

## 2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A220511	06-07-2022	Miss G Phillips	Erection of an affordable dwelling.	Lleine, Ferwig, Cardigan, SA43 1RU	Refuse
2	A220578	11-08-2022	Mr Dylan Evans (Ceredigion County council)	Ground floor extension for mobility use.	Sycharth, Felinfach, Lampeter, SA48 8AE	Approve Subject to Conditions

## 2.1. A220511



## Dirprwyedig / Delegated

<b>Rhif y Cais / Application Reference</b>	A220511
<b>Derbyniwyd / Received</b>	06-07-2022
<b>Y Bwriad / Proposal</b>	Erection of an affordable dwelling.
<b>Lleoliad Safle / Site Location</b>	Lleine, Ferwig, Cardigan, SA43 1RU
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Miss G Phillips, Lleine Farm, Y Ferwig, Cardigan, Ceredigion, SA43 1RU
<b>Asiant / Agent</b>	Mr Roger Bell (Bell Designs), 34 St Mary Street, Cardigan, Ceredigion, SA43 1DH

## Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn rhan o gae amaethyddol mwy o faint a ddefnyddir ar hyn o bryd i bori anifeiliaid a thyfu cynydau, ac mae'n rhan o'r daliad ehangach, sef fferm Lleine. Mae'r safle wedi'i leoli gerllaw annedd unllawr presennol sy'n wynebu'r ffordd sirol dosbarth C sy'n cysylltu Felinwynt â'r Ferwig.

Does dim hawliau tramwy cyhoeddus yn croesi safle'r cais.

Mae yna wrych sefydlog ar hyd ymyl Gogleddol y safle, mae gweddill y safle'n cael eu ffermio ac mae o werth ecolegol isel. Mae'r safle'n goleddfu'n gyffredinol o'r Dwyrain i'r Gorllewin.

Mae'r clwstwr o eiddo a elwir yn Felinwynt tua 600m i'r dwyrain. Mae eiddo preswyl pellach wedi'u gwasgaru yma ac acw yn yr ardal, yn ogystal ag eiddo masnachol a elwir yn Felinwynt Café & Playbarn.

Mae'r ardal gyfagos o natur wledig, gyda gwrychoedd a chaeau agored yn nodwedd amlwg.

Mae fferm Lleine ei hun wedi'i lleoli tua 550m i'r gorllewin.

### Hanes Cynllunio

Ni nodwyd unrhyw hanes cynllunio mewn perthynas â safle'r cais.

## MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn caniatâd llawn i godi annedd fforddiadwy. Y bwriad hefyd yw creu mynedfa newydd i gerbydau oddi ar y ffordd sirol.

Mi fyddai'r annedd arfaethedig wedi'i gosod yng nghanol y llain i sicrhau bod digon o le ar gyfer parcio a throi cerbydau ar y tir o flaen prif wedd yr adeilad. Byddai gweddill y llain yn lawnt yn bennaf.

Mi fyddai'r annedd arfaethedig yn un deulawr ac mi fyddai ar ffurf draddodiadol, yn elwa o do llechi ar ongl ac allwthiad talcennog yn wynebu am ymlaen. Byddai deunyddiau'r waliau allanol yn cynnwys rendrad llyfn wedi'i baentio a manylion carreg.

Y tu fewn, mae'r annedd arfaethedig yn cynnwys cegin ac ardal fwyta, ystafell fyw, pantri, ystafell amlbwrpas, toiled a storfa dan y staer ar y llawr gwaelod, gydag ystafell ymolchi deuluol, 3/4 ystafell wely, un ohonynt yn *en-suite* a chwpwrdd dillad ar y llawr cyntaf.

Yn gyfan gwbl mi fyddai ardal fewnol gros yr annedd arfaethedig tua 160 metr sgwâr.

Yn y datganiad ategol mae'r ymgeisydd wedi dangos eu bod yn gymwys i fyw mewn annedd fforddiadwy ac maent yn fodlon arwyddo cytundeb cyfreithiol S106 i sicrhau bod yr annedd yn un fforddiadwy, yn unol â Nodyn Cyngor Technegol 2 Tai Fforddiadwy.

## POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy

- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
  - DM05 Datblygu Cynaliadwy a Lles Cynllunio
  - DM06 Dylunio a Chreu Lle o Safon Uchel
  - DM08 Arwyddion Dwyieithog ac Enwau Lleoedd
  - DM09 Dylunio a Symud
  - DM10 Dylunio a Thirlunio
  - DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
  - DM12 Seilwaith Cyfleustodau
  - DM13 Systemau Draenio Cynaliadwy
  - DM14 Cadwraeth Natur a Chysylltedd Ecolegol
  - DM15 Cadw Bioamrywiaeth Leol
  - DM17 Y Dirwedd yn Gyffredinol
  - DM18 Ardaloedd Tirwedd Arbennig
  - DM19 Tirweddau Hanesyddol a Diwylliannol
  - LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl
  - LU04 Diwallu Amrywiaeth o Anghenion Tai
  - LU05 Sicrhau Cyflenwi Datblygiadau Tai
  - LU06 Dwysedd Tai
  - LU24 Darparu Mannau Agored Newydd
  - S01 Twf Cynaliadwy
  - S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
  - S05 Tai Fforddiadwy
- CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Mannau Agored Ebrill 2014
  - CCA Ardaloedd Tirwedd Arbennig Ebrill 2014
  - Taflen Gymorth CCA Y Gymuned a'r Iaith Gymraeg 2015
  - CCA Safonau Parcio CSC 2015
  - CCA Asesiad Trafnidiaeth 2015
  - CCA Ynni Adnewyddadwy 2015
  - CCA Dylunio'r Amgylchedd Adeiledig 2015
  - CCA Cadwraeth Natur 2015
  - CCA Tai Fforddiadwy 2014
  - Taflenni Cymorth CCA Tai Fforddiadwy 2014

## **YSTYRIAETHAU PERTHNASOL ERAILL**

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 Y Ferwig – yn cefnogi'r cynllun am fod angen cadw pobl ifanc yn yr ardal.

Priffyrdd – Dim gwrthwynebiad yn amodol ar gontract

Draenio Tir – Cymeradwyaeth SUDs yn ofynnol

Ecoleg – Dim gwrthwynebiad yn amodol ar gontract

Dŵr Cymru – Dim gwrthwynebiad

Ni chyflwynwyd unrhyw sylwadau gan drydydd parti i gefnogi'r cynllun.

## **CASGLIAD**

### **Egwyddor Datblygu**

Yn unol â pholisïau cenedlaethol a lleol mae datblygiadau preswyl yn anelu at greu aneddiadau cynaliadwy a dylent ddigwydd o fewn ffiniau aneddiadau presennol yn unig. Strategaeth y CDLI yw bod 51% o'r datblygiadau tai newydd ledled y Sir, yn ystod cyfnod y cynllun, yn digwydd o fewn Canolfannau Gwasanaethau Trefol, 24% o fewn Canolfannau Gwasanaethau Gwledig, a 25% o fewn aneddiadau a lleoliadau eraill (gan gynnwys aneddiadau cyswllt).

Mae'r safle wedi'i leoli tu allan i unrhyw anheddiad diffiniedig neu grŵp o anheddau, ac felly ystyrir ei fod o fewn 'lleoliad arall' at ddibenion polisïau cynllunio. Nod polisi S04 y CDLI yw rheoli amllder y datblygiadau tai ychwanegol o fewn lleoliad arall, yn unol â pholisïau a chanllawiau cynllunio cenedlaethol, sy'n cyfeirio datblygiadau tuag at yr aneddiadau mwyaf cynaliadwy. Gweler maen prawf 2 polisi S04 isod.

