scientific Interest (SSSIs) within 5 km; namely Cors Penbwloch SSSI, Gro Ystwyth SSSI, Llyneiddwen SSSI, Cors Y Sychnant SSSI, Comin Esgairmaen SSSI, Coed Y Crychdydd SSSI and Rhos Cross Inn SSSI. There are three Special Areas of Conservation (SACs); Grogwynion SAC, Afon Teifi SAC and Cors Caron SAC, which is also designated as a Ramsar site, within 10 km of the farm.

Additional information that NRW requested has been provided and therefore the grounds for their objection addressed.

During the course of consideration of the application NRW raised concerns regarding the impact the proposal would have on air pollution by virtue of ammonia emissions. The application is supported by a modelling report by AS Modelling & Data Ltd which has now been updated to take into account background ammonia concentration at the protected sites. The report

demonstrates that the proposed development would not result in the critical level being surpassed in terms of ammonia emissions at the protected sites as a result of the development proposal.

During the course of consideration of the application NRW raised concerns regarding the impact the proposal on the Teifi SAC as a result of the potential for an increased level of phosphate to enter a water course. NRW are satisfied that this can be managed by the imposition of a condition ensuring all manure is exported off site and a drainage plan being included within the approved drawings.

Notwithstanding this, given the nature of the proposed development and the proximity to the River Teifi SAC the Local Planning Authority is required to undertake a Habitats Regulations Assessment.

The Planning Department is currently awaiting the outcome of the Habitats Regulations Assessment from the Ecology Department. Should the Habitats Regulations Assessment conclude that the proposed development would not result in an adverse effect to the integrity of the River Teifi SAC in light of its conservation objectives it is considered the proposed development would be acceptable in terms of ecological impact.

Highway Impact

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

Land Drainage

The full design of the drainage will be submitted following the granting of the consent to the Ceredigion SAB department. The soakaways have been requested by NRW and are directed away from existing surface water.

RECOMMENDATION:

Approve STC subject to the outcome of the Habitat Regulations Assessment

2.2. A210363



Rhif y Cais / Application Reference	A210363
Derbyniwyd / Received	12-04-2021
Y Bwriad / Proposal	Erection of agricultural building for housing of young stock (straw bed loose housing).
Lleoliad Safle / Site Location	Alltgoch, Silian, SA48 8LU
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Messrs A Jones & Sons, Llwyn, Lampeter, Ceredigion, SA48 8JY
Asiant / Agent	Llyr Evans (Llyr Evans Planning Ltd), Llantood Farm, Cardigan, SA43 3NU

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn gae amaethyddol sydd wedi'i leoli i'r gorllewin o'r fferm yn Alltgoch, ac i'r gogledd ddwyrain o'r adeilad rhestredig gradd II yn fferm Olwen, ar ochr ddwyreiniol ffordd yr A485 rhwng Llanbedr Pont Steffan a Silian. Mae'r cae wedi'i leoli gerllaw coetiroedd a elwir yn 'Coed Gwarallt' a 'Coed Olwen'. Mae safle'r cais wedi'i leoli i'r de o gyfleuster ac iard trin gwartheg sy'n bodoli eisoes. Mae lagŵn slyri i'r gorllewin o safle'r cais, a adeiladwyd dan hawliau datblygu a ganiateir. Ceir mynediad i'r safle oddi ar yr A485 trwy Fferm Olwen, ar hyd y lein rheilffordd segur, ac o'r A486 trwy Dyffryn i'r gorllewin o'r safle drwy gytundeb hawl tramwy.

Mae'r tir yn cael ei redeg ar y cyd â fferm Olwen i'r de a fferm Llwyn, sydd wedi'i lleoli tua 3 milltir i'r dwyrain, ac sy'n fferm laeth a defaid gymysg, gyda thua 690 o aceri, gyda 400 acer o hwnnw'n berchen i'r ymgeiswyr, a'r gweddill ar rent. Mae'r fenter yn cynnwys tua 420 o fuchod godro a stoc ifanc.

Cyflwynwyd cais blaenorol am yr un datblygiad i'r Awdurdod Cynllunio Lleol yn Hydref 2020 ond cafodd ei dynnu'n ôl yn Rhagfyr 2020 yn dilyn pryderon a fynegydd gan yr Awdurdod Cynllunio Lleol (A200850).

MANYLION Y DATBLYGIAD

Mae'r cais yn ail-gyflwyno cais blaenorol a dynnwyd yn ôl i godi adeilad amaethyddol. Mae'r adeilad arfaethedig yn mesur tua 13.7 metr o led gyda bargod 2 fetr x 60.96 metr o hyd, gydag uchder bondo yn y cefn (i'r de) o tua 4.88 metr, ac uchder bondo ychydig yn is i'r gogledd oherwydd y bargod, ac uchder crib o ychydig dan 7 metr. Mae'r adeilad arfaethedig yn un ffrâm dur, gyda phaneli concrid ar ran isaf y waliau hyd at uchder o tua 1 metr, byrddau Swydd Efrog ar ran uchaf y waliau, a tho dalennau sment ffibr llwyd wedi'u proffilio. Byddai ffenestri'n cael eu gosod yn y to ymhob cowlas. Bydd yr ochr o'r adeilad sy'n wynebu'r gogledd yn agored. Mi fydd angen codi lefel y ddaear rhywfaint ar un ochr i greu darn o dir gwastad ar gyfer yr adeilad.

Mae'r cais yn nodi y byddai'r adeilad yn darparu sied hyblyg, aml-bwrpas ar gyfer magu stoc ifanc ar y fferm. Mi fyddai'r stoc yn cael eu cadw'n rhydd ar lawr gwellt, gyda ffens fwydo'n caniatáu bwydo dan y bargod ar hyd ochr ogleddol yr adeilad. Byddai'r tail/dom ar ffurf Tail Buarth, wedi'i storio dros dro ar y tir yn unol â'r rheoliadau perthnasol nes iddo gael ei ddefnyddio fel gwrtaith ar y tir.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiâu cynllunio cenedlaethol perthnasol:

- Cymru'r Dyfodol: Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)
- TAN5 Cadwraeth Natur a Chynllunio (2009)
- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)
- TAN12 Dylunio (2016)

Polisiâu cynllunio lleol perthnasol:

Mae polisiâu canlynol y Cynllun Datblygu Lleol yn berthnasol wrth benderfynu ar y cais hwn:

- S04 Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- LU30 Diogelu
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig (ATA)

- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol

Canllawiau Cynllunio Atodol (CCA) mabwysiedig perthnasol:

- CCA Ardaloedd Tirwedd Arbennig
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

- **Cyngor Tref Llambod** - Ni chafwyd unrhyw ymateb
- **Priffyrdd** - Dim gwrthwynebiad
- **Draenio Tir** – Cyngor Safonol, angen cymeradwyaeth SuDS
- **Ecoleg** – Dim gwrthwynebiad, wedi argymhell amodau
- **Cyfoeth Naturiol Cymru** – wedi mynegi pryderon sylweddol am y cais i ddechrau, ond yn sgil cyflwyno gwybodaeth ychwanegol (Cynllun Atal Llygredd, Cynllun Rheoli Maethynnau a Thail a manylion draenio) maent wedi dweud erbyn hyn nad oes ganddynt unrhyw wrthwynebiad, yn unol ag amodau.

Cafwyd gwrthwynebiad gan Fferm Dyffryn gerllaw am y rhesymau canlynol, yn gryno:

- Yr angen am adeilad yn y lleoliad hwn: Dim cyfiawnhad ac nid yw'n angenrheidiol. Wedi'i osod i ffwrdd o'r brif fferm yn Llwyn a'r adeiladau yn Alltgoch. Lleoliadau eraill ar gael, yn agosach at yr adeiladau a'r anheddiad presennol. Yn groes i ganllawiau cynllunio, sy'n nodi y dylai unrhyw adeiladau newydd ffurfio rhan o grŵp yn hytrach na sefyll ar eu pennau'u hunain.
- Mynediad ac Effaith ar Draffig. Yn cynyddu maint y traffig drwy fferm Dyffryn. Mi fydd yn cael effaith andwyol ar wyneb presennol y lôn. Mae gan yr ymgeisydd hawl mynediad drwy fferm Dyffryn yn unig. Mwy o drafndiaeth ar y rhwydwaith ffyrdd lleol.
- Effaith andwyol ar y dirwedd: Yr adeilad mewn ardal wledig agored, i ffwrdd o'r fferm bresennol a'r adeiladau yn Alltgoch. O fewn Ardal Tirwedd Arbennig ddynodedig, a bydd yn cael effaith ar yr amgylchedd hanesyddol. Pryderon y byddai'n gosod cysail ar gyfer datblygu tebyg, yn ogystal â datblygu ar y safle hwn yn y dyfodol.
- Effaith ar Amwynder: Mi fydd cael mwy o draffig trwy fferm Dyffryn yn cael effaith andwyol ar amwynder preswylwyr

fferm Dyffryn.

- Effaith Amgylcheddol: Perygl o lygredd o gerbydau amaethyddol trwm yn mynd trwy fferm Dyffryn.
- Risgiau o ran bioamrywiaeth ac ecoleg.
- Effaith mwy o drafnidiaeth ar y lein rheilffordd segur.

CASGLIAD

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

Egwyddor Datblygu

Mae safle'r cais wedi'i leoli tua 1km i'r gogledd o anheddiad Llanbedr Pont Steffan ac mae'n dod dan 'lleoliadau eraill' fel y'u diffinnir yn y CDLI. Mae'r safle wedi'i amgylchynu â chaeau amaethyddol, gyda Choed Gwarallt i'r gogledd-ddwyrain a Choed Olwen i'r de. Mae yna ffermydd ynysig o fewn yr ardal gyfagos, gan gynnwys Alltoch i'r gogledd-ddwyrain, Dyffryn i'r gogledd-orllewin ac Olwen i'r de-ddwyrain.