*2. Yn achos datblygu tai:*

*a. Caniateir darparu tai yn gyffredinol o fewn 'Aneddiadau Cyswllt' yn unig. Mae'r holl 'Lleoliadau Eraill' yn amhriodol ar gyfer datblygu tai oni bai bod modd cyfiawnhau hynny am ei fod yn diwallu:*

- angen am dai fforddiadwy nas diwallwyd yn yr ardal a'i fod yn cydymffurfio â Pholisi S05; neu*
- angen am annedd fenter wledig yn unol â TAN 6.*

*b. Os nad yw'r lefel datblygu gyffredinol o fewn 'Aneddiadau Cyswllt a Lleoliadau Eraill' yn uwch na'r ddarpariaeth a osodwyd yn Atodiad 2 (colofn b);*

*c. Mae'n digwydd ar raddfa sydd heb fod yn uwch na'r raddfa ddatblygu gymesur yn y Ganolfan Wasasanaethau (Trefol neu Wledig) fel y'i gosodir yn Atodiad 2 (colofn a);*

*d. O fewn 'Aneddiadau Cyswllt' yn unig, nad yw'n gronol uwch na 12% o'r lefel dai bresennol yn 2007 yn yr 'Anheddiad Cyswllt' hwnnw (gweler Atodiad 5) oni bai bod modd ei gyfiawnhau ar sail y ffaith ei fod yn diwallu:*  
*i. angen am dai fforddiadwy nas diwallwyd yn yr ardal yn unol â Pholisi S05 a'i destun esboniadol atodol, neu*  
*ii. angen am annedd fenter wledig yn unol â TAN 6.*

Mae maen prawf 2(a) yn gwneud darpariaeth ar gyfer datblygu tai fforddiadwy mewn lleoliadau eraill, ar yr amod bod y cynnig hefyd yn bodloni gweddill maen prawf polisi S04 a pholisi S05. Mae'r cynnig ar gyfer codi annedd fforddiadwy ac mae'r ymgeisydd wedi nodi ei barodrwydd i ymrwmo i gytundeb cyfreithiol adran 106 i sicrhau eiddo fel un fythol fforddiadwy yn unol â Pholisi S05, atodiad 4 y CDLI, PCC, Cymru'r Dyfodol a TAN 2. Fodd bynnag, wrth ystyried cynigion ar gyfer tai fforddiadwy, mae polisi S05, ac atodiad 4 y CDLI yn tynnu sylw at yr angen i sicrhau nad yw tai fforddiadwy'n cael eu hadeiladu yn ôl safonau annerbyniol o isel, neu'n creu 'tai rhy fawr neu sylweddol'.

Mae Canllawiau Atodol Tai Fforddiadwy Ceredigion yn rhoi'r CDLI ar waith drwy osod gorchmynion arwynebedd llawr mewnol lleiaf ar gyfer tai fforddiadwy, a gymerwyd o safon Gofynion Ansawdd Datblygu (GAD) Llywodraeth Cymru; a chynnydd o 20% ar y mwyaf ar y gofynion lleiaf o ran arwynebedd llawr mewnol cyffredinol. Yr arwynebedd llawr lleiaf o fewn y safon GAD ar gyfer tŷ fforddiadwy â 4 ystafell wely yw 114m<sup>2</sup>. Yr uchafswm a ganiateir yng Ngheredigion felly yw 136m<sup>2</sup>, sef 20% yn fwy na'r ffigur GAD. Yn ôl y cynlluniau llawr a ddarparwyd, mi fyddai gan yr annedd arfaethedig arwynebedd llawr o tua 160m<sup>2</sup>, sy'n sylweddol uwch na'r ffigur a ganiateir yng Ngheredigion.

Mae'r cynnig felly'n mynd yn groes i faen prawf 2a.

Maen prawf 2(b) – Nad yw'r lefelau datblygu cyffredinol o fewn 'Aneddiadau Cyswllt a Lleoliadau Eraill' yn uwch na'r ddarpariaeth a osodwyd yn Atodiad 2 – Mae safle'r cais o fewn grŵp aneddiadau Aberporth/Parclyn, sydd â gofyniad tai cyffredinol o 332 o unedau preswyl newydd, gyda 220 o'r rheiny i'w darparu o fewn y ganolfan wasanaethau, a 112 o fewn aneddiadau cyswllt a lleoliadau eraill.

Ers Awst 2022 mae 131 o unedau wedi'u cwblhau. O'r 131 o unedau a gwblhawyd, roedd 39 yn y ganolfan wasanaethau, ac mae 92 o fewn aneddiadau cyswllt a lleoliadau eraill.

Dylid nodi bod 18 o'r 110 o ganiatadau sy'n weddill ar gyfer unedau tai fforddiadwy.

Mae 110 o unedau pellach wedi cael caniatâd (yn yr arfaeth) o fewn y grŵp anheddiad hwn. O blith y rhai sydd yn yr arfaeth, mae 46 wedi'u lleoli o fewn y ganolfan wasanaethau, tra bod 64 o fewn aneddiadau cyswllt a lleoliadau eraill.

Felly, gan roi ystyriaeth i unedau a gafodd eu dymchwel neu'u gwyrddroi (0), does dim gofyniad tai ar ôl o fewn yr aneddiadau cyswllt a lleoliadau eraill ac ystyrir y gellir angen am dai fforddiadwy gaeel eu bodloni trwy ganiatadau presennol.

Mae maen prawf 2c yn nodi, yn achos tai newydd, y dylai'r datblygu ddigwydd ar raddfa sydd heb fod yn uwch na raddfa gymesur y datblygu yn y Ganolfan Wasanaethau berthnasol (Trefol neu Wledig) fel y'i gosodir yn Atodiad 2 (colofn a). Mae strategaeth y CDLI yn gofyn bod 66% o'r unedau'n dod o fewn y Ganolfan Wasanaethau, a 34% o fewn Aneddiadau Cyswllt a Lleoliadau Eraill ar gyfer Grŵp Anheddiad Aberporth/Parclyn erbyn diwedd cyfnod y cynllun. Y ganran go iawn yn Awst 2022 yw 32% (CG): 68% (ACaLIE). Felly mae cydbwysedd y grŵp aneddiadau ychydig allan ohoni ac ni ddylid cefnogi datblygiadau pellach o fewn Aneddiadau Cyswllt a Lleoliadau Eraill.

Mi fyddai'r cais, petai'n cael ei ganiatáu, hefyd yn mynd yn groes i faen prawf 2b a 2c ac mi fyddai felly'n tansilio'r gallu i gyflawni strategaeth dai CDLI Ceredigion.

Mae maen prawf 2(d) yn ymwneud ag aneddiadau cyswllt ac nid yw felly'n berthnasol yn yr achos hwn.

Mae'r cynnig felly'n mynd yn groes i faen prawf 2a, 2b a 2c polisi S04 ac nid yw'n cydymffurfio â'r strategaeth dai fel y'i gosodir yn y CDLI a'i nodi o fewn polisi S01.

Yn ogystal â'r gwrthdaro â nodir uchod â maen prawf 2 polisi S04, rhaid ystyried y cynnig hefyd yn erbyn maen prawf 4. Mae maen prawf 4 yn ymwneud â chynigion datblygu o fewn aneddiadau cyswllt ac nid yw'n berthnasol felly yn yr achos hwn. Fodd bynnag, mae maen prawf 4b yn darllen fel a ganlyn:

*4. Yn nhermau ei leoliad ffisegol, waeth pa fath o ddatblygiad ydyw:*

*b. O fewn 'Lleoliadau Eraill' mi fydd un ai'n bodloni gofynion TAN 6, neu yn nhermau tai fforddiadwy, mi fydd wedi'i leoli'n union gerllaw grwpiau presennol o anheddau, yn unol â bwriadau Paragraff 9.2.22 PCC a TAN 2, Paragraff 10.13.*

Er bod PCC wedi'i ddiweddarau ers hynny, mae paragraff 3.60 yn dal i wneud hi'n ofynnol bod unrhyw ddatblygu yng nghefn gwlad wedi'i leoli o fewn, neu gerllaw aneddiadau, lle gellir darparu ar ei gyfer yn y ffordd orau yn nhermau seilwaith, mynediad, cadwraeth cynefin a thirwedd, ac mae'n nodi y gall mewnlenni neu fân estyniadau i aneddiadau presennol fod yn dderbyniol, yn enwedig os ydyn nhw'n diwallu angen lleol am dai fforddiadwy, ond bod yn rhaid cadw rheolaeth lem o hyd ar adeiladau newydd o fewn ardaloedd cefn gwlad agored, i ffwrdd o aneddiadau presennol.