Mae polisïau lleol a chenedlaethol fel ei gilydd yn mabwysiadu agweddau llym mewn perthynas â pholisïau datblygu o fewn ardaloedd gwledig, i sicrhau datblygu cynaliadwy, ac i warchod tirwedd ardaloedd gwledig agored. Mae paragraff 3.38 o Bolisi Cynllunio Cymru (argraffiad 11) yn nodi, er mwyn cyd-fynd â datblygu cynaliadwy a'r egwyddorion cynllunio cenedlaethol, ac i gyfrannu tuag at ganlyniadau creu lle, bod yn rhaid gwarchod cefn gwlad, a lle bo modd, ei wella i ddiogelu ei werth ecolegol, daearegol, ffisiograffig, hanesyddol, archeolegol, diwylliannol ac amaethyddol, a'i dirwedd a'i adnoddau naturiol. Mae'n mynd ymlaen i nodi y dylid pwysu a mesur yr angen i warchod y rhinweddau hyn yn erbyn anghenion economaidd, cymdeithasol a hamdden cymunedau lleol ac ymwelwyr. Mae paragraff 3.60 yn nodi y dylai unrhyw ddatblygiad yng nghefn gwlad gael ei leoli o fewn, a gerllaw'r aneddiadau hynny sydd fwyaf addas ar ei gyfer, a bod angen rheolaeth lem ar unrhyw adeiladu o'r newydd o fewn ardaloedd gwledig, i ffwrdd o'r aneddiadau presennol, a dylai pob datblygiad newydd fod o faint a dyluniad sy'n parchu cymeriad yr ardal o'i amgylch.

Mae polisi S04 yn nodi y bydd angen i unrhyw ddatblygu o fewn 'lleoliadau eraill' fod yn unol â TAN 6. Mae TAN 6 yn cyfeirio at ddatblygu sy'n gysylltiedig ag amaethyddiaeth, ac felly mae'r egwyddor o adeiladau amaethyddol o fewn 'lleoliadau eraill' yn cydfynd â TAN 6. Fodd bynnag, ac yng ngoleuni'r gofyniad polisi i warchod cefn gwlad, bernir ei bod hi'n angenrheidiol ystyried p'un ai oes cyfiawnhad rhesymol dros yr angen am yr adeilad at ddibenion amaethyddol, a ph'un ai hwn yw'r lleoliad mwyaf addas.

Mae'r cais yn dod gyda Datganiad Cynllunio sy'n nodi y byddai'r adeilad yn caniatáu llety tua 100 o heffrod ifanc ar gyfer y fuches laeth yn Llwyn, a byddai adeilad ar y safle arfaethedig yn caniatáu pori tir ar y daliad sy'n anaddas ar gyfer silwair, yn ogystal â bod yn gyfleus i'r partner allu gofalu am yr anifeiliaid mewn argyfwng, a'u bwydo a gofalu am eu lles o ddydd i ddydd. Mae'r partner y cyfeirir ato'n byw yn fferm Olwen, sydd tua 800 metr i ffwrdd. Mae'n nodi bod yr heffrod yn cael eu magu ar hyn o bryd drwy gyfuniad o'u cadw allan dros y gaeaf a'u cadw mewn adeiladau anaddas i'r diben, sydd heb system awyru ddigonol. Byddai'r adeilad yn lleihau'r angen ar y daliad i gadw anifeiliaid allan dros y gaeaf, gan olygu llai o sathru tir, cywasgu pridd, difrodi'r ddaear a dŵr ffo. Byddai adeilad addas i'r diben, gyda system awyru dda, yn gwella perfformiad yr heffrod ac yn cael effaith bositif felly ar eu cynhyrchedd a'u heffeithlonrwydd gydol oes. Mae'n nodi bod y fuches laeth yn Llwyn yn perfformio'n well na'r ffigurau cyfartalog o ran allyriadau CO2 ar hyn o bryd, fel y dengys eu canlyniadau ôl troed Carbon diweddaraf, o'u cymharu â 2,300 o ffermwyr llaeth Arla ar draws y DU.

Mae'r Datganiad Cynllunio'n cynnwys asesiad o'r safle a ddewiswyd, sy'n ystyried mai hwn yw'r lleoliad mwyaf priodol am y rhesymau canlynol, yn gryno:

- **Alltgoch:**
 - Mae'r dirwedd gerllaw'r annedd a'r tai allanol yn golygu y byddai lleoli'r adeilad yn anodd ac yn gostus.
- **Olwen:**
 - Mae cyfran sylweddol o'r tir o fewn parth llifogydd C2 sy'n gysylltiedig ag Afon Dulas
 - Mae mwyafrif y tir o fewn 250m o'r Afon Dulas, sydd felly'n creu problemau o ran yr effaith bosib ar y cwrs dŵr
 - Mae ffermdy Olwen yn adeilad rhestredig gradd II
 - Mae Castell Olwen, sef Heneb Gorfrestredig, wedi'i leoli ychydig bellter i'r de o ffermdy Olwen, a byddai datblygu yng nghyffiniau'r Heneb yn debygol o gael effaith andwyol ar y lleoliad, ac yn debygol o arwain at oblygiadau archeolegol
 - Mae'r tai allanol traddodiadol yn darparu cyfle i addasu'r adeilad er mwyn arallgyfeirio yn y dyfodol
 - Byddai angen cynnwys cyfleusterau storio a thrin a thrafod byrnau neu borthiant, sydd ar gael ar y safle arfaethedig
 - Mae'r safle arfaethedig yn fwy canolog i dir y daliad.
- **Llwyn, Ffordd Llanfair**
 - Mae elfen fawr o'r fenter ffermio wedi'i lleoli yn y safle hwn, ond mae'r safle wedi'i leoli'n agosach at Afon Teifi ac

nid yw'n darparu'r opsiynau llety ar gyfer rheoli'r fenter a gynigir gan Alltgoch.

Yn ôl yr wybodaeth mae'r heffrod yn cael eu magu drwy gyfuniad o'u cadw allan dros y gaeaf a'u cadw mewn adeiladau anaddas i'r diben sydd heb system awyru ddigonol, ond ni roddwyd unrhyw wybodaeth i esbonio pam na ellir uwchraddio'r adeiladau presennol neu godi rhai newydd, na ph'un ai oes adeiladau eraill addas yn bodoli eisoes y gellid eu defnyddio i letya'r heffrod. Yn ogystal, nid yw'r rheswm a roddir dros beidio â darparu'r adeilad ar y brif fferm yn Llwyn yn cael ei ystyried yn rheswm digonol. Darperir prif safle'r fferm yn Llwyn, sy'n cynnwys adeiladau amaethyddol sylweddol. Serch cydnabod bod Llwyn yn agos at Afon Teifi, ni ddangoswyd prawf digonol y byddai codi adeilad newydd, neu un i gymryd lle hen un, yn cael effaith andwyol ar ACA Afon Teifi, gan olygu y byddai cais o'r fath yn cael ei wrthod. Mae'n bwysig nodi hefyd bod yr wybodaeth a gyflwynwyd fel rhan o'r cais yn nodi na fydd y datblygiad arfaethedig yn cynyddu nifer y stoc ar y fferm, ond yn hytrach yn gwella'r cyfleusterau ar gyfer y stoc presennol.

Yn nhermau ffermdy Alltgoch, derbynnir y byddai'r dirwedd yn heriol, a hefyd mae'r adeiladau yn Alltgoch yn wag/segur a does dim gweithgarwch ffermio'n digwydd yno. Yn nhermau ffermdy Olwen, nodir y cyfyngiadau yn y lleoliad hwn ac maent yn heriol, ond nodir hefyd nad yw ffermdy Olwen yn fferm weithredol, ond yn hytrach yn cael ei defnyddio fel man preswyl gan un o bartneriaid y fferm. Bernir felly nad yw'r lleoliadau hyn yn opsiwn amgen addas, oherwydd ystyrir nad oes unrhyw gyfiawnhad nac angen i'r adeilad fod wedi'i leoli'n agos at fferm Olwen na fferm Alltgoch. Ni ystyrir bod y gyfiawnhad a roddir yn nhermau rheoli da byw yn ddigonol, gan fod yna ffermdy'n bodoli yn Llwyn yn barod, a fyddai'n darparu ar gyfer yr angen i reoli'r anifeiliaid. Yn ogystal, nid yw'r ffaith bod yna gyfleuster trafod stoc gerllaw safle'r cais yn barod yn rheswm digonol dros ganiatáu adeilad newydd, yn enwedig un o faint sylweddol.

Yng ngoleuni'r uchod, ystyrir na ddangoswyd i raddau digonol bod yna angen am yr adeilad, yn enwedig un o faint mor sylweddol, yn y lleoliad penodol hwn – i fwrdd o'r brif fferm yn Llwyn. Mae'r Awdurdod Cynllunio Lleol o'r farn y dylid lleoli'r adeilad ar/gerllaw'r brif fferm yn Llwyn yn hytrach na'i wahanu oddi wrth y fferm mewn lleoliad ynysig, lle mae grŵp o adeiladau fferm.

Effaith ar y Dirwedd

Mae safle'r cais wedi'i leoli mewn 'ardal wledig agored', wedi'i amgylchynu'n bennaf â chaeau agored, a ffermydd a choetiroedd ynysig. Mae'r safle'n dod dan Ardal Tirwedd Arbennig (ATA) Dyffryn Teifi. Nod Polisi DM06 y CDLI yw sicrhau bod y datblygiad o ansawdd da a'i fod yn cyfrannu mewn ffordd positif at gyd-destun yr amgylchedd o'i amgylch. Nod Polisi DM17 yw gwarchod y dirwedd yn gyffredinol rhag niwed sylweddol a achosir gan ddatblygiadau newydd, ac nid yw'n caniatáu datblygu sy'n amharu'n sylweddol ar yr olygfa, ac sydd wedi'i leoli mewn modd ansensitif, heb roi ystyriaeth i'w lleoliad. Nod Polisi DM18 yw garchod rhinweddau arbennig yr ATA.