Yn nhermau lleoliad ffisegol, mae annedd sengl wedi'i lleoli yn union gerllaw'r llain arfaethedig, ond nid yw hon, fodd bynnag, yn rhan o unrhyw anheddiad. Mae'r clwstwr agosaf o anheddau yn Felinwynt, sydd tua 600m i ffwrdd. Yr aneddiadau dynodedig agosaf yw Penparc, tua 2km i'r de, a Parclyn/Aberporth, sydd tua 3km i'r gogledd ddwyrain, ac felly ni ellir ystyried bod y cynnig wedi'i leoli o fewn, na gerllaw anheddiad presennol.

Ar ben hynny, does dim palmantau yn yr aneddiadau hyn sy'n caniatáu cerdded yn ddiogel, na gwasanaethau trafndiaeth gyhoeddus chwaith o fewn pellter cerdded diogel o safle'r cais. Mi fyddai'r preswylwyr felly yn gwbl ddibynol ar ddefnydd o gerbyd preifat i gael mynediad at wasanaethau a chyfleusterau. Mae hyn yn mynd yn groes i PCC, Cymru'r Dyfodol, TAN 18, a pholisïau DM03, DM04 a DM06 y CDLI, sy'n hyrwyddo dulliau teithio cynaliadwy, drwy sicrhau bod tai'n cael eu hadeiladu mewn lleoliadau lle mae modd cael mynediad at wasanaethau a chyfleusterau drwy gerdded neu feicio yn y lle cyntaf, ac yna drwy ddefnyddio trafndiaeth gyhoeddus, ac yn olaf, drwy ddefnyddio cerbyd preifat.

Mae'r cynnig felly yn mynd yn groes i feini prawf 2a, 2b, 2c, a 4 o bolisi S04 ac nid yw'n cydymffurfio â'r strategaeth dai fel y'i gosodir yn y CDLI a'i nodi ym mholisi S01, PCC a Cymru'r Dyfodol, ac ni ellir felly cefnogi'r egwyddor datblygu.

### **Effeithiau ar y Gymraeg**

Mae Polisi DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg yn gofyn bod Asesiad Effaith Cymunedol ac Ieithyddol yn cael ei ddarparu mewn perthynas â datblygiadau tai o fewn aneddiadau cyswllt a chanolfannau gwasanaethau, lle byddai'r datblygu'n digwydd ar raddfa gyflymach na'r hyn a osodwyd yn y Datganiad Grŵp Aneddiadau perthnasol.

Mae'r safle datblygu arfaethedig o fewn 'lleoliad arall' ac felly nid oes angen Asesiad Effaith Cymunedol ac Ieithyddol mewn perthynas â'r datblygiad arfaethedig.

### **Dwysedd**

Mae'r ffin llinell goch a ddarparwyd yn mesur tua 0.24ha. Yn seiliedig ar ddarparu uned breswyl sengl, mae hyn yn cyfateb i ddwysedd o tua 4 annedd yr hectar. Ystyrir bod hyn yn sylweddol is na'r dwysedd a osodir ym mholisi LU06 y CDLI, sy'n annog dwysedd o 15-25 o unedau yr hectar ar gyfer anheddau gwledig sengl. Ni chyflwynwyd unrhyw ddatl fel rhan o'r cais ynghylch pam y mae dwysedd mor isel yn briodol yn yr achos hwn.

Ni fyddai'r cynnig felly yn cynrychioli defnydd effeithlon o dir, sy'n groes i amcanion LU06.

### **Mannau Cyhoeddus Agored**

Mae Polisi LU24: Darparu Mannau Cyhoeddus Agored Newydd yn gofyn bod datblygiadau ar hap-safleoedd yn gwneud darpariaeth ar gyfer man agored os ydy'r datblygiad yn arwain at ddarparu mwy na 10 ystafell wely. Mae'r cynnig datblygu hwn ar gyfer codi annedd sengl gyda 3/4 ystafell wely ac felly nid oes angen darparu man cyhoeddus agored fel rhan o'r cynnig datblygu hwn.

### **Dyluniad, Tirwedd a Golwg yr Ardal Leol**

Mae Creu Lleuedd yn un o brif themâu Polisi Cynllunio Cymru sy'n nodi "Mae dylunio da yn hollbwysig i greu manau cynaliadwy lle mae pobl eisiau byw, gweithio a chymdeithasu. Mae mwy i ddylunio na phensaernïaeth adeilad; mae'n golygu'r berthynas rhwng holl elfennau'r amgylchedd naturiol ac adeiledig a rhwng pobl a lleoedd hefyd. I gyflawni datblygu cynaliadwy, rhaid i ddylunio fynd y tu hwnt i estheteg a chynnwys yr agweddau cymdeithasol, economaidd, amgylcheddol a diwylliannol ar y datblygiad, gan gynnwys sut mae gofod yn cael ei ddefnyddio, sut mae adeiladau a lle'r cyhoedd yn cefnogi hyn yn ogystal â'r gwaith adeiladu a'r trefniadau gweithredu a rheoli, a'r berthynas rhwng y datblygiad a'i gyffiniau".

Er mwyn cyflawni hyn mae PCC hefyd yn nodi "Dylai nodweddion arbennig ardal fod yn rhan annatod o ddyluniad datblygiad. Mae cynllun, ffurf, maint ac ymddangosiad datblygiad arfaethedig a'i berthynas â'i gyffiniau yn ystyriaethau cynllunio pwysig".

Mae TAN 12 Dylunio, yn rhoi hyn ar waith gan bwysleisio pa mor bwysig yw hi bod y dyluniad yn adlewyrchu diwylliant Cymru, yn ogystal â phwysleisio rôl adeiladau nodedig o ran gallu adnabod ardal.

DM06 yw polisi creu lleoedd y CDLI ac mae'n dweud - Dylai datblygiad roi ystyriaeth lawn, a chyfrannu mewn ffordd bositif at gyd-destun ei lleoliad a'r ardal gyfagos. Dylai datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol, ac mi ddylai hyrwyddo dylunio arloesol, gan roi ystyriaeth i wahanolrwydd lleol a threfnadaeth ddiwylliannol yn nhermau ei ffurf, dyluniad a deunyddiau. Dylai'r cynnig datblygu hefyd

fod yn ategiad i'r safle a'i gyffiniau yn nhermau ei gynllun, a dylai barchu'r olygfa i mewn ac allan o'r safle, gan greu ffurf sy'n cydweddu â maint, uchder a chyfrannedd yr adeiladau presennol.

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

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

Mae pob eiddo o fewn pellter cyfagos i'r safle yn anheddau unllawr, felly ystyrir y byddai'r annedd deulawr a gynigir yn mynd yn groes i batrwm cyffredinol y datblygu yn yr ardal. Hefyd, ystyrir y byddai annedd newydd wedi'i lleoli o fewn ardal cefn gwlad agored yn cael effaith drefoli negatif ar gymeriad ac ymddangosiad yr ardal wledig a'r dirwedd ehangach, yn groes i DM06 a DM17 y cynllun datblygu a fabwysiadwyd.

### **Effaith ar Briffyrdd**

Mae Polisi DM03 yn cynghori y dylid lleoli datblygiadau fel eu bod yn lleihau'r angen i deithio. Mae Polisi DM03 hefyd yn dweud y dylid cynnwys darpariaeth barcio fel rhan o gynigion datblygu, yn unol â CCA Safonau Parcio Ceredigion.

Byddai cerbydau'n cael mynediad at y datblygiad arfaethedig drwy gyfrwng mynedfa newydd oddi ar y ffordd dosbarth C at ffin ogleddol safle'r cais, a byddai digon o le i barcio 3 cherbyd ar y safle. Byddai'r datblygiad arfaethedig hefyd yn gwneud darpariaeth ar gyfer troi cerbydau ar y safle fel bod modd mynd i mewn ac allan yn y gêr blaen. Ystyrir felly bod y cynnig yn cydymffurfio â CCA Safonau Parcio Ceredigion, sy'n gofyn bod yna 1 lle parcio ar gyfer pob ystafell wely, hyd at uchafswm o 3 lle ar gyfer datblygiadau preswyl mewn lleoliadau gwledig.

Mae DM03 hefyd yn gofyn bod asesiad trafndiaeth yn cael ei gyflwyno os ydy'r cais yn cyrraedd y trothwyon a osodir yn CCA Safonau Parcio Ceredigion, sef mewn perthynas â thai, y trothwyon Asesu Trafndiaeth fel y'u gosodir yn nhabl 1 y CCA. Dylid darparu Asesiad Trafndiaeth llawn yn unol ag Atodlen D TAN 18 os bydd y cynnig datblygu'n arwain at ddarparu 100 neu ragor o anheddau preswyl. Ar y llaw arall, dylid cyflwyno Asesiad Trafndiaeth Lleol gyda chynnig datblygu sydd am ddarparu 50-100 o anheddau, fel y nodir yn y CCA.

Mae'r cynnig sydd dan ystyriaeth ar gyfer annedd sengl ac felly does dim angen Asesiad Trafndiaeth nag Asesiad Trafndiaeth Lleol mewn perthynas â'r datblygiad.

Mae Polisi DM04 yn tynnu sylw ymgeiswyr at yr angen i wneud y mwyaf o gyfleoedd i gerdded, beicio, a defnyddio trafndiaeth gyhoeddus. Dylid cyflawni hynny drwy ddarparu cysylltiadau â llwybrau teithio presennol o'r datblygiad newydd, adfer seilwaith nas defnyddir bellach lle bydd hynny'n gwasanaethu'r datblygiad newydd mewn ffordd gynaliadwy, a darparu gwell iechyd ac ansawdd bywyd drwy ymgorffori nodweddion yn y datblygiad sy'n manteisio ar gysylltiadau â dulliau teithio heb gerbyd, i symud pobl a nwyddau.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol am y cais a does ganddyn nhw ddim gwrthwynebiad 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 llif traffig y briffordd, ac mae digon o gapasiti o fewn y rhwydwaith priffyrdd presennol i ymdopi â'r traffig a grëir o ganlyniad i'r datblygiad hwn.

### **Ecoleg**

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

Mae Ecolegydd Cyngor Sir Ceredigion yn ystyried y gellid cyflawni'r cynllun heb gael effaith negyddol ar unrhyw brif gynefin. Mae'r Ecolegydd yn cynghori, fodd bynnag, petai'r cais yn cael ei gymeradwyo, y dylid gosod amod i reoli goleuadau allanol er mwyn osgoi effaith niweidiol ar rywogaeth a warchodir gan Ewrop (Ystumod). Awgrymir amod hefyd i sicrhau gwelliannau i fioamrywiaeth drwy blannu ar gyfer bywyd gwyllt a darparu blychau a briciau ar gyfer ystumod ac adar.

### **Draenio Tir**



Mae adran gwasanaethau technegol y Cyngor ei hun wedi cynghori bod angen cymeradwyaeth SuDs ac mae'n darparu manylion ar sut i leihau'r perygl o lifogydd dŵr wyneb. Ystyrir felly y gellid rheoli'r dull o gael gwared â dŵr wyneb yn briodol drwy broses gymeradwyo SUDs, ac felly ystyrir nad yw'r datblygiad arfaethedig yn cynyddu'r perygl o lifogydd.

## Cyflenwi Tai

Nod Polisi LU05 yw sicrhau bod tir ar gael go iawn i gwrrdd â'r nifer o dai a nodir ym Mholisi 01 y CDLI. Mae'r polisi'n anelu at gynyddu'r nifer o dai a adeiladir yn hytrach na'r nifer sy'n cael caniatâd cynllunio.

Mae datblygu tai yng Ngheredigion yn wahanol ei natur i'r datblygu mewn siroedd mwy trefol. Nid adeiladwyr ar raddfa fawr yw'r mwyafrif, ac mae nifer fawr o berchnogion tir unigol yn gwneud cais am ganiatâd cynllunio. Bu tuedd hyd yn hyn i gael caniatâd cynllunio o fewn anheddiad heb fwriad clir i adeiladu'r unedau yn y dyfodol rhagweladwy. Mae hyn yn aml wedi digwydd yn sgil pwysau i sicrhau caniatâd cynllunio cyn bod y 'cwota adeiladu' ar gyfer pentref wedi'i ddefnyddio. Yn ogystal, mabwysiadwyd agwedd ganiataol tuag at adnewyddu caniatâd cynllunio. Mae sawl caniatâd cynllunio hefyd wedi parhau i fod mewn grym drwy rinwedd 'dechrau arni'n dechnegol', sy'n anogaeth, mewn rhai achosion, i gael caniatâd cynllunio yn hytrach na bwriad masnachol i adeiladu. Mae'r holl ffactorau hyn yn tueddu i rwystro'r broses ddiffuant o gyflenwi tai ac ymateb i'r anghenion ar y pryd.

Mae Maen Prawf 1 polisi LU05 yn ystyried rhyddhau safleoedd dynodedig fesul cam ac nid yw felly'n berthnasol yn yr achos hwn.

Mae Maen Prawf 2 yn ymwneud â chynigion tai o fewn Canolfannau Gwasanaethau Gwledig (CGG), Aneddiadau Cyswllt a Lleoliadau Eraill ac mae'n datgan yng nghymal (a) y bydd caniatâd cynllunio byr yn cael ei roi yn ôl disgrisiwn yr awdurdod cynllunio lleol, tra bod cymal (b) yn datgan y gall datblygiadau tai o fewn CGG, a bydd datblygiadau tai o fewn Aneddiadau Cyswllt a Lleoliadau Eraill, yn amodol ar ddyddiadau cwblhau.

Ers i Lywodraeth Cymru ddirymu TAN 1 Cyd-astudiaethau Argaeledd Tir ar Gyfer Tai, does dim angen bellach i'r Awdurdod Cynllunio Lleol arddangos cyflenwad pum mlynedd o argaeledd tir ar gyfer tai, ac felly ni ystyrir bellach bod angen gosod amodau cwblhau yn unol â maen prawf 2 LU05. Serch hyn, os ydy aelodau am gefnogi datblygiad arfaethedig, ystyrir y gellid gosod amod yn sicrhau caniatâd cynllunio byr o 18 mis mewn achos o'r fath, i sicrhau bod y 'cwota adeiladu' ar gyfer y grŵp anheddiad yn cael ei ddefnyddio, a bod yna 'fancio tir' ar gyfer datblygu pellach.

## 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"*.

Am y rhesymau a osodir uchod, ystyrir bod y datblygiad arfaethedig yn mynd yn groes i bolisiâu S01, S04, S05, LU06, DM06 a DM17 o Gynllun Datblygu Lleol Ceredigion 2007-2022, yn ogystal ag egwyddorion cynaliadwyedd a chreu lleoedd PCC a Cymru'r Dyfodol. Does dim ystyriaethau cynllunio perthnasol i ddangos na ddylid cadw at y cynllun datblygu yn yr achos hwn.

## ARGYMHELLIAD

Argymhellir bod y cais yn cael ei wrthod am y rhesymau canlynol:

1 Byddai'r datblygiad arfaethedig yn cynrychioli datblygiad tai amhriodol o fewn 'lleoliadau eraill' sy'n mynd yn groes i bolisiâu S01, S04 ac S05 y Cynllun Datblygu Lleol 2007-2022 (mabwysiadwyd Ebrill 2013) ac egwyddorion cynaliadwyedd a chreu lleoedd Polisi Cynllunio Cymru (PCC) (Rhifyn 11, Chwefror 2021) a Cymru'r Dyfodol 2040:

2 Ni ffurfiwyd cytundeb cyfreithiol S106 a fyddai'n sicrhau darpariaeth o dai fforddiadwy yn unol ag S05 Cynllun Datblygu Lleol Ceredigion 2007 -2022 (mabwysiadwyd 2013) a'r Canllaw Cynllunio Atodol Tai Fforddiadwy cysylltiedig (mabwysiadwyd 2014).

3 Byddai'r datblygiad arfaethedig yn cael effaith drefoli niweidiol ar yr ardal wledig, yn groes i bolisiâu DM06 a DM17 Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 2013).

4. Byddai'r cynllun yn arwain at ddwysedd preswyl sylweddol is na'r hyn a hyrwyddir gan bolisi LU06 Cynllun Datblygu Lleol Ceredigion 2007-2022 (mabwysiadwyd 2013) ac felly nid yw'n llwyddo i wneud defnydd effeithlon o dir.