Mae Polisi Cynllunio Cymru'n datgan y dylai awdurdodau lleol warchod a gwella nodweddion arbennig y dirwedd, tra'n rhoi sylw teilwng i'r buddiannau cymdeithasol, economaidd, amgylcheddol a diwylliannol maent yn eu darparu, a'u rôl o ran creu lleoedd o werth. Yn ogystal, mae'n datgan pan na fydd modd osgoi effeithiau andwyol ar gymeriad y dirwedd, mi fydd angen gwrthod caniatâd cynllunio. Mae TAN 6 yn datgan bod yn rhaid i'r system gynllunio warchod a gwella'r amgylchedd naturiol a hanesyddol, a diogelu cefn gwlad a mannau agored. Mae'n nodi y gall codi adeilad amaethyddol newydd gael effaith sylweddol ar y dirwedd o'i amgylch, a dylai adeiladau newydd ffurfio rhan o grŵp fel arfer, yn hytrach na sefyll ar eu pennau'u hunain.

Mi fyddai'r datblygiad arfaethedig yn cyflwyno adeilad amaethyddol o faint sylweddol (13.7 metr o led gyda bargod 2 fetr x 60.96 metr o hyd (tua 835 metr sgwâr) ac uchder crib o ychydig dan 7 metr), mewn lleoliad ynysig i fwrdd o brif fferm y fenter. Hefyd mi fyddai'r adeilad i'w weld yn amlwg o fewn y dirwedd. Ystyrir felly bod y datblygiad arfaethedig yn cael effaith andwyol sylweddol ar y dirwedd o'i amgylch a'r Ardal Tirwedd Arbennig, a'i fod yn groes i bolisiau DM06, DM17 a DM18 y CDLI.

Ystyrir bod yr adeilad arfaethedig yn ddigon pell i fwrdd o'r asedau hanesyddol yn Fferm Olwen a Chastell Olwen, ac felly ni ystyrir ei fod yn cael effaith andwyol ar y naill lleoliad na'r llall. Mae'r adeilad hefyd yn ddigon pell i fwrdd o'r lein rheilffordd segur.

Amwynder Preswyl

Mae perchennog/deiliad fferm Dyffryn gerllaw wedi gwrthwynebu'r datblygiad arfaethedig gan nodi y byddai'r traffig cynyddol yn mynd yn ôl ac ymlaen o'r safle'n cael effaith andwyol ar eu hamwynder. Nodir bod gan yr ymgeisydd hawl mynediad drwy fferm Dyffryn i gyrraedd fferm Alltgoch a'r caeau o'i hamgylch. Mae hyn yn golygu bod y fenter ffermio'n cael mynediad at Alltgoch a'r caeau o'i hamgylch at ddbenion amaethyddol ar hyn o bryd heb unrhyw gyfyngiadau cynllunio. Serch cydnabod y byddai mwy o draffig yn ystod cyfnod codi'r adeilad, byddai hynny am gyfnod dros dro yn unig. Ni ystyrir bod y defnydd o'r adeilad, unwaith y bydd wedi'i godi, yn debygol o arwain at gynnydd sylweddol ym maint y traffig drwy fferm Dyffryn o'i gymharu â'r sefyllfa bresennol.

Mae'r adeilad arfaethedig wedi'i leoli tua 300 metr i fwrdd o fferm Dyffryn. Er nad yw'r cais yn gais dan y weithdrefn

gymeradwyo flaenorol dan Rhan 6, bernir ei bod hi'n berthnasol nodi nad yw'r eithriad a ddefnyddir ar gyfer adeiladau a ddefnyddir i letya da byw o fewn 400 metr o gwrllt adeilad gwarchoddedig yn berthnasol gydag annedd neu adeilad arall ar uned amaethyddol arall a defnyddir at ddibenion cysylltu amaethyddiaeth. Felly, nid yw effaith datblygiad o'r fath ar amwynder ffermydd presennol yr un fath â'r egwyddor ar gyfer anheddau preswyl nas defnyddir at ddibenion amaethyddol.

Yng ngoleuni'r uchod, bernir na fyddai'r adeilad yn cael effaith andwyol sylweddol ar amwynder preswylwyr fferm Dyffryn.

Mynediad a Phriffyrdd

Mae'r cais yn datgan bod y mynediad i'r safle oddi ar yr A485 trwy Fferm Olwen ar hyd y lein rheilffordd segur, ac o'r A486 trwy Dyffryn i'r gorllewin o'r safle drwy gytundeb hawl tramwy. Ni ystyrir bod yr adeilad arfaethedig yn debygol o arwain at gynydd sylweddol ym maint y traffig, o'i gymharu â'r defnydd presennol o'r tir yn y lleoliad hwn.

Nid yw'r awdurdod priffyrdd lleol wedi mynegi unrhyw wrthwynebiad i'r datblygiad arfaethedig.

Draenio Tir

Mae'r cais yn nodi y bydd dŵr o'r to'n cael ei gyfeirio i suddfan dŵr. Mi fydd angen cymeradwyaeth SuDS gan Gorff Cymeradwyo Draenio Cynaliadwy (SAB) y Cyngor, felly ystyrir bod modd delio'n ddigonol â dŵr wyneb drwy broses SAB.

Mae'r cais yn datgan na fyddai unrhyw ddraeniau o fewn yr adeilad a byddai'n cael ei lunio i gadw unrhyw elifiant o fewn ymylon unionsyth, i'w atal rhag ffoi o'r adeilad. Byddai'r llawr hefyd yn cael ei lunio o goncrid felly dim leinin. Byddai'r adeilad yn cadw stoc yn rhydd ar lawr gwellt felly ni fyddai unrhyw elifiant go iawn. Byddai'r tail ar ffurf tail buarth, wedi'i storio dros dro ar y tir yn unol â'r rheoliadau pethnasol nes iddo gael ei defnyddio fel gwrtaith ar y tir.

Safleoedd Gwarchoddedig

Mae safle'r cais wedi'i leoli o fewn 290 metr ac o fewn dalgylch Safle o Ddiddordeb Gwyddonol Arbennig (SoDdGA) ac Ardal Cadwraeth Arbennig (ACA) Afon Teifi. Yn eu hymateb gwreiddiol cododd Cyfoeth Naturiol Cymru bryderon sylweddol ynghylch effaith y datblygiad ar SoDdGA ac ACA Afon Teifi yn nhermau Ffosffad, Allyriadau Awyrol ac Ansawdd Dŵr, ac o ganlyniad gofynnwyd am wybodaeth bellach. Mewn ymateb, cyflwynwyd Cynllun Rheoli Maethynnau a Chynllun Rheoli Gwrtaith, Cynllun Atal Llygredd, a manylion pellach ynghylch draenio. Ar sail yr wybodaeth hon, ni chodwyd unrhyw bryderon gan Cyfoeth Naturiol Cymru yn eu hymateb dilynol i'r datblygiad arfaethedig yn nhermau allyriadau awyrol, oherwydd ni fyddai unrhyw effaith gynyddol o ran stoc ac ansawdd dŵr, am fod gan y fferm allu digonol i wneud defnydd o'r tail a'r slyri a gynhyrchir gan y busnes, ond gofynnwyd am fanylion pellach mewn perthynas â draenio ac atal llygredd. Anfonwyd y rhain at Cyfoeth Naturiol Cymru ac yn nhrdydd ymateb Cyfoeth Naturiol Cymru, maent yn nodi y gellir goresgyn eu pryderon, yn unol ag amod yn gofyn bod yn datblygiad yn cyd-fynd â'r dogfennau a gyflwynwyd.

Mae Ecolegydd Cynllunio'r Cyngor wedi cynnal Asesiad Rheoliadau Cynefinoedd, sy'n dod i'r casgliad na ragwelir unrhyw effaith andwyol sylweddol ar yr ACA ar sail yr wybodaeth a ddarparwyd.

Rhywogaethau a Warchodir

Ni chynhaliwyd asesiad ecolegol ar gyfer y datblygiad arfaethedig, ond mae Ecolegydd Cynllunio'r Cyngor wedi dweud bod y datblygiad arfaethedig wedi'i leoli ar laswelltir wedi'i wella, ac ni cholllir unrhyw gynefinoedd â blaenoriaeth o'i herwydd felly.

Diogelu Mwynau

Mae safle'r cais wedi'i leoli o fewn ardal diogelu mwynau (agregiadau), ond o ystyried maint a natur y datblygiad, ni ystyrir y bydd yn mynd yn groes i amcanion y dynodiad, fel y'u gosodir ym Mholisi 30 y CDLI.

Pŵer Dirprwyo

Mae'r cais yn cael ei adrodd i'r Pwyllgor Rheoli Datblygu ar gais y cyn aelod lleol, y Cynghorydd Ivor Williams, am y rhesymau canlynol:

- Lleoliahd i godir sied ar y farm Alltgoch yn lle perffaith tu nol i cnwycyn a fydd ddim ymhariad ar golygfa
- Cyfoeth Natural Cymru yn cefnogi'r cais
- Arbedwch garbon gan ei fod yn lleihau symudiad da byw a slyri yn ôl ac ymlaen i ffarm Llwyn
- Lles yr anifeiliaid gan ei bod yn well eu cadw ar y fferm trwy gydol y flwyddyn gyda silwair a slyri

ARGYMHELLIAD

Argymhellir bod y cais yn cael ei wrthod am ei fod yn cynrychioli datblygiad na ellir ei gyfiawnhau, sydd wedi'i leoli ar wahân i'r fferm bresennol, ac a fydd yn cael effaith andwyol sylweddol ar y dirwedd, yn groes i bolisiâu S04, DM06, DM17 a DM18.

Rhif y Cais / Application Reference	A210363
Derbyniwyd / Received	12-04-2021
Y Bwriad / Proposal	Erection of agricultural building for housing of young stock (straw bed loose housing).
Lleoliad Safle / Site Location	Alltgoch, Silian, SA48 8LU
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Messrs A Jones & Sons, Llwyn, Lampeter, Ceredigion, SA48 8JY
Asiant / Agent	Llyr Evans (Llyr Evans Planning Ltd), Llantood Farm, Cardigan, SA43 3NU

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to an agricultural field located to the west of the farm complex at Alltgoch, and to the north east of grade II listed building at Olwen farm, on the east side of the A485 Lampeter to Silian road. The field lies within close proximity to the woodlands known as 'Coed Gwarallt' and 'Olwen Wood'. The application site lies to the south of an existing cattle handling facility and yard. A slurry lagoon lies to the west of the application site which was constructed under permitted development rights. The site is accessed from the A485 through Olwen Farm along the disused railway line and from the A486 through Dyffryn to the west of the site via a right of way agreement.

The land is run in association with Olwen to the south and Llwyn which is located approximately 3 miles to the east and is a mixed dairy and sheep farm, with approximately 690 acres, of which 400 acres are owned by the applicants and the remainder is rented. The enterprise milks approximately 420 cows with followers.

A previous application for the same development was submitted to the LPA in October 2020 but was subsequently withdrawn in December 2020 following concerns by the LPA (A200850).

DETAILS OF DEVELOPMENT

The application is a resubmission of the previously withdrawn application for the erection of an agricultural building. The proposed building measures approximately 13.7 metres wide with a 2 metre overhang by 60.96 metres long, with an eaves height to the rear (south) of approximately 4.88 metres and a slightly lower eaves height to the north due to the overhang, and a ridge height of just under 7 metres. The proposed building is steel framed construction, with concrete panels on the lower walls to a height of approximately 1 metre with Yorkshire boarding to the upper walls and a grey fibre cement profiled sheet roof. Clear skylights would also be incorporated into the roof in each bay. The north facing elevation of the building will be open. There will be a slight raising of the ground level on one side in order to create a level ground for the building.

The application states that the building would provide a flexible, multi-purpose housing for young stock to be reared on farm. The housing would be in the form of straw loose housing with a feeding barrier allowing feeding under the overhang along the northern elevation. Manure would be in the form of Farm Yard Manure, temporarily stored on the land in accordance with the relevant regulations until used as fertiliser on the land.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant national planning policies:

- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 11, February 2021)
- TAN5 Nature Conservation and Planning (2009)
- TAN6 Planning for Sustainable Rural Communities (2010)
- TAN12 Design (2016)

Relevant local planning policies:

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

- S04 Development in Linked Settlements and Other Locations
- LU30 Safeguarding
- DM06 High Quality Design and Placemaking
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation

- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- DM22 General Environmental Protection and Enhancement

Relevant adopted Supplementary Planning Guidances (SPG):

- Special Landscape Areas SPG
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

- **Cyngor Tref Llambod Town Council** - No response received.
- **Highways** - No objection
- **Land Drainage** - Standard Advice. SuDS approval required.
- **Ecology** - No objection, recommended conditions.
- **Natural Resources Wales** - NRW initially raised significantly concerns with the application, however following the submission of additional information (Pollution Prevention Plan, Nutrient and Manure Management Plan and drainage details), they have subsequently advised that they have no objection, subject to conditions.

An objection has been received from the nearby Dyffryn Farm for the following reasons in summary:

- **Need for the building in this location:** Not justified and not essential. Set away from the main farm at Llwyn and the buildings at Alltgoch. Other locations available, closer to existing buildings and settlement. Contrary to planning guidance which states that any new buildings should form part of a group rather than stand in isolation.
- **Access and Traffic Impact.** Results in increased traffic through Dyffryn Farm. Will have an adverse impact on the existing lane surface. The applicant has right of access only through Dyffryn Farm. Increased traffic on the local highway network.
- **Adverse impact on the landscape:** Building within open countryside, away from the existing farm complex and the buildings at Alltgoch. Within a designated as a Special Landscape Area, and impact on the historic environment. Concerns that it would set precedent for similar development and also future development in this location.

- Impact on Amenity: Increased traffic through Dyffryn Farm will have a detrimental impact on the amenity of the occupiers of Dyffryn Farm.
- Environmental Impact: Risk of pollution from heavily agricultural vehicles passing through Dyffryn Farm.
- Biodiversity and ecological risks
- Impact of increase traffic on the disused railway line

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”.

Principle of Development

The application site lies approximately 1km to the north of the settlement of Lampeter and falls within 'other locations' as identified within the LDP. The site is surrounded by agricultural fields, with Gwarallt Woodland to the north-east and Olwen Woodland to the south. There are isolated farmsteads within proximity, including Alltgoch to the north-east, Dyffryn to the north-west and Olwen to the south-west.

Both national and local planning policies adopt a stringent policy approach to development within the open countryside in order to achieve development that is sustainable and to protect the landscape of the open countryside. Paragraph 3.38 of Planning Policy Wales (edition 11) states that in line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, the countryside must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. It goes on to state that the need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. Paragraph 3.60 states that development in the countryside should be located within and adjoining those settlements where it can be best accommodated and that new building in the open countryside away from existing settlements must be strictly controlled, and that all new development should be of a scale and design that respects the character of the surrounding area.

Policy S04 states that all development within 'other locations' will need to accord with TAN 6. TAN 6 refers to agricultural related development, and therefore the principle of an agricultural building within 'other locations' accords with TAN 6. However, and in view of the policy requirement to conserve the countryside, it is considered necessary to consider whether there is reasonable justification for the need for the building for the purpose of agriculture and whether this represents the most suitable location.

The application is accompanied by a Planning Statement which states that the building would allow housing for approximately 100 heifer replacements for the dairy herd at Llwyn and a building in the proposed location would allow land unsuitable for silaging on the holding to be grazed, whilst also being convenient for the partner to tend to the animals in emergencies and for their daily feeding and welfare. The partner referred to lives at Olwen, which is approximately 800 metres away. It states that currently heifers are reared by a combination of out-wintering and buildings that aren't built for purpose and lack ventilation. The building would limit out-wintering associated with the holding, limiting poaching, soil compaction, ground damage and soil run-off. A built for purpose, well ventilated building would increase the heifer calves performance and therefore have a positive impact on lifetime production and efficiency. It states that the dairy herd at Llwyn is currently out-performing the average figures on CO2 emissions equivalent as seen by their latest Carbon footprint results in comparison to 2300 UK Arla dairy farmers.

The Planning Statement includes a site selection assessment, which considers this location to be the most appropriate for the following reasons, in summary:

- **Alltgoch:**
 - The topography immediately adjoining the dwelling and outbuildings would make the siting of the building difficult and costly.
- **Olwen:**
 - Significant portion of the land is within the C2 floodzone associated with the Afon Dulas
 - Majority of land is within 250 m of the Afon Dulas, and therefore raises issues with regards to potential impact on the watercourse
 - Olwen farmhouse is a grade II listed building
 - Castell Olwen, a Scheduled Ancient Monument (SAM), is located a short distance to the south of Olwen farmhouse, and development in proximity of the SAM would likely adversely affect its setting and also raise archaeological implications
 - The traditional outbuildings provides an opportunity for future conversion and farm diversification
 - Require the need to include bale or fodder storage and handling facilities which are existing at the proposed site
 - The proposed site is more central to the land holding

- **Llwyn, Llanfair Road**

- Significant element of the farm enterprise is located at this site, however the complex is located closer to the Afon Teifi and does not provide the managerial accommodation options that Alltgoch offers.

The information states that currently the heifers are reared by a combination of out-wintering and buildings that aren't built for purpose and lack ventilation, however no information has been provided to explain why the existing buildings cannot be upgraded / replaced, or whether there are any other suitable existing buildings that could provide accommodation for the heifers. Furthermore, the reason given as to why the building cannot be provided at the main farm complex at Llwyn is not considered to be a sufficient reason. The main farm complex is provided at Llwyn which includes significant agricultural buildings. Whilst it is acknowledged that Llwyn is close to the Afon Teifi, it has not been sufficiently proven that a replacement building, or a new building at Llwyn for this purpose would have a significant adverse impact on the river Teifi SAC resulting in any such application being refused. It is also important to note that the information submitted as part of the application states that the proposed development will not lead to an increase in stocking levels at the farm, but will provide improved facilities for current stock number.

In terms of Alltgoch farmhouse, it is accepted that the topography would be challenging, and also the buildings at Alltgoch are redundant/vacant and there is no active farming taking place. In terms of Olwen farmhouse, the constraints in this location are noted and represent a challenge, but it is also noted Olwen farmhouse is not an active farm, but instead is being occupied for residential purposes by one of the farm partners. Therefore it is considered that these locations do not provide a suitable alternative as it is considered that there is no justification / need for the building to be located close to Olwen farm nor Alltgoch farm. The justification put forward in terms of management of the livestock is not considered to be sufficient, because there is an existing farmhouse located at Llwyn which would provide the necessary management for the animals. The fact that there is an existing handling facility near the application site does also not provide a sufficient reason to allow for a new building, particularly one of a significant scale.

In view of the above, it is considered that it has not been sufficiently demonstrated that there is a need for the building, particularly of such a significant scale, to be located in this particular location - away from the main farmstead of Llwyn. The LPA considers that the building should be located on/adjacent to the main farmstead at Llwyn, and not be segregated away from the farm and in an isolated location, where there are group of farm buildings.

Impact on the Landscape

The application site lies within the 'open countryside', pre-dominantly surrounded by open fields with isolated farmsteads and woodlands. The site falls within the Teifi Valley Special Landscape Area (SLA). LDP Policy DM06 seeks to ensure that development is of a high quality and contributes positively to the context of its surroundings. Policy DM17 seeks to protect the general landscape from significant harm caused by new development, and does not permit development that causes significant visual intrusion and is insensitively and unsympathetically sited within its location. Policy DM18 seeks to protect the special qualities of the SLA.