## Rhesymau dros Gyfeirio'r Cais

Mae'r Cynghorydd Gethin Davies wedi cyfeirio'r cais at sylw'r Pwyllgor Rheoli Datblygu i'w ystyried am y rhesymau canlynol:

1 Yr angen am dai fforddiadwy yn ne'r sir.

2 Cadw pobl ifanc yn Felinwynt.

<b>Rhif y Cais / Application Reference</b>	A220511
<b>Derbyniwyd / Received</b>	06-07-2022
<b>Y Bwriad / Proposal</b>	Erection of an affordable dwelling.
<b>Lleoliad Safle / Site Location</b>	Lleine, Ferwig, Cardigan, SA43 1RU
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Miss G Phillips, Lleine Farm, Y Ferwig, Cardigan, Ceredigion, SA43 1RU
<b>Asiant / Agent</b>	Mr Roger Bell (Bell Designs), 34 St Mary Street, Cardigan, Ceredigion, SA43 1DH

## THE SITE AND RELEVANT PLANNING HISTORY

The application site forms part of a larger agricultural field currently used for grazing and cropping and forms part of the wider holding of Lleine Farm. The site is located adjacent to an existing single storey dwelling which fronts the class C county-maintained road which links felinwynt with Fferwig.

No public rights of way cross the application site

The site is bordered to the North by an established hedgerow with the remainder of the site being actively farmed and of low ecological value. The site has a general fall from East to West.

The cluster of properties known as Felinwynt is circa 600m to the east. There is further residential property sparsely located within the locality as well as the commercial property known as Felinwynt Playbarn and Café.

The immediate setting is rural in character, with hedgerows and open fields a defining characteristic.

The main farmstead at Lleine farm is located circa 550m to the west.

### Planning History

No planning history is identified in respect of the application site.

## DETAILS OF DEVELOPMENT

The proposal seeks full planning permission for the erection of an affordable dwelling. A new vehicular access onto the county-maintained road is also proposed.

The proposed dwelling would sit centrally within the plot as to ensure sufficient space is made for the parking and turning of vehicles on land forward of the principal elevation. The remainder of the plot would be mainly laid to lawn.

The proposed dwelling would be two storey and would be traditional in form benefiting from a pitched slate roof and front facing cabled protrusion. External material includes smooth painted render finish, stone detailing.

Internally the proposed dwelling makes provision for a kitchen dinner, living room, pantry, utility room, WC and understairs storage at ground floor level, with the first floor making provision for a family bathroom, 3/4 bedrooms, one of which benefit from an en-suite bathroom and linen cupboard.

In total the proposed dwelling would have a gross internal area of circa 160 sqm.

In there supporting statement the applicant has demonstrated that they qualify to occupy an affordable dwelling and are agreeable to signing a S106 legal agreement to secure the dwelling as an affordable in accordance with Technical Advice Note 2 Affordable Housing.

## RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain

- DM06 High Quality Design and Placemaking
- DM08 Bilingual Signs and Place Names
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- DM19 Historic and Cultural Landscape
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU24 Provision of New Open Space
- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- S05 Affordable Housing
- Community and the Welsh Language SPG 2015
- Open Space SPG April 2014
- Special Landscape Areas SPG April 2014
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Renewable Energy SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Affordable Housing SPG 2014
- Affordable Housing SPG Help Sheets 2014

## **OTHER MATERIAL CONSIDERATIONS**

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

## EQUALITY ACT 2010

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

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

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

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

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

## CONSULTATION RESPONSES

Cyngor Cymuned Fferwig Community Council – lend their support to the scheme owing to the need to retain young people in the locality.

Highways – No Objection STC

Land Drainage – SUDs approval required

Ecology – No Objection STC

Dwr Cymru Welsh Water – No Objection

No third-party representations have been submitted in support of the scheme.

## CONCLUSION

### Principle of Development

In accordance with national and local planning policies residential development is directed towards sustainable settlements and should be contained within existing settlement boundaries. The Strategy of the LDP is that over the plan period 51% of new housing development across the County will occur in the Urban Service Centres, 24% in the Rural Service Centres and 25% in other settlements and locations (including linked settlements).

The site sites beyond any defined settlement or group of dwelling and as such is considered as being located within an 'other location' for planning policy purposes. Policy S04 of the LDP seeks to control the proliferation of additional housing development within other location in accordance with national planning policy and guidance which direct development to the most sustainable settlements. Criterion 2 of S04 is repeated below.

*2. In the case of housing development:*

*a. General housing provision will only be permitted in the 'Linked Settlements'. All 'Other Locations' are inappropriate for housing development unless justified on the basis that it meets a demonstrated:*

- unmet affordable housing need in the locality and accords with Policy S05; or*
- need for a rural enterprise dwelling in line with TAN 6.*

*b. The overall level of development within the 'Linked Settlements and Other Locations' does not exceed its provision as set out in Appendix 2 (column b);*

*c. It comes forward at a rate no greater than the proportionate rate of development in the relevant Service Centre (Urban or Rural) as set out in Appendix 2 (column a);*

*d. In the 'Linked Settlements' only, it does not cumulatively exceed 12% of the existing level of housing as at 2007 in that 'Linked Settlement' (see Appendix 5) unless justified on the basis that it meets a demonstrated: i. unmet affordable housing need in the locality in line with Policy S05 and its accompanying explanatory text; or ii. need for a rural enterprise dwelling in line with TAN 6.*

Criterion 2 (a) – Makes provision for the development of affordable housing in other locations, subject to the proposal also meeting the remaining criterion of policy S04 and policy S05. The proposal is for the erection of an affordable dwelling and the applicant has indicated their intention to agreeing to enter a section 106 legal agreement to secure the property as an affordable in perpetuity in accordance with Policy S05, appendix 4 of the LDP, PPW, Future Wales and Tan2, however in considering proposals for affordable housing, policy S05, and appendix 4 of the LDP draw attention to the need to ensure that affordable homes are not built to unacceptably low standards or to create 'overly large or substantial housing'.

The Ceredigion Affordable Housing Supplementary Guidance gives effect to the LDP by applying minimum internal floor space specifications for affordable homes taken from the Welsh Government's Development Quality Requirements (DQR) standard: and a maximum of a 20% increase on the minimum specifications in overall internal floor space. The minimum floor area within the DQR standard for an affordable 4 bedroom house is 114m<sup>2</sup>. The maximum therefore allowed within Ceredigion is 136m<sup>2</sup> which is 20% above the DQR figure. From the floor plans provided, the proposed dwelling would have a floor area of approximately 160m<sup>2</sup>, significantly above the figure allowed within Ceredigion.

The proposal is therefore in conflict with criterion 2a.

Criterion 2 (b) - The overall level of development within the 'Linked Settlements and Other Locations' does not exceed its provision as set out in Appendix 2 – The application site is within the Aberporth/Parcllyn settlement group has an overall housing requirement of 332 new residential units, 220 of which are to be provided for within the service centre and 112 within the linked settlements and other locations.

As of August 2022 131 units have been completed. Of the 131 units completed 39 were in the service centre while 92 are in linked settlements and other locations.

A further 110 units have had permission (outstanding consents) in this settlement group. Of the outstanding consents 46 are located within the service centre while 64 are in the linked settlements and other locations.

It should be noted that of the 110 outstanding consents 18 are for affordable housing units.

Therefore, accounting for demolitions and conversions (0) there is no remaining housing requirement within the linked settlements and other locations and it is considered any affordable housing need can be addressed through existing consents.

Criterion 2c states that in the case of new housing, developments should come forward at a rate no greater than the proportionate rate of development in the relevant Service Centre (Urban or Rural) as set out in Appendix 2 (column a). The LDP strategy requires 66% of units to come forward in the Service Centre and 34% in Linked Settlements and Other Locations for the Aberporth/Parcllyn Settlement Group by the end of the plan period. The actual percentage at August 2022 is 32% (SC): 68% (LS&OL). Therefore the settlement group is slightly out of balance and further development in Linked settlements and other locations should not be supported.

The application if permitted would also be in conflict with criterion 2b, 2c and would therefore undermine the deliverability of the Ceredigion LDP housing strategy.

Criterion 2(d) relates to linked settlements and is not therefore appropriate in this instance.

The proposal is therefore contrary to criterion 2a, 2b and 2c of policy S04 and is not compliant with the housing strategy as set out in the LDP and specified within policy S01.

In addition to the above identified conflict with criterion 2 of S04 the proposal must also be considered against criterion 4. Criterion 4a relates to development proposals within linked settlements and is not therefore applicable in this instance, however criterion 4b reads as follows:

*4. In terms of its physical location, regardless of development type:*

*b. In 'Other Locations' it either accords with the requirements of TAN 6 or in terms of affordable housing it is located immediately adjacent to existing groups of dwellings in line with the intentions of Para 9.2.22 of PPW and TAN 2, Para 10.13.*

Whilst PPW has since been updated, paragraph 3.60 continues to require development in the countryside to be located within and adjoining settlements where it can best be accommodated in terms of infrastructure, access, habitat and

landscaping conservation, and states that infilling or minor extensions to existing settlements may be acceptable in particular where they meet a local need for affordable housing, but that new building in the open countryside away from existing settlements must continue to be strictly controlled.

In terms of physical location there is a single dwelling immediately adjacent to the proposed plot however, this does not form a part of a settlement. The nearest cluster of dwellings can be found at Felinwynt, approximately 600m away. The nearest defined settlements are Penparc circa 2km to the south and Parcilyn/Aberporth is located approximately 3km to the northeast and therefore the proposal cannot be considered as being located within or adjoining an existing settlement.

Furthermore, there are no pavements to these settlements to allow safe walking, and there is also no public transport provision within a safe walking distance of the application site. Occupiers would therefore be solely reliant on the use of a private vehicle to access services and facilities. This is contrary to PPW, Future Wales, TAN18, and LDP policies DM03, DM04 and DM06 which seek to promote sustainable means of travel by ensuring that housing development are built in locations where services and facilities can be accessed in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles.

The proposal is therefore contrary to criteria 2a, 2b, 2c, and 4 of policy S04 and is not compliant with the housing strategy as set out in the LDP and specified within policy S01, PPW or Future Wales and the principle of development cannot therefore be supported.

### **Welsh Language Impacts**

Policy DM01 managing the impacts of Development on Communities and the Welsh Language Requires a Community and Linguistic Impact Assessment (CLIA) to be provided in respect of housing developments within linked settlement and service centres where delivery would come forward at a rate faster than that referenced in the relevant Settlement Group Statement.

The proposed development site is within an 'other location' and as such no CLIA is required in respect of the proposed development.

### **Density**

The red line boundary provided measures approximately 0.24ha. Based on the delivery of a single residential units this equates to a density of circa 4 dwellings per hectare. This is considered to be substantially below the density as set out in policy LU06 of the LDP where densities of 15-25 units per hectare are advocated for single rural dwellings. No argument has been progressed as part of the application as to why such low density is appropriate in this instance.

The proposal would not therefore represent an efficient use of land contrary to the objectives of LU06.

### **Public Open Space**

Policy LU24: Provision of New Open Space requires development on windfall sites to make provision for open space where the development results in the provision of more than 10 bedrooms. The development proposal is for the erection of a single 3/4-bedroom house and as such no public open space is sought as part of this development proposal.

### **Design, Landscape and Visual appearance**

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

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

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

The properties within proximity of the site are all single storey dwellings therefore, it is therefore considered that a two-storey dwelling as proposed would be at odds with the general pattern of development in the area. Furthermore, it is considered that a new dwelling within an open countryside location such as this would have a negative urbanizing effect on the character and appearance of the rural locality and wider landscape contrary to DM06 and DM17 of the adopted development

plan.

## **Highway Impact**

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

Vehicular access to the proposed development would be via a new access to the class C road to the application sites northern boundary with sufficient space for the parking of 3 vehicles provided on site. The proposed development would also make provision for the turning of vehicles on site as to enter and exit the site in the forward gear. The proposal is therefore considered to accord with the Ceredigion Parking Standards SPG which requires the provision of 1 parking space per bedroom, up to a maximum of 3 spaces for residential development in rural locations.

DM03 also requires the submission of a transport assessment should the thresholds set out in the Ceredigion Transport Assessment SPG be met. In respect of housing the Transport Assessment thresholds as set out in table 1 of the SPG. A full Transport Assessment in accordance with Annex D TAN18 should be provided where development proposals would result in the provision of 100 or more residential dwellings. Development proposal which seeks the provision of 50-100 dwellings should instead be supported by a Local Transport Assessment as set out in the SPG.

The proposal under consideration here seeks the introduction of a single dwelling as such no Transport Assessment or Local Transport Assessment is required in respect development.

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

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

## **Ecology**

Both national and local planning Policy seek to maintain and enhance biodiversity and safeguard protected important sites.

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

The Ceredigion County Planning Ecologist considers that the scheme can be delivered without negatively effecting any priority habitat. The Ecologist does however advice that should the application be approved a condition be attached to control exterior lighting as to not adversely affect a European protected species (Bats). A condition is also suggested to secure biodiversity enhancements in the form of wildlife planting and the provision of bat and bird boxes and bricks.

## **Land Drainage**

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

## **Housing Delivery**

Policy LU05 seeks to ensure the genuine availability of land to meet the identified housing number set out in Policy S01 of the LDP. The policy seeks to improve delivery of completed housing rather than of planning consents.

Housing development in Ceredigion has different characteristics to that in more urban Counties. It is not dominated by the large volume builders and includes a large number of individual landowners who apply for planning permission. There has been a tendency to secure planning consents in a settlement without the clear intent to implement or deliver the units in the foreseeable future. This has often resulted from a pressure to secure a planning permission before the 'build quota' for a village is used up. Moreover, there has been a permissive approach in place to the renewal of planning consents. Planning



consents have also been preserved as being extant by virtue of 'technical starts' which support the motivations, in some instances, for obtaining planning consent rather than secure a commercial intention to build. All these factors are tending to hamper genuine housing delivery and responsiveness to immediate needs.

Criterion 1 of policy LU05 considers the staged release of allocated sites and is not therefore relevant in this instance.

Criterion 2 relates to housing proposals within Rural Service Centres (RSCs), Linked Settlements and Other Locations and states at limb a, that short planning permission will be issued at the discretion of the local planning authority, while limb b states that Housing development in RSCs may, and in Linked Settlements and Other Locations will, be conditioned with completion dates.

Since the deletion of TAN1 Joint Housing Land Assessments by Welsh Government there is no longer a need for the Local Planning Authority demonstrate a five year supply of deliverable housing land, as such it is no longer considered necessary to apply completion conditions in accordance with criterion 2 of LU05. Notwithstanding this it is considered that should members seek to support the proposed development a condition be attached ensuring a short planning permission of 18 months is issued in this instance in order to ensure the 'build quota' for the settlement group is used up and 'land banked' for future development.

## **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".

For the reasons set out above the proposed development is considered to conflict with policies S01, S04, S05, LU06 and DM06, & DM17 of the Ceredigion Local Development Plan 2007-2022, as well as the sustainability and place making principles of PPW and Future Wales. There are no material planning considerations to indicate a departure from the development plan in this instance.

## **RECOMMENDATION:**

It is recommended that the application be refused for the following reasons:

- 1 The proposed development would represents inappropriate housing development within 'other locations' which is contrary to policies S01, S04 and S05 of the Local Development Plan 2007-2022 (adopted April 2013) and the sustainability and place making principles of Planning Policy Wales (PPW) (Edition 11, February 2021) and Future Wales 2040:
- 2 No S106 legal agreement has been entered into which would ensure the provision of affordable housing in accordance with S05 of the Ceredigion Local Development Plan 2007 -2022 (adopted 2013) and the associated Affordable Housing Supplementary Planning Guidance (adopted 2014).
- 3 The proposed development would result in a detrimental urbanizing effect into the rural locality contrary to policies DM06 and DM17 of the Ceredigion Local Development Plan 2007-2022 (adopted 2013).
4. The scheme would result in a residential density significantly below that advocated by policy LU06 of the Ceredigion Local Development Plan 2007-2022 (adopted 2013) and therefore fails to make efficient use of land.

## **REASONS FOR REFERRAL**

Councillor Gethin Davies has referred the application to the Development Management Committee for the considerations for the following reasons:

- 1 The need for affordable dwellings in the south of the county.
- 2 Keeping young people in felinwynt.