Planning Policy Wales states that local authorities should protect and enhance the special characteristics of the landscape, whilst paying due regard to the social, economic and environmental and cultural benefits they provide and to their role in creating valued places. Furthermore it states that where adverse effects on the landscape character cannot be avoided, it will be necessary to refuse planning permission. TAN 6 states that the planning system must protect and enhance the natural and historic environment and safeguard the countryside and open spaces. It states that the siting of a new agricultural building can have a considerable impact on the surrounding landscape, and that new buildings should normally form part of a group rather than stand in isolation.

The proposed development would introduce an agricultural building, of a significant large scale (13.7 metres wide with a 2 metre overhang by 60.96 metres long (approx. 835 square metres) and a ridge height of just under 7 metres), within an isolated location away from the main farm complex of the enterprise. The building would also be prominent within the landscape. The proposed development is therefore considered to have a significant adverse impact on the surrounding landscape and the Special Landscape Area, and is contrary to LDP policies DM06, DM17 and DM18.

The proposed building is considered to be at a sufficient distance away from the historical assets at Olwen Farm and Olwen Castell and is not therefore considered to have an adverse impact on their setting. The building is also set away from the disused railway track.

Residential Amenity

The owner/occupier of the nearby Dyffryn Farm has objected to the proposed development, noting that increase traffic to and from the site would have an adverse impact on their amenity. It is noted that the applicant has a right of access over Dyffryn Farm to access Alltgoch and the surrounding fields. This means that the farm enterprise currently accesses Alltgoch and the surrounding fields for agricultural purposes without any planning restrictions. Whilst it is acknowledged that there would be increased traffic during the construction of the building, however this would only be for a temporary period. The

use of the building once it has been constructed is not considered to result in significant increase in traffic through Dyffryn Farm above the current situation.

The proposed building is located approximately 300 metres away from Dyffryn Farm. Whilst the application is not an application under the prior approval procedure under Part 6, it is considered relevant to note that the exemption applied for buildings used for the accommodation of livestock within 400 metres of the curtilage of a protected building does not apply to a dwelling or other building on another agricultural unit which is used for the connection of agriculture. Therefore, the impact of such development on the amenity of existing farms is not the same as applied to residential dwellings not used for agricultural purposes.

In view of the above, it is not considered that the building would have a significant adverse impact on the amenity of the occupiers of Dyffryn Farm.

Access and Highways

The application states that access to the site is from the A485 through Olwen Farm along the disused railway line and from the A486 through Dyffryn to the west of the site via a right of way agreement. The proposed building is not considered to result in a significant increase in traffic over and above the existing use of the land in this location.

The local highway authority has raised no objection to the proposed development.

Land Drainage

The application states that roof water will be directed to a soakaway. The development will require SuDS approval from the Council Sustainable Drainage Approval Body (SAB) therefore it is considered that surface water can be adequately dealt with by the SAB process.

The application states that there would be no drains within the building and would be formed to contain any effluent with upstand edges to prevent any run-off from the building. The floor would also be formed of concrete so no lining. The building will provide straw loose housing therefore there would be no real effluent. Manure would be in the form of Farm Yard Manure, temporarily stored on the land in accordance with the relevant regulations until used as fertiliser on the land.

Protected Sites

The application site is located within 290 metres and falls within the catchment of the River Teifi Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). NRW within their initial response raised significant concerns on the impact of the development on the River Teifi SSSI and SAC in terms of Phosphates, Aerial Emissions and Water Quality and as a result further information was requested. In response, a Nutrient Management Plan and Manure Management Plan, Pollution Prevention Plan and further details on drainage, was subsequently submitted. Based on this information, NRW within their subsequent response, did not raise concerns with the proposed development in terms of aerial emissions, as there would be no increase in stock, and water quality, as the farm had sufficient capacity to utilise the manure and slurry produced by the business, however further details with regards to drainage and pollution prevention were required. These were subsequently sent to NRW, and in NRW third response, they advise that their concerns can be overcome subject to condition requiring the development to be carried out in accommodation with the documents submitted.

The Council's Planning Ecologist has undertaken a Habitats Regulation Assessment which concludes that no significant adverse effect is predicted on the SAC based on the information provided.

Protected Species

No ecological assessment has been undertaken for the proposed development, however the Council's Planning Ecologist has advised that the proposed development is located on improved grassland and no priority habitats will be lost as a result.

Minerals Safeguarding

The application site lies within the mineral aggregate safeguarding area, however given the scale and nature of the development, it is not considered to prejudice the objectives of the designation as set out within LDP Policy 30.

Power of Delegation

The application is being reported to the Development Management Committee at the request of the former local member, Cllr Ivor Williams, for the following reasons:

- Building the shed at Alltgoch farm is a perfect location and will have no visual impact on the landscape
- NRW are supporting the application
- Saves on carbon as reduces movement of livestock and slurry back and forth to the main farmyard at Llwyn

- Welfare of the animals as it's better for them to be kept on the farm all year round with silage and slurry

RECOMMENDATION:

The application is recommended for refusal as it represents unjustifiable development that is segregated from the existing farm, and will result in significant adverse impact on the landscape, contrary to policies S04, DM06, DM17 and DM18.

2.3. A210523



Rhif y Cais / Application Reference	A210523
Derbyniwyd / Received	25-05-2021
Y Bwriad / Proposal	Infill Residential Development of 7 Dwellings including Affordables (to be negotiated)
Lleoliad Safle / Site Location	Land At Wenfryn Ffosyffin, Aberaeron, SA46 0EY
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr P Mathias (PTM Developments Ltd), Wenfryn, Ffosyffin, Aberaeron, Ceredigion, SA46 0EY
Asiant / Agent	Mr P Nicholls (ArchiSpec Architectural Consultants Ltd), Stiwdio Gido, Cwm Gido Gilfachreda, New Quay, SA45 9SS

Y SAFLE A HANES PERTHNASOL

Cae amaethyddol, sy'n ymestyn i oddeutu 0.4 hectar, yn Henfynyw yw safle'r cais. Mae'r safle gerllaw'r safle yr adeiladwyd arni'n rhannol, sef 'Y Padogau' ac mae mynediad i'r safle o'r C1062.

Nid oes gan safle'r cais hanes cynllunio perthnasol.

MANYLION Y DATBLYGIAD

Mae'r cais hwn yn gofyn am ganiatâd cynllunio llawn i ddatblygu 7 annedd. Bwriedir i ddwy (2) o'r saith (7) annedd fod yn rhai fforddiadwy. Y bwriad yw bod pob un o'r saith annedd yn dŷ sengl, dau lawr gyda dwy o'r anheddau â mynediad uniongyrchol oddi ar y C1062 a mynediad at bump (5) ohonynt o ffordd fynediad newydd. Ym mhlotiau 1-3 fel y'u labelwyd ar y cynllun bloc (y bwriad yw bod dwy o'r anheddau yn fforddiadwy) gwelir bod tair (3) ystafell wely gyda chegin cynllun agored, lle byw a lle bwyta ar y llawr gwaelod. Cyfanswm arwynebedd y llawr yw 106 metr sgwâr.

Y bwriad yw bod pedair (4) ystafell wely yn y plotiau a labelwyd yn blotiau 4 a 5, gyda garej a heulfan hefyd ar y llawr gwaelod. Cyfanswm arwynebedd y llawr yw 204 metr sgwâr.

Mae'r plotiau sydd wedi eu labelu yn blotiau E ac F ac sydd yn wynebu'r briffordd hefyd yn cynnwys pedair (4) ystafell wely gyda dwy o'r ystafelloedd gwely hynny yn rhai *en suite*. Ar y llawr gwaelod hefyd mae cegin ar wahân, ystafell fyw ac ystafell fwyta ynghyd â garej, ystafell aml-bwrpas a heulfan. Cyfanswm ôl troed plot E yw 222 metr sgwâr a chyfanswm ôl troed Plot F yw 212 metr sgwâr.

Bydd deunyddiau'r welydd yn amrywio, yn dibynnu ar y plotiau - gan gynnwys render, briciau a gwaith carreg. Y bwriad yw defnyddio llechi artifisial ar y to gyda ffenestri uPVC a drysau cyfansawdd.

Mae'r cais yn nodi mai'r modd o gael gwared ar ddŵr brwnt yw drwy'r brif garthffos.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

Ystyrir bod y polisiau a'r canllawiau cenedlaethol canlynol yn berthnasol:

- Cymru'r Dyfodol: y cynllun cenedlaethol 2040
- Polisi Cynllunio Cymru (Rhifyn 11)
- Nodyn Cyngor Technegol (TAN) 2: Cynllunio a Thai Fforddiadwy
- Nodyn Cyngor Technegol (TAN) 5: Cynllunio a Chadwraeth Natur
- Nodyn Cyngor Technegol (TAN) 12: Dylunio
- Nodyn Cyngor Technegol (TAN) 18: Trafnidiaeth
- Llawlyfr Strydoedd
- Canllaw Dylunio Cymru Gyfan – Dylunio Priffyrdd ar Ystadau

Polisi Cynllunio Lleol Perthnasol

Mae polisiau canlynol y 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 Datblygiad Tai
- LU06 Dwysedd Tai
- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirwedd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y dirwedd yn gyffredinol
- DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd

Ystyrir bod y Canllawiau Cynllunio Atodol mabwysiedig canlynol yn berthnasol:

- Canllaw Cynllunio Atodol Cadwraeth Natur
- Canllaw Cynllunio Atodol Amgylchedd Adeiledig a Dylunio
- Canllaw Cynllunio Atodol Safonau Parcio Cyngor Sir Ceredigion
- Canllaw Cynllunio Atodol Mannau Agored

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDDAU AC ANHREFN 1998

Mae Adran 17(1) Deddf Troseddau ac Anhrefn 1998 yn rhoi dyletswydd ar yr Awdurdod Lleol i arfer ei swyddogaethau gan ystyried effaith debygol gweithredu'r swyddogaethau hyn ar droseddau ac anhrefn yn 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 gwarchoddedig', sef oed; anabled; ailbennu rhyw; beichiogrydd a mamolaeth; hil; crefydd neu gredo; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw dyledus i hybu cydraddoldeb yn cynnwys:

- gwaredu neu leihau'r anafteision y mae pobl yn eu dioddef yn sgil eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle bo'r anghenion yn wahanol i rai pobl eraill;
- annog pobl o grwpiau gwarchoddedig 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 ynghylch y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt sy'n fwy nag ar unrhyw berson arall.

DEDDF LLESANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

- **Cyngor Cymuned Henfynyw** - Mae'n gwrthwynebu am y rhesymau canlynol:
- - Nid yw'r system garthffosiaeth yn ddigonol ar gyfer y cyflenwad tai presennol. Mae preswylwyr y gymuned hon wedi dioddef gorlifiad yn eu gerddi.

- - Nid yw'r cais yn nodi faint o dai fforddiadwy.
- - A roddwyd ystyriaeth i'r effaith ar yr iaith Gymraeg.
- - Dylid gwneud unrhyw newidiadau yn ysgrifenedig.
- **Polisi Cynllunio Cyngor Sir Ceredigion** – Yn groes i bolisi Cynllun Datblygu Lleol S04 ac mae pryderon ynghylch y graddau y byddai'r datblygiad arfaethedig yn adlewyrchu egwyddorion creu lleoedd strategol, hyd yn oed mewn cydestun gwledig, a hwyluso teithio llesol a chynaliadwy. Yn ychwanegol, mae'r cynnig yn methu gwneud darpariaethau ar gyfer lle agored newydd ac mae felly yn erbyn polisi LU24 y Cynllun Datblygu Lleol.
- **Priffyrdd** – Yn gwrthwynebu
- **Draenio Tir** – Mae angen gwybodaeth bellach
- **Ecoleg** – Ni dderbyniwyd ymateb
- **Cyfoeth Naturiol Cymru** - Ni dderbyniwyd ymateb
- **Dŵr Cymru** - Dim gwrthwynebiad yn ddibynnol ar amodau

Derbyniwyd un gwrthwynebiad trydydd parti am y rhesymau canlynol:

- Nid yw'r gyffordd sy'n ymuno â Rhiwgoch yn ddigonol ar gyfer mwy o draffig.
- Dim ardal chwarae i blant.

CASGLIAD

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

“Os ystyrir y cynllun datblygu at bwmpas gwneud penderfyniad o dan Ddeddfau Cynllunio bydd yn rhaid gwneud y penderfyniad hwnnw yn unol â'r cynllun oni bai fod ystyriaethau materion yn cyfleu fel arall”.

Egwyddor y Datblygiad

Mae safle'r cais o fewn Anheddiad Cyswllt Ffos-y-Ffin sy'n rhan o Grŵp Anheddiad Aberaeron/Llwyncelyn. Mae Polisi S01 y Cynllun Datblygu Lleol yn ceisio blaenoriaethu datblygiadau o fewn y Canolfannau Gwasanaeth Trefol, gan mai dyma'r lleoliadau mwyaf cynaliadwy ar gyfer tyfiant, ac yna fe'u dilynir gan y Canolfannau Gwasanaeth Gwledig, a dim ond mân ddatblygiad a ganiateir o fewn yr 'Aneddiadau Cyswllt a Lleoliadau Eraill', er mwyn bodloni anghenion y cymunedau presennol. Nid oes gan Aneddiadau Cyswllt ffiniau i'w haneddiadau ac nid oes ganddynt ddyraniadau tai chwaith. Yn lle hynny bydd disgwyl i ddatblygiad gysylltu'n dda â'r ffurf adeiledig presennol a hefyd disgwylir iddo fod wedi'i leoli yn ffurf adeiledig gwirioneddol yr anheddiad neu'n union ar ei bwys. Ystyrir bod safle'r cais o fewn ffurf adeiledig gwirioneddol yr anheddiad ac felly ystyrir ei fod yn Anheddiad Cyswllt Ffos-y-Ffin ac nid o fewn 'Lleoliadau Eraill'.

Mae Polisi Cynllun Datblygu Lleol S04 yn nodi pryd y bydd datblygiad tai o fewn Aneddiadau Cyswllt yn dderbyniol:-

- 2 (b): mae'r maen prawf hwn yn nodi na ddylai lefel y datblygiad o fewn 'Aneddiadau Cyswllt a Lleoliadau Eraill' fod yn uwch na'r ddarpariaeth a nodwyd yn Atodiad 2. Yn ôl y ffigyrau tai diweddaraf ar yr adeg pan fo'r adroddiad hwn yn cael ei ysgrifennu, sef mis Mawrth 2022, gwelir bod 62 annedd wedi'u cwblhau a bod 31 caniatâd sydd heb eu gweithredu o fewn yr Aneddiadau Cyswllt a Lleoliadau Eraill sy'n ffurfio Grŵp Anheddiad Aberaeron/Llwyncelyn, gan olygu mai'r hyn sydd ar ôl o ran y gofyniad yw minws 26 annedd. Mae lefel y datblygiad tai yn yr Aneddiadau Cyswllt a Lleoliadau Eraill eisoes 26 annedd yn fwy na'r ddarpariaeth a nodwyd;
- 2(c): mae'r maen prawf hwn yn mynnu na ddylai datblygiad tai o fewn yr Aneddiadau Cyswllt a Lleoliadau Eraill fod ar raddfa fwy na graddfa gymesur y datblygiad yn y Ganolfan Wasanaeth berthnasol, sef Aberaeron/Llwyncelyn yn yr achos hwn. Mae'r ffigyrau tai diweddaraf yn dangos bod y raddfa datblygu tai o fewn yr Aneddiadau Cyswllt a Lleoliadau Eraill wedi digwydd ar raddfa uwch na graddfa gymesur y datblygiad yn Aberaeron/Llwyncelyn.
- 2(d): mae'r maen prawf hwn yn ei gwneud hi'n ofynnol i ddatblygiad tai o fewn yr Aneddiadau Cyswllt beidio â bod yn fwy na 12% o lefel y stoc dai fel yr oedd yn 2007. Roedd y stoc dai yn Ffos-y-ffin ym mis Ebrill 2007 yn 221, ac mae cynnydd o 12% yn caniatáu cynnydd o 27 uned dai. Mae'r ffigyrau tai diweddaraf yn dangos fod 22 o dai wedi'u cwblhau a bod 5 caniatâd sydd heb eu gweithredu, sy'n golygu bod ymrwymiad ar hyn o bryd i gyfanswm o 27 uned ac felly bod 0 uned ar ôl yn ôl y gofyn.

Yn gryno, mae lefel y datblygiad o fewn yr Anheddiad Cyswllt a Lleoliadau Eraill eisoes 26 annedd yn fwy na'r ddarpariaeth. Gwelwyd twf anghymesur o fewn yr Anheddiad Cyswllt a Lleoliadau Eraill o'i gymharu â Chanolfan Gwasanaethau Aberaeron/Llwyncelyn ac nid oes darpariaeth bellach am fwy o anheddau o fewn Anheddiad Cyswllt Ffos-y-ffin. Mae'r cais yn gofyn am ganiatâd ar gyfer saith annedd ychwanegol, felly byddai'n creu cynnydd pellach i ddyraniad tai Ffos-y-Ffin.

Mae'r datblygiad arfaethedig i'r tir felly yn groes i strategaeth dai y Cynllun Datblygu Lleol a nodwyd o fewn Polisi S01 a S04.

Ystyriwyd y datblygiad arfaethedig hefyd yn unol â chynllunio cenedlaethol, yn bennaf Cymru'r Dyfodol a Pholisi Cynllunio Cymru o ran egwyddorion y polisi hwnnw. Nodwyd bod Ffos-y-ffin yn cynnwys rhai gwasanaethau a chyfleusterau gan

gynnwys siop ac mae gwasanaeth bws aml yn rhedeg rhwng Aberystwyth ac Aberteifi drwy'r 'Ganolfan Wasanaeth' agosaf, sef Aberaeron. Nodwyd hefyd fod gwaith yn mynd rhagddo i sefydlu 'llwybr diogel i'r ysgol' a fyddai'n cysylltu Ffos-y-ffin ac Aberaeron. Er bod llwybr troed wedi ei adeiladu rhwng Bro Ddewi ac Ystad Rhiwgoch, mae angen caffael a neilltuo mwy o dir er mwyn cwblhau'r cynllun ac felly nid oes sicrwydd pryd y bydd y cynllun wedi ei gwblhau. Er bod lleoliad y safle arfaethedig ar bwys y ffurf adeiledig presennol, eto i gyd mae rhai pryderon o ran lleoliad y safle arfaethedig gan y byddai'r datblygiad yn golygu ymyrryd â chefn gwlad a byddai'n peri bod datblygiad yn cael ei gyfeirio ymaith oddi wrth y gwasanaethau sy'n bodoli yn Ffos-y-ffin. Yn ychwanegol at hyn mae'n rhaid i deithio llesol fod yn rhan hanfodol a chanolog o bob datblygiad newydd ac o ystyried lleoliad y datblygiad arfaethedig, mae pryderon ynghylch y graddau y byddai'r datblygiad arfaethedig yn lleihau'r angen i deithio a'r graddau y byddai'n ei gwneud hi'n hwylus i bobl fabwysiadu dulliau llesol a chynaliadwy o deithio. Felly, mae pryderon i ba raddau y mae'r datblygiad arfaethedig yn adlewyrchu egwyddorion creu lleoedd strategol a nodir yn y ddogfen Cymru'r Dyfodol a Pholisi Cynllunio Cymru, hyd yn oed o fewn cyd-destun gwledig.