## 2.2. A220578



# Pwllgor/Committee

<b>Rhif y Cais / Application Reference</b>	A220578
<b>Derbyniwyd / Received</b>	11-08-2022
<b>Y Bwriad / Proposal</b>	Ground floor extension for mobility use.
<b>Lleoliad Safle / Site Location</b>	Sycharth, Felinfach, Lampeter, SA48 8AE
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr Dylan Evans (Ceredigion County council), Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
<b>Asiant / Agent</b>	Mr Mathew Tench (Mathew Tench Architects), Llety Bach, Pisgah, Aberystwyth, Ceredigion, SY23 4EF

## Y SAFLE A HANES PERTHNASOL

Mae'r cais yn ymwneud ag eiddo deulawr sengl, gyda llety ychwanegol yn y to, sydd wedi'i leoli ar ymyl yr A482 yn Felinfach.

Mae'r safle'n ffinio â chaeau agored i'r gorllewin a'r de, a chae chwarae i'r gogledd, gydag eiddo preswyl i'r dwyrain, ar yr ochr arall i'r briffordd.

Mae'r eiddo wedi'i osod yn ôl tua chefn y llain, o edrych arno o'r briffordd, ac mae'r llain yn un o faint rhesymol, gyda garej unllawr mawr ar wahân yn rhan ogleddol yr ardd, a gerddi glaswelltog yn y cefn a'r ffrynt, ynghyd â chyfleusterau parcio oddi ar y ffordd. Mae coed a gwrychoedd o amgylch y safle.

Ar hyn o bryd mae'r eiddo'n cynnwys cegin, ystafell fwyta, ystafell fyw ar y llawr gwaelod, dwy ystafell wely, *uren-suite* ac ystafell ymolchi ar y llawr cyntaf, a dwy ystafell wely yn yr atig.

Yn nhermau hanes cynllunio, rhoddwyd caniatâd yn Chwefror 2022 dan gyfeirnod caniatâd cynllunio A220007 i newid y defnydd o'r eiddo i gartref gofal preswyl dan ddsbarth defnydd cynllunio C2. Ni chynigiwyd unrhyw newidiadau i'r eiddo ar adeg y cais hwnnw.

## MANYLION Y DATBLYGIAD

Mae'r cais dan sylw y tro hwn ar gyfer creu estyniad yng nghefn yr eiddo i wneud darpariaeth ar gyfer ystafell wely ychwanegol wedi'i haddasu i hwyluso symudedd ar y llawr gwaelod. Bydd yr ystafell haul bresennol yn cael ei dymchwel yn rhannol i ganiatáu hyn, yn ogystal â dymchwel tŷ allan hanesyddol sydd wedi'i ymgorffori erbyn hyn yn rhan o'r brif annedd.

Bydd yr estyniad yn ymestyn allan 6.8m o gefn yr annedd wreiddiol ac mi fydd yn 5.2m o led. Bydd gan yr estyniad do goleddf gyda dau olau to wedi'u gosod ynddo.

Byddai gorffeniad yr estyniad yn cynnwys waliau wedi'u rendro, o dan do llechi a fyddai'n cydweddu â rhai'r annedd bresennol.

Bwriedir gosod ffenestri alwminiwm yn lle'r rhai UPVC a geir yn rhannau eraill yr eiddo.

Gwneir darpariaeth y tu fewn ar gyfer ystafell wely ac ystafell ymolchi wedi'u haddasu i hwyluso symudedd, a chwprwrdd boeler allanol.

## POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM08 Arwyddion Dwyieithog ac Enwau Lleoedd
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirlunio

- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- DM19 Tirweddau Hanesyddol a Diwylliannol
- S01 Twf Cynaliadwy
- S04 Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Ardaloedd Tirwedd Arbennig Ebrill 2014
- Taflen Gymorth CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Safonau Parcio CSC 2015
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015

## **YSTYRIAETHAU PERTHNASOL ERAILL**

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 LLESIAENT 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 Llanfihangel Ystrad – Dim gwrthwynebiad

Priffyrdd – Dim gwrthwynebiad yn amodol ar gontract

Draenio Tir – Dim gwrthwynebiad yn amodol ar gontract

Ecoleg – Dim gwrthwynebiad yn amodol ar gontract

Ni dderbyniwyd unrhyw sylwadau gan drydydd parti mewn perthynas â'r cynllun.

## 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 yn gorwedd o fewn ffiniau anheddiad Felinfach/Ystrad Aeron sydd wedi'i ddynodi'n Ganolfan Gwasanaethau Gwledig (CGG) o fewn y CDLI lle mae'r egwyddor datblygu'n cael ei gefnogi'n unol â pholisïau S01 ac S03.

Mae Polisi LU04 y CDLI yn nodi bod y CDLI yn darparu ar gyfer amrywiaeth eang o anghenion tai, yn seiliedig ar asesiad cyffredinol o'r anghenion hynny, drwy ganiatáu datblygu llety â chymorth dan ddsbarth defnydd cynllunio C2, fel arfer o fewn y Canolfannau Gwasanaethau Trefol a Gwledig.

Gellir felly cefnogi estyniad i gyfleuster Cartref Gofal yn y lleoliad hwn mewn egwyddor.

### Amwynder Preswyl

Nod Maen Prawf 7 Polisi DM06 yw gwarchod amwynder deiliaid eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatwydd, swm a golygfa. Ceir eiddo preswyl yn union gerllaw'r safle hwn.

Mae'r gweddoluniau a gyflwynwyd fel rhan o'r cais yn dangos na fydd crib yr eiddo'n uwch na 4.2m, sy'n gymesur ag eiddo arall yn y cyffiniau.

Mae cynllun safle'n dangos sut y gellid gosod yr estyniad arfaethedig i sicrhau na fyddai'r datblygiad arfaethedig yn cael unrhyw effaith niweidiol ar amwynder preswyl y deiliaid presennol.

Ystyrir hefyd y gellid cyflawni'r datblygiad arfaethedig gan sicrhau bod yna bellteroedd digonol yn gwahanu ystafelloedd cyfanheddol anheddau cyfagos, fel y nodir o fewn CCA Dylunio Amgylchedd Adeiledig Ceredigion. Ystyrir hefyd y gallai'r datblygiad arfaethedig gadw digon o ardal amwynder preifat awyr agored i wasanaethu'r datblygiad arfaethedig.

Ceir eiddo cyfagos i'r dwyrain, ar yr ochr arall i'r ffordd. Bydd yr eiddo'n darparu llety ar gyfer hyd at 3 o blant ac mi fydd yn berchen i, ac yn cael ei redeg gan Gyngor Sir Ceredigion ac Arolygiaeth Gofal Cymru. Hefyd, mi fydd y safle'n cael ei staffio 24 awr y dydd.

Yn sgil yr uchod, ystyrir bod modd cwblhau'r datblygiad heb achosi unrhyw niwed sylweddol i'r amwynder preswyl.

### Cymeriad, Dyluniad a Golwg yr Ardal Leol

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

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

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

Mae'r estyniad arfaethedig wedi'i leoli yng nhefn yr eiddo presennol, allan o olwg y cyhoedd. Ystyrir bod y dewis o ddeunyddiau arfaethedig yn adlewyrchu a/neu yn ategu un yr adeilad presennol. Ystyrir bod y datblygiad arfaethedig felly yn cydymffurfio â pholisi DM06 y datblygiad a fabwysiadwyd a TAN 12.

### Effaith ar Briffyrdd

Mae Polisi DM03 yn cynghori y dylid lleoli datblygiadau fel eu bod yn lleihau'r angen i deithio. Mae Polisi DM03 hefyd yn dweud y dylid cynnwys darpariaeth barcio fel rhan o gynigion datblygu, yn unol â CCA Safonau Parcio Ceredigion.

Byddai'r datblygiad yn cael ei wasanaethu gan y fynedfa bresennol, ac mae gan y safle leoedd parcio ar gyfer 6 o geir ar hyn

o bryd. Ni fyddai'r cynnig yn arwain at golli unrhyw leoedd parcio presennol a ddarperir ar y safle, ac felly ystyrir bod y cynnig yn cydymffurfio a CCA Safonau Parcio Ceredigion, sy'n gofyn am ddarparu 1 lle parcio ar gyfer pob ystafell wely, hyd at uchafswm o 3 lle parcio ar gyfer datblygiadau preswyl ym mharthau 2-6.