Asesiad Cymunedol ac Ieithyddol

Mae polisi DM01 y Cynllun Datblygu Lleol yn nodi bod angen Asesiad Cymunedol ac Ieithyddol i ganiatáu i'r Awdurdod Cynllunio Lleol wneud penderfyniad gwybodus a yw'r datblygiad arfaethedig yn debygol o gael effaith negyddol ar gydlyniant cymdeithasol, ieithyddol neu ddiwylliannol y gymuned, gan fod cyfradd a graddfa'r datblygiad yn groes i bolisi S04. Ni chyflwynwyd asesiad gyda'r cynnig, felly, nid yw'r Awdurdod Cynllunio Lleol yn gallu penderfynu a fyddai'r cynnig yn cael effaith ar gydlyniant cymdeithasol, ieithyddol neu ddiwylliannol y gymuned. O ganlyniad, ni ellir ateb pryderon y Cyngor Cymuned ar y pwynt hwn.

Dwysedd Tai

Mae Polisi LU06 y Cynllun Datblygu Lleol yn nodi'r dwysedd ar gyfer datblygiad tai arfaethedig. Mae'n debyg y byddai Ffos-y-ffin yn cael ei ystyried ar gyrion Anheddiad Gwledig Mawr, lle mae'r dwysedd arfaethedig yn 20-25 uned yr hectar. Mae safle'r cais yn mesur oddeutu 0/395ha ac mae'r cynnig am saith annedd. Mae'r cynllun bloc arfaethedig yn dangos bod digon o le gan yr anheddau a'r gerddi a'u bod o fewn yr hyn sy'n ofynnol o ran dwysedd tai.

Lle Agored

Nid yw'r cynlluniau a gyflwynwyd yn dangos bod unrhyw le agored newydd yn cael ei ddarparu. Yn unol â pholisi LU24, wrth ddatblygu ar hapsafle a safleoedd nad ydynt wedi'u dynodi mae'n orfodol darparu lle agored newydd os yw'r datblygiad yn arwain at fwy na chyfanswm o ddeg ystafell wely. Felly, mae hi'n ofynnol i'r cynnig ddarparu lle agored. Dylai'r math o le agored a maint y lle agored fod yn unol â'r Canllaw Cynllunio Atodol ar Fannau Agored. Mae'r cynnig felly yn gwrthdaro â pholisi LU24.

Dyluniad a Chymeriad:

Yn ôl Polisi DM06 y Cynllun Datblygu Lleol mae angen i ddatblygiad fod o ddyluniad ansawdd uchel a chyfrannu'n gadarnhaol at ei gyd-destun; ac mae Polisi DM17 yn ceisio gwarchod nodweddion arbennig y dirwedd. Ystyrir bod dyluniad yr anheddau o ansawdd uchel ac nid oes unrhyw bryderon. Ni thybir y bydd y cynnig yn cael effaith andwyol ar gymeriad a golwg yr ardal.

Amwynder Preswyl

Nid yw maen prawf 7 DM06 y Polisi Cynllun Datblygu yn caniatáu datblygiad a fydd yn cael effaith andwyol sylweddol ar amwynder deiliaid cyfagos o ran preifatrwydd, swm a golygfa. Ar ôl ystyried cynllun y datblygiad arfaethedig, nid yw'n ymddangos y bydd y cynnig yn cael effaith andwyol ar ddeiliaid yr anheddau presennol neu anheddau arfaethedig cyfagos.

Priffyrdd

Mae'r Awdurdod Priffyrdd Lleol wedi argymhell i'r cais gael ei wrthod am y rhesymau canlynol:

1. Mae'r Awdurdod Priffyrdd Lleol o'r farn nad oes gan seilwaith y Ffordd Sirol Dosbarth III gyfagos (Llwybr rhif 1062) gapasiti digonol i ganiatáu datblygiad pellach yn y lleoliad hwn yn Ffos-y-ffin, heb wneud gwelliannau i'r ffordd.
2. Cymeradwywyd datblygiad cyfyngedig ar hyd y rhan hon o ffordd y C1063 yn ystod y ddau ddegawd diwethaf heb unrhyw ofyniad i uwchraddio a gwella cyffordd y C1062/C1282 na ddarparu cyfleusterau teithio llesol. Fodd bynnag, byddai'r cynnig yn ymestyn y datblygiad ymhellach ar hyd y C1062, y tu allan i ardal y terfyn cyflymder 30 mya, ac mae'n peri bod datblygiad yn lledaenu ymhellach oddi wrth ddarpariaethau'r gwasanaeth lleol, gan wrthdaro gydag amcanion datblygiad cynaliadwy, yr angen i deithio cyn lleied â phosibl a'r gallu i annog cerdded, seiclo, defnyddio trafnidiaeth gyhoeddus a pheri bod pobl yn dibynnu'n llai ar geir preifat yn ôl y polisi cenedlaethol a lleol.
3. Yn ogystal, byddai'r cynllun a gyflwynwyd yn ychwanegu at y mynedfeydd a fyddai'n arwain at y briffordd gyhoeddus a byddai'n golygu bod mwy o ymyrraeth ar lif rhydd a diogel trafnidiaeth; a byddai hynny'n niweidiol i ddiogelwch y

briffordd.

Draenio Tir

Mae'r ffurflen gais yn nodi y bydd dŵr wyneb yn cael ei ddraenio drwy gyfrwng system ddraenio gynaliadwy, suddfan ddŵr a'r system bresennol, fodd bynnag, nid oes manylion eraill wedi eu darparu. Bydd angen cymeradwyaeth System Ddraenio Gynaliadwy oddi wrth Awdurdod Draenio Cynaliadwy'r Cyngor cyn dechrau gweithio ar y safle ac felly ymdrinnir â'r mater hwn drwy ddilyn y weithdrefn honno.

O ran carthffosiaeth dŵr brwnt, mae'r ffurflen gais yn nodi mai'r dull o gael gwared â charthion fydd drwy'r brif garthffos. Mae'r Cyngor Cymuned wedi codi pryderon bod y system garthffosiaeth bresennol yn annigonol a bod preswylwyr lleol wedi bod yn cael problemau yn hyn o beth. Fodd bynnag, rydym wedi ymgynghori â Dŵr Cymru ac nid ydynt yn gwrthwynebu'r cynnig, yn ddibynnol ar rai amodau. Mae'r amod yn golygu y bydd yn rhaid cyflwyno cynllun draenio ar gyfer y safle cyn dechrau ar y datblygiad. Mae'r cynllun hwn i gynnwys manylion sut y bwriedir cael gwared ar ddŵr brwnt, dŵr wyneb a dŵr oddi ar y tir.

Ecoleg

Ymgynghorwyd a'r adran Ecoleg a ni chodwyd unrhyw wrthwynebiad yn ddarostyngedig i amodau. Mae'r amodau a argymhellir yn cynnwys yr angen am gynllun tirlunio a gwelliannau ecolegol ynghyd a chynllun trawsleoli gwrychoedd i'w gael ei gyflwyno (a'i gymeradwyo) cyn i'r gwaith ddechrau. Mae TLSE hefyd wedi'i gynnal a gadarnhaodd na ragwelir unrhyw effaith sylweddol ar sail y wybodaeth a ddarparwyd.

PWERAU DIRPRWYEDIG

Mae'r Cynghorydd Marc Davies wedi gofyn i'r cais gael ei benderfynu can y Pwyllgor am y rhesymau a ganlyn:

1. Byddai'r 7 uned yn naturiol yn llenwi'r safle presennol o fewn ei ffiniau naturiol.
2. Mae tri o'r saith uned yn cael eu cynnig fel unedau fforddiadwy. Mae hyn yn rhagori'r trothwy o 20%.
3. Mae'r oedi wrth gyflwyno'r CDLI newydd yn cael effaith andwyol ar nifer yr unedau. Gan fod Henfynyw yn anheddiad cysylltiedig ag Aberaeron, mae angen y niferoedd hyn o unedau. Byddai'r unedau ar gael oni bai am y CDLI yn cael ei ohirio.

ARGYMHELLIAD:

Argymhellir bod y cais yn cael ei wrthod gan fod egwyddor y datblygiad yn gwrthdaro â pholisi cenedlaethol a lleol. Mae'r adran briffordd yn gwrthwynebu, nid yw'r Awdurdod Datblygu Lleol yn gallu penderfynu a fyddai'r cynnig yn cael effaith ar gydlyniant cymdeithasol, ieithyddol neu ddiwylliannol y gymuned gan nad oes asesiad wedi'i gyflwyno ac nid yw'r cais yn darparu lle agored yn unol â Pholisi LU24.

Rhif y Cais / Application Reference	A210523
Derbyniwyd / Received	25-05-2021
Y Bwriad / Proposal	Infill Residential Development of 7 Dwellings including Affordables (to be negotiated)
Lleoliad Safle / Site Location	Land At Wenfryn Ffosyffin, Aberaeron, SA46 0EY
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr P Mathias (PTM Developments Ltd), Wenfryn, Ffosyffin, Aberaeron, Ceredigion, SA46 0EY
Asiant / Agent	Mr P Nicholls (ArchiSpec Architectural Consultants Ltd), Stiwdio Gido, Cwm Gido Gilfachreda, New Quay, SA45 9SS

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to an agricultural field, extending to approximately 0.4 hectares, within Henfynyw. The site lies adjacent to the partly constructed site known as 'Y Padogau' and is accessed from the C1062.

The application site has no relevant planning history.

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the development of 7 dwellings, 2 of which are proposed to be affordable. All seven dwellings are proposed to be detached, two storey dwellings with two having direct access off the C1062 and 5 gaining access from a new access road. Plots 1 - 3 as labelled on the block plan (2 of which are proposed to be affordable) are shown to have 3 bedrooms with an open plan kitchen, living, dining space on the ground floor. The total floor area is 106sqm.

Plots labelled 4 and 5 are proposed to have 4 bedrooms with a garage and conservatory also proposed on the ground floor. The total floor area is 204sqm.