Ymgynghorwyd â'r Awdurdod Prifffyrdd Lleol am y cais a does ganddyn nhw ddim gwrthwynebiad i'r datblygiad arfaethedig yn unol ag amodau. Ar y cyfan, ystyrir bod modd cael mynediad cynaliadwy at y datblygiad arfaethedig ac na fydd yn cael effaith andwyol annerbyniol ar ddiogelwch a llif traffig y briffordd, ac mae digon o gapasiti o fewn y rhwydwaith prifffyrdd presennol i ymdopi â'r traffig a grëir o ganlyniad i'r datblygiad hwn.

### **Effaith Ecolegol**

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

Cyflwynwyd adroddiad ystlumod i gefnogi'r cynllun, a ganfu bod ystlumod yn defnyddio'r eiddo. Ymgynghorwyd â Cyfoeth Naturiol Cymru mewn perthynas â'r cynllun yn unol ag amodau. Fodd bynnag, cynghorir y bydd angen cyflawni'r gwaith dan drwydded os rhoddir caniatâd cynllunio.

Mae Ecolegydd Cynllunio CSC wedi argymhell nifer o amodau i sicrhau na fyddai'r datblygiad yn cael effaith negyddol ar rywogaeth a warchodir gan Ewrop.

### **Draenio Tir a Pherygl o Lifogydd**

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

Mae adran gwasanaethau technegol y Cyngor ei hun wedi cynghori nad oes angen cymeradwyaeth SuDs, ond maent yn darparu gwybodaeth gyffredinol ar y ffordd orau o leihau'r risg o lifogydd dŵr wyneb. Argymhellir gosod amod ar y cais sy'n atal dŵr wyneb ychwanegol rhag llifo i dir cyfagos. Ystyrir felly y gellid rheoli'r broses o waredu dŵr wyneb yn briodol drwy osod amod, ac ni ystyrir felly bod y datblygiad yn cynyddu'r perygl o lifogydd.

### **ARGYMHELLIAD:**

Cymeradwyo'n unol ag amodau.

### **RHESWM AM ADRODD I BWYLLGOR**

Mae'r cais wedi'i gyfeirio at y Pwyllgor Rheoli Datblygu i'w ystyried gan mai Cyngor Sir Ceredigion yw'r ymgeisydd yn yr achos hwn.

<b>Rhif y Cais / Application Reference</b>	A220578
<b>Derbyniwyd / Received</b>	11-08-2022
<b>Y Bwriad / Proposal</b>	Ground floor extension for mobility use.
<b>Lleoliad Safle / Site Location</b>	Sycharth, Felinfach, Lampeter, SA48 8AE
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr Dylan Evans (Ceredigion County council), Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
<b>Asiant / Agent</b>	Mr Mathew Tench (Mathew Tench Architects), Llety Bach, Pïsgah, Aberystwyth, Ceredigion, SY23 4EF

## THE SITE AND RELEVANT PLANNING HISTORY

The application sites refers to a detached two storey property, with further accommodation within the roof space, located alongside the A482 within Felinfach.

The site is bounded by open fields to the west and south, and a playing field to the north, with residential properties to the east beyond the highway.

The property is set back within the plot when viewed from the highway the road and sits within reasonable sized plot, with a large detached single storey garage within the northern area of the garden, a grassed garden area to the rear and to the front, with off-road parking. The site is boarded by trees and hedges.

Currently the property provides kitchen, dining room, lounge on ground floor, two bedrooms, one en-suite bedroom and bathroom on first floor and two bedrooms within the attic.

In terms of planning history, permission was granted in February 2022 under planning permission reference A220007 for the change of use of the property to a residential care home falling under planning use class C2. No external alterations were proposed to the property at the time of that application.

## DETAILS OF DEVELOPMENT

The application under consideration here seeks an extension to the rear of the property to make provision for an additional mobility bedroom at ground floor level. The existing conservatory will be partly demolished in order to facilitate this, along with the demolition of an historic outhouse which has since been incorporated into the main dwelling.

The extension will protrude 6.8m from the rear of the original dwelling and be 5.2m wide. The extension would sit below a pitched roof which also incorporates 2 roof lights.

The extension would be finished with rendered walls and sit beneath a slate roof to match those of the existing dwelling.

Aluminium windows are proposed in place of UPVC seen elsewhere on the property.

Internally provision is made for a mobility bedroom, along with mobility bathroom, and external boiler cupboard.

## RELEVANT PLANNING POLICIES AND GUIDANCE

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

- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM06 High Quality Design and Placemaking
- DM08 Bilingual Signs and Place Names
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems

- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- DM19 Historic and Cultural Landscape
- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- Community and the Welsh Language SPG 2015
- Special Landscape Areas SPG April 2014
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015

## **OTHER MATERIAL CONSIDERATIONS**

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

## **EQUALITY ACT 2010**

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

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

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

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

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

## **CONSULTATION RESPONSES**

Cyngor Cymuned Llanfihangel Ystrad Community Council – No Objection

Highways – No Objection STC

Land Drainage – No Objection STC

Ecology – No Objection STC

Natural Resources Wales – No Objection STC



No third party representations have been received in respect of the scheme.

## **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 within the settlement boundary of Felinfach/Ystrad Aeron which is identified as a Rural Service Centre (RSC) within the LDP where the principle of development is supported in line with policies S01 and S03.

LDP Policy LU04 states that the LDP provides for a range of housing needs based on an overall assessment of those needs by permitted the development of supported accommodation under planning use class C2, generally within the Urban and Rural Service Centres.

The principle of an extension to a Care home facility in this location can therefore be supported in principle.

### **Residential Amenity**

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

The elevation plans submitted as part of the application show that the property will be no more than 4.2m at the ridge which is commensurate with other properties in the vicinity.

A site plan demonstrates how the proposed extension could be positioned as to ensure that the proposed development would not give rise to any detrimental harm to residential amenity of current residents.

It is also considered that the proposed development could be delivered as to ensure adequate separation distances between habitable rooms of neighbouring dwellings as specified with the Ceredigion Built Environment and Design SPG. It is also considered that the proposed development is capable of retaining a sufficient amount of outdoor private amenity space to serve the proposed development.

There are neighbouring properties to the east, on the other side of the road. The property will provide accommodation for up to 3 children and will be owned and operated by Ceredigion County Council and registered with Care Inspectorate Wales (CIW). It will also be staffed 24 hours a day.

Given the above it is considered that the development can be delivered without giving rise to any significant harm to residential amenity.

### **Character, Design and Visual Appearance**

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

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

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

The proposed extension is located to the rear of the existing property away from public viewpoints. The proposed material palette is considered to reflect and/or compliment that of the existing building. The proposed development is therefore considered to accord with policy DM06 of the adopted development and TAN12.

### **Highway Impact**

Policy DM03 advises that development will be located so as to minimise the need to travel. Policy DM03 also sets out that

parking provision should be provided as part of development proposals in accordance with the Ceredigion Parking Standards SPG.

The development would be served by an existing access and the site benefit from space to park up to 6 cars presently. The proposal would not result in the loss of any existing parking spaces provided on site and as such the proposal is considered to accord with the Ceredigion Parking Standards SPG which requires the provision of 1 parking space per bedroom, up to a maximum of 3 spaces for residential development in zones 2-6.

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 can be sustainably accessed and 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.

### **Ecological Impact**

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.

A bat report has been submitted in support of the scheme and found bats to be using the property. NRW have been consulted in respect of the scheme subject to conditions. However, advice that the works will need to be undertaken under license should planning permission be granted.

The CCC Planning Ecologist has recommended a number of conditions to ensure the development would not negatively affect a European protected species.

### **Land Drainage and Flood risk.**

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

The council's own technical services department have advised SUDs approval is not required but provide general informative as to best minimize the risk of surface water flooding. It is recommended a condition be attached which prevents increased surface water flowing onto neighbouring land be attached. It is therefore considered that surface water disposal could be appropriately managed by way of condition, as such the proposed development is not considered to increase the risk of flooding.

### **RECOMMENDATION:**

Approve Subject to Conditions

### **Reason for Referral**

The application has been referred to the Development Management Committee for consideration as the applicant in this instance is Ceredigion County Council.