The plots labelled E and F which front the highway also have 4 bedrooms with two being en-suites. The ground floor also has a separate kitchen, living and dining room along with a garage, utility and conservatory. Plot E has a total footprint of 222sqm and Plot F, 212sqm.

The materials of the walls are to vary depending on the plots - including render, brick and stonework. Artificial slate is proposed to the roof with uPVC windows and composite doors.

The application states that the means of disposal of foul water is via mains sewer.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

The following national planning policy and guidance are considered relevant:

- Future Wales: the National Plan 2040
- Planning Policy Wales (edition 11)
- Technical Advice Note (TAN) 2: Planning and Affordable Housing
- Technical Advice Note (TAN) 5: Nature Conservation and Planning
- Technical Advice Note (TAN) 12: Design
- Technical Advice Note (TAN) 18: Transport
- Manual for Streets
- All Wales Estate Highway Design Guide

Relevant Local Planning Policy

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

- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- S05 Affordable Housing

- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands

The following adopted Supplementary Planning Guidance are considered to be relevant:

- Nature Conservation SPG
- Built Environment and Design SPG
- CCC Parking Standards SPG
- Open Space SPG

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

- **Cyngor Cymuned Henfynyw Community Council** - Object for the following reasons:
 - - Sewerage system isn't adequate for the existing housing supply. any residents within the community have suffered an overflow into their gardens.
 - - Application doesn't specify how many affordable dwellings.
 - - Has the impact on the Welsh language been considered.

- - Any alterations should be made in writing.
- **CCC Planning Policy** - Contrary to LDP policy S04 and concerns over the extent to which the proposed development would reflect the strategic placemaking principles, even in a rural context, and facilitate active and sustainable travel. Additionally, the proposal fails to make provisions for new open space and is thus contrary to LDP Policy LU24.
- **Highways** - Object
- **Land Drainage** - Further information required
- **Ecology** - No Objection Subject to Conditions
- **Natural Resources Wales** - No Response Received
- **Dwr Cymru Welsh Water** - No Objection Subject to Conditions

One third party objection has been received on the following grounds:

- The junction joining Rhiwgoch isn't adequate to take an increase in traffic.
- No playing area for children.

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 the Ffos-Y-Ffin Linked Settlement which forms part of the Aberaeron/Llwyncelyn Settlement Group. LDP Policy S01 seeks to prioritise development within the Urban Service Centres (USCs) as these represent the most sustainable locations for growth, followed by the Rural Service Centres, and only minor development is permissible within 'Linked Settlements and Other Locations' in order to meet the needs of existing communities. Linked Settlements do not have settlement boundaries, nor do they have housing allocations. Instead development will be expected to relate well to the existing built form, and also be located within or immediately adjacent to the substantive built form of the settlement. The application site is considered to be within the substantive built form of the settlement and is therefore considered to lie within the Linked Settlement of Ffos-y-Ffin and not within 'Other Locations'.

LDP Policy S04 sets out when housing development within Linked Settlements will be acceptable: -

- 2 (b): this criterion requires the overall level of development within the 'Linked Settlements and Other Locations (LS and OL)' to not exceed its provision as set out in Appendix 2. The latest housing figures at the time of writing this report, March 2022, show that there have been 62 dwellings completed and 31 outstanding consents within the LS and OL forming part of Aberaeron/Llwyncelyn Settlement Group, leaving a remaining requirement of minus 26 dwellings. The level of housing development within the LS and OL has exceeded its provision by 26 dwellings;
- 2(c): this criterion requires housing development with the LS and OL to not come forward at a rate greater than the proportionate rate of development in the relevant Service Centre which in this case is Aberaeron/Llwyncelyn. The latest housing figures show that the rate of development within the LS and OL have come forward at a rate greater than the proportionate rate of development within Aberaeron/Llwyncelyn.
- 2(d): this criterion requires housing development within LS to not exceed 12% of the existing level of housing stock as at 2007. The housing stock within Ffos-y-Ffin as of April 2007 was 221, and a 12% increase allows for additional 27 housing units. The latest housing figures show that there have been 22 completions, and 5 outstanding consents leaving a total commitment of 27 units, and thus a remaining requiring of 0 unit.

In summary, the level of development within the LS and OL has already exceeding its provision by 26 dwellings, there has been a disproportionate amount of growth within the LS and OL compared to Aberaeron/Llwyncelyn Service Centre, and there is no further provision for more dwellings within Ffos-y-Ffin Linked Settlement. The application seeks consent for an additional seven dwellings and therefore, would create a further increase to the housing allocation of Ffos-Y-Ffin.

The proposed development of the land is therefore contrary to the LDP housing strategy set out within Policies S01 and S04.

The proposed development has also been considered in line with national planning, mainly Future Wales and Planning Policy Wales in terms of its principle. It is noted that Ffos y Ffin contains some services and facilities including a shop and the settlement is served by a frequent bus service operating between Aberystwyth and Cardigan via the nearest 'Service Centre' Aberaeron. It is also noted that work is ongoing to establish a 'safe route to school' linking Ffos-y-Ffin to Aberaeron. Whilst a new footway has been constructed between Bro Ddewi and Rhiwgoch Estate, further land acquisitions and dedications are required to complete the scheme and thus there are no guarantees of when the scheme may or may not be completed. However there are some concerns with the regards to the location of the proposed site as whilst it is adjacent to

the existing built form, the development would entail an incursion into the countryside and result in development being directed away from the existing services in Ffos-y-Ffin. Furthermore, active travel must be an essential and integral component of all new development and given the location of the proposed development, there are concerns regarding the extent to which the proposed development would minimise the need to travel and facilitate the uptake of active and sustainable modes of travel. Therefore, there are concerns over the extent to which the proposed development would reflect the strategic placemaking principles set out in Future Wales and Planning Policy Wales, even in a rural context.

Community and Linguistic Assessment

Policy DM01 of the LDP notes that a Community and Linguistic Assessment is required to enable the LPA to make an informed decision on whether the proposed development is likely to have a negative impact on the social, linguistic or cultural cohesion of the community, as the rate and scale of development is contrary to policy S04. No assessment has been submitted with the proposal, therefore, the LPA are unable to determine whether the proposal would have an impact on the social, linguistic or cultural cohesion of the community. Consequently, the concerns of the Community Council on this point are unable to be answered.

Housing Density

LDP Policy LU06 sets out the density for a proposed housing development. It is considered that Ffos-y-Ffin would likely be considered a Large Rural Settlement Edge, where the proposed density is 20-25 units per hectare. The application site measures approximately 0/395ha and the proposal is for seven dwellings. The proposed block plan shows that the dwellings and garden areas have sufficient space and are within the housing density requirement.

Open Space

The submitted plans do not demonstrate the provision of any new open space. In accordance with Policy LU24, development on windfall and non-allocated sites are required to provide new open space if the development results in more than 10 bedrooms in total. Therefore, the proposal is required to provide new open space. The type and amount should be in accordance with the Open Space Supplementary Planning Guidance. The proposal therefore conflicts with Policy LU24.

Design and Character:

LDP Policy DM06 requires development to be of a high quality design and contribute positively to its context; and Policy DM17 seeks to protect the special qualities of the landscape. The design of the dwellings are considered to be of high quality design and no concerns are raised. The proposal is not considered to have an adverse impact on the character and appearance of the area.

Residential Amenity

LDP Policy DM06, criterion 7, does not permit development that will have a significant adverse impact on the amenity of the nearby occupiers in relation to privacy, noise and outlook. Having considered the layout of the proposed development, the proposal is not considered to have a negative impact on occupiers of existing or proposed nearby dwellings.

Highways

The Local Highways Authority (LHA) have recommended that permission is refused for the following reasons:

1. The LHA considers that the adjoining County Class III Road (Route No.C1062) has inadequate infrastructure capacity to cater for further development at this location within Ffosyffin without improvement.
2. Limited development has been approved along this section of the C1062 in the last couple of decades without any requirement to upgrade and improve the C1062/C1282 junction or provide active travel facilities. However, the proposals would extend development further along the C1062, outside of the envelope of the 30mph Speed Limit, and is spreading development further away from local service centre provisions conflicting with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance on the private car as represented in national and local policy.
3. Moreover, the submitted scheme would add to a proliferation of accesses on to the public highway and lead to additional interference with free and safe flow of traffic, to the detriment of highway safety.

Land Drainage

The application form notes that surface water will be dealt with via a sustainable drainage system, soakaway and an existing system, however, no further details have been provided. SuDS approval will be required from the Council's Sustainable Drainage Authority prior to the start of works on site and therefore it will be dealt with under this procedure.

In terms of foul sewage, the application form states that the method for the disposal of foul sewage is via a mains sewer. Concerns have been raised by the Community Council that the current mains sewer system is inadequate and local residents have been experiencing issues with this. However, Welsh Water have been consulted and raise no objection to the proposal subject to conditions. The condition requires that prior to the commencement of development, a drainage scheme for the site is to be submitted. This is to include details on the disposal of foul, surface and land water.

Ecology

The Ecology department have raised no objection subject to conditions. The recommended conditions include the requirement for a detailed landscaping and ecological enhancement scheme along with a hedgerow translocation scheme to be submitted (and approved) prior to works commencing. A TLSE has also been undertaken which confirmed that no significant effect is predicted based on the information provided.

Power of Delegation

Cllr Marc Davies has requested the application be taken to DM Committee for the following reasons:

1. The seven units would naturally fill in the existing site within its natural boundaries.
2. Three of the seven units are proposed as affordable units. This far exceeds the 20% threshold.
3. The delay in bringing forward the new LDP has a detrimental effect on unit numbers. Henfenyw being a linked settlement to Aberaeron need these unit numbers and would be available but for the afore mentioned delayed LDP.

RECOMMENDATION:

The application is recommended for refusal as the principle of development conflicts with both national and local planning policy, there is a highway objection, the LPA are unable to determine whether the proposal would have an impact on the social, linguistic or cultural cohesion of the community as no assessment has been submitted, and the proposal does not provide open space in line with Policy LU24